

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Neighborhood Slow Zone Application

WHEREAS: Neighborhood Slow Zones are a community-based program that reduces the speed limit from 30 mph to 20 mph and adds safety measures within a select area in order to change driver behavior; and

WHEREAS: The neighborhood slow zone application period is open from March 5, 2013 to May 31, 2013; and

WHEREAS: Residents of Battery Park City have cited a need for additional safety measures for pedestrians; and

WHEREAS: CB1 and Council Member Margaret Chin have identified Battery Park City as meeting the general requirements for a Neighborhood Slow Zone; now

THEREFORE

BE IT

RESOLVED

THAT: CB1, in partnership with Council Member Margaret Chin, will apply for a Neighborhood Slow Zone for the entirety of Battery Park City.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Downtown Connection

WHEREAS: Downtown Alliance's Downtown Connection provides free daily bus service along Battery Park City, Water Street and the South Street Seaport; and

WHEREAS: The Downtown Connection provides a needed service for Battery Park City residents and workers commuting within Lower Manhattan; and

WHEREAS: Discussions between the Downtown Alliance and the Battery Park City Authority are ongoing to continue the Downtown Connection service; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 supports the continuous operation of the Downtown Connection in its current form.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 21 South End Ave., application for a liquor license for Miramar

WHEREAS: The applicant, Sawa Restaurant Corp., is applying for a restaurant liquor license; and

WHEREAS: The hours of liquor service of this establishment are 12:00 p.m. to 1:00 a.m. Sunday through Thursday and 12:00 p.m. to 2:00 a.m. Friday and Saturday; The hours of operation of this establishment are 12:00 p.m. to 2:00 a.m. Sunday through Thursday and 12:00 p.m. to 3:00 a.m. Friday and Saturday; and

WHEREAS: The total area of the restaurant is 2,250 square feet, including a dining area of 2,250 square feet with 17 tables and 54 seats and a bar area of 150 square feet with 14 seats; and

WHEREAS: The applicant will not play live music and will close outdoor seating and windows at 11:00 p.m.; and

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

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

WHEREAS: The applicant has represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

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

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 opposes the granting of an alteration of a restaurant liquor license to Sawa Restaurant Corp. at 21 South End Ave. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 375 South End Avenue, application for a liquor license alternation for Merchants River House

WHEREAS: The applicant, 375 South End LLC, is applying for an alteration to a liquor license; and

WHEREAS: The applicant is requesting a seasonal outdoor bar addition within its premise; and

WHEREAS: The outdoor addition will include 16 tables with 47 seats; and

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

WHEREAS: There are no additional changes to the applicant's operations; and

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 opposes the granting of an alteration of a restaurant liquor license to 375 South End LLC at 375 South End Ave. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: BATTERY PARK CITY

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

BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Run for Knowledge

WHEREAS: PS 89 and IS 289 has applied for a street activity permit for Saturday, September 21, 2013, on Warren Street between West Street and North End Avenue 9:00 am to 2:00 pm; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the application submitted by the Run For Knowledge for a street activity permit for Saturday, September 21, 2013 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, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Bands and persons with megaphones are not situated along the route such that they disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: BATTERY PARK CITY

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

BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 38 West Street, application for a renewal of a sidewalk café license for Café Casano

WHEREAS: The applicant, Café Casano LLC, has applied for a renewal of an unenclosed sidewalk café license for 9 tables and 23 seats; now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the sidewalk café license for Café Casano at 38 West Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 31 In Favor 3 Opposed 0 Abstained 0 Recused

RE: 120 Fulton Street Request for Support for State Legislation for Tax
Abatements and Affordable Housing

WHEREAS: The Lightstone Group is requesting support from Community Board 1 (CB1) for New York State legislation to amend the real property tax law relating to a partial abatement of real property taxes for condominiums and cooperatives; and

WHEREAS: The purpose of this legislation would be to allow The Lightstone Group to build a residential development with 421-a benefits at 112, 114, 116, 118, 120 Fulton Street; and

WHEREAS: 80% of the parcel including 112, 114, 116, 118, 120 Fulton Street is eligible for 421-a benefits, but 48% of the lot at 120 Fulton Street is not currently eligible for 421-a benefits; and

WHEREAS: The project falls under the 80/20 program and after analyzing the increasing demand for affordable housing within CB1, The Lightstone Group is seeking to obtain a designation for the ineligible portion of 120 Fulton to add additional affordable as well as market rate units; and

WHEREAS: The development of additional units of affordable housing has been a capital budget priority of CB1 for several years, and “to add new units to preserve the diversity of the district’s population” was the number two goal for the board for 2013 in the Annual Report submitted recently to the Manhattan Borough President's Office; and

WHEREAS: The project will include approximately 80 units of affordable housing available by September 2015 if built at the current zoning district as-of-right Floor Area Ratio of 15 and height of 61 stories; and

WHEREAS: The height of the development could be lowered from 61 stories to 48 stories and approximately an additional 13 or a total of 93 units of affordable housing would be produced if 421-a benefits are granted to the rest of 120 Fulton Street and there will be an open space on the ground floor; and

WHEREAS: Lightstone Group is committed to giving Community Board 1 area residents a 50% preference for the newly created affordable housing units; and

WHEREAS: The developer estimates that the proposed changes would shorten the construction schedule by approximately three months; and

WHEREAS: Parents of children who attend the Downtown Little School at 15 Dutch Street, in close proximity to the construction site, have expressed concern about possible impacts of dust on the 2-5 year-olds who attend the school, and a resident of a nearby building attended the Community Board 1 Financial District Committee meeting on May 1, 2013, when the project was presented to express concern about adverse impacts; and

WHEREAS: CB1 and the public will be provided with the name and contact information for a representative who will be available at all hours that construction activity is underway at the site; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 urges the NY State Legislature to enact legislation to allow 421-a tax abatements enabling the additional number of affordable housing units to be built at 120 Fulton Street, providing maximum housing benefits to Lower Manhattan; and

BE IT

FURTHER

RESOLVED

THAT: The developer should work with appropriate government agencies including the Lower Manhattan Construction Command Center to minimize impacts from construction to the Downtown Little School and other neighboring buildings.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Department of Transportation Water Street Pedestrian and Streets Improvements Plan

WHEREAS: The New York City Department of Transportation (DOT) will add gravel neckdowns on Water Street between Whitehall Street and Fulton Street to shorten pedestrian crossings; and

WHEREAS: The DOT will convert Gouverneur Street and Coenties Slip to pedestrian areas protected by granite blocks, planters, and flexible delineators that are programmed with chairs and tables; and

WHEREAS: The DOT will remove one southbound moving lane south of Old Slip in order to balance number of travel lanes with the actual vehicle volumes; and

WHEREAS: The DOT will assess existing curbside regulations and bus stops for more efficient usage; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 supports the NYC Department of Transportation Water Street Pedestrian and Streets Improvements Plan because it will create much needed quality of life improvements on Water Street and is expected to have economic development benefits.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 6 In Favor 0 Opposed 2 Abstained 0 Recused
BOARD VOTE: 33 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 40 New Street, application for wine and beer license for Star Shine

WHEREAS: The applicant, Star Shine, is applying for a restaurant liquor license for 40 New Street; and

WHEREAS: The proposed hours of operation of this establishment are 11 a.m. to 6 a.m. on weekdays only; and

WHEREAS: The total area of the establishment is approximately 700 square feet, with 8 seats; and

WHEREAS: There will be no music; and

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

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

WHEREAS: The applicant has stated that there are not buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

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

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

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 *opposes* the granting of a restaurant wine and beer license to Star Shine for 40 New Street *unless* the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Cultural Heritage Signage

WHEREAS: In the late nineteenth and early-to-mid twentieth centuries, lower Washington Street from Liberty Street to Battery Park anchored an extraordinarily important and diverse neighborhood of immigrants from Central and Eastern Europe and from the Middle East; and

WHEREAS: Community organizations, such as the Friends of the Lower West Side, have engaged in a decade-long effort to publish research and raise awareness of this little-known history; and

WHEREAS: No City signage currently recognizes this cultural heritage; and

WHEREAS: Important literary, journalistic, and artistic figures lived and worked in this neighborhood, many of them still widely known around the world; and

WHEREAS: The first churches of several faith groups were in this neighborhood, but their location is not marked for visitors; and

WHEREAS: Providing historical information through signage would provide the many tourists visiting Lower Manhattan crucial informational content and context for the streets north of Battery Park and south of Liberty Street; and

WHEREAS: Several city landmarks in this part of the city, including 67 Greenwich Street, 94 Greenwich Street, and 103 Washington Street, could be better appreciated and contextualized if there were central signage; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 would support an effort by the City to work with local community groups and historical societies to place a graphic sign with textual history, photographs, and a map of the Lower West Side neighborhood at an appropriate location in the vicinity of this historic area.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 70 Franklin Street, application for new storefront and entrance on Franklin Place

WHEREAS: This application, part of a plan to bring an IMD building up to code, requests a new opening on Franklin Place that will provide access to a rear freight elevator being converted to residential passenger usage, and

WHEREAS: The Franklin Place fireplaces will be removed, and

WHEREAS: The Landmarks Committee of Community Board #1 unanimously disagrees with the Landmarks Preservation Staff regarding the design of this opening, and

WHEREAS: Although we rarely make prescriptions, in this case we agree with the applicant that the existing panel door detail be extended southward to include the new entrance, and

WHEREAS: The result will not be an ideological shunt against "copying" historic detail, but in this case, honoring the distinctive folding exterior pocket doors found in historic TriBeCa warehouses, and

WHEREAS: The entrance proposed currently is reminiscent of the ugly 365 Broadway butchery, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks Committee of Community Board #1 recommends that the Landmarks Preservation Commission reject the application and approve the design that the applicant had intended.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 60 Collister Street, application for two rooftop pergolas

WHEREAS: These might be the most attention-grabbing pergolas from street-level in TriBeCa,
and

WHEREAS: The applicants' architect did not disagree, now

THEREFORE

BE IT

RESOLVED

THAT: The applicant agreed to hold over this application and reappear with a more
subdued design.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 333 Greenwich Street, application to extend the existing 6th floor to align with the street wall

WHEREAS: 333 Greenwich Street located in the Tribeca West Historic is a contemporary infill building designed by local architect John Petrarca and constructed in or around the year 2000, and

WHEREAS: This building is one of several in the Tribeca neighborhood designed by John Petrarca, which together, at the time of their design, established a language of contextual modernism unique to the area, seamlessly combining the local vernacular with off-the-shelf industrial materials, resulting in structures that are of their time yet respectful of their surrounding historic fabric, and

WHEREAS: The proposed addition will replicate the existing facade below and existing cornice above, in keeping with the intent of the original design, and

WHEREAS: The proposed new height at the street wall is appropriate in context to the height of adjacent buildings, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 Manhattan recommends that Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 15 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 0 In Favor 31 Opposed 1 Abstained 0 Recused

RE: New York City Land Development Corporation proposal to acquire 49-51 Chambers Street from the City of New York and subsequent resale to 49-51 Chambers Street LLC and to acquire 346 Broadway and subsequent resale to Community Center Group Broadway LLC

WHEREAS: The City of New York is the owner 49-51 Chambers Street and 346 Broadway, and

WHEREAS: 49-51 Chambers Street includes a historic landmarked building consisting of approximately 215,000 square feet, and 346 Broadway includes a historic landmarked building consisting of approximately 370,000 square feet, and

WHEREAS: 49-51 Chambers Street was approved for unrestricted disposition on November 27, 2012 and 346 Broadway was approved for unrestricted disposition on September 28, 1998 through Uniform Land Use Review Procedure, and

WHEREAS: In order to reduce the City's maintenance and capital obligations, generate economic growth, and restore landmark buildings to their original historic elegance, the New York City Economic Development Corporation, in cooperation with the New York City Department of Citywide Administrative Services issued a competitive Request for Proposals in April 2012 for qualified developers to purchase and redevelop 49-51 Chambers Street and 346 Broadway, and

WHEREAS: A task force convened by Manhattan Borough President Scott Stringer and Council Member Margaret Chin recommended that the Properties contain a community facility of at least 10,000 square feet in size to be provided rent-free in perpetuity, and further indicated a strong preference for such a community facility to be larger than 10,000 square feet, be fully built out, and serve the youth demographic and has an educational component, and

WHEREAS: The New York City Economic Development Corporation has identified through the RFP 49-51 Chambers LLC, or an affiliated entity, to purchase and redevelop the Chambers Property for retail, event space and residential use, and

WHEREAS: The New York City Economic Development Corporation has also identified through the Request for Proposal (RFP) Civic Center Community Group

Broadway LLC, or an affiliated entity, to purchase and redevelop the 346 Broadway Property for hotel, retail, residential and community facility uses, and

WHEREAS: In response to the recommendations of the Task Force, Civic Center Community Group Broadway LLC has agreed to construct, fit out, and provide rent-free in perpetuity an approximately 16,000 square foot digital arts and media facility at 346 Broadway, which is intended to serve the youth demographic, and

WHEREAS: It is contemplated that the New York City Land Development Corporation will acquire title to the Properties for resale to the New York City Economic Development Corporation and subsequent resale to the Purchasers, or affiliated entities, pursuant to Section 384(b)(4) of the City Charter, and

WHEREAS: The New York City Economic Development Corporation has notified Community Board 1 regarding the proposed conveyance of the Property, and said Community Board has held a public hearing on this application on May 2, 2013 at the CB1 Planning Committee Meeting, and

WHEREAS: It is expected that the New York City Economic Development Corporation will present to the Manhattan Borough Board the business terms of the above-described sale transactions, and

WHEREAS: Manhattan Community Board 1 has considered the purposes, terms and conditions of the above-described sale transactions, and has found them to be in the public interest, provided that the developers agree to meet on a regular basis with community members, representatives of elected officials and the New York City Economic Development Corporation to monitor construction progress and that completion of the community facility is in a similar timeframe as completion of the rest of the building, now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 hereby recommends approval of the above-described sale transactions.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 14 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 31 In Favor 1 Opposed 0 Abstained 0 Recused

RE: N 130247 ZRM
C 130248 ZMM
East Midtown Rezoning

WHEREAS: The proposed East Midtown Rezoning for 78 blocks around the Grand Central District would increase the maximum allowable Floor Area Ratio (FAR) for developers, which would immediately create incentives for new office development in East Midtown, and

WHEREAS: As a result of the terrorist attacks on the World Trade Center on September 11, 2001, 14 million square feet of commercial office space in Lower Manhattan was destroyed or damaged, 65,000 jobs were lost or relocated, and more than 20,000 residents were displaced, and

WHEREAS: Now, almost twelve years after the attacks of 9/11, Lower Manhattan is in the middle of a renaissance as more residents and businesses have come to the area than were lost during the attacks, and

WHEREAS: By 2012, Lower Manhattan had 8,484 companies, 186 more than were here on the day of the attacks. Employment is also on an upward trend with a current total of 309,500 employees¹, a trend that is expected to continue to grow as office space comes on line at the World Trade Center site, and

WHEREAS: The 4, 5 and 6 train lines are currently at 116% capacity². Currently utilized by many residents, workers and students, they are expected to draw even more riders after the build-out of the World Trade Center site, and

WHEREAS: Remarkable and steady progress has been made at the 16-acre World Trade Center site as construction continues on 10 million square feet of world class, LEED certified office space, including almost 500,000 square feet of retail space, and

WHEREAS: The 105-story 2.6 million square foot World Trade Center Tower 1 is approximately 55 percent leased and is expected to open in Q1 2014. The 72-story

¹ Downtown Alliance: Lower Manhattan Fact Sheet, Q3 2012

² Straphangers Campaign: Letter to Mayor Bloomberg & Chairman Ferrer of the Metropolitan Transit Authority, 2013

2.3 million-square-foot World Trade Center Tower 4 is 50 percent leased and will also open in Q1 2014, and

WHEREAS: The rebuilding of Lower Manhattan is a long-term process and is vital to the restoration and revitalization of our neighborhood and redevelopment of the World Trade Center site is on track. CB1 wants to make sure that the positive momentum continues, and

WHEREAS: The proposed East Midtown Rezoning would result in a projected increment of approximately 4.4 million square feet of commercial office space in the next 20 years, and it is this net increase that drives most of the negative impacts of the proposed rezoning, including increased load on public transportation and increased road traffic loads, some of which are described as unmitigatable, and

WHEREAS: The proposed East Midtown Rezoning contains a “sunrise” provision under which building permits could not be issued until July 1, 2017, and the final build-out of the World Trade Center site will extend beyond 2019, according to the World Trade Center Campus Security Plan Draft Environmental Impact Statement released on April 8, 2013, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 strongly urges the City Planning Commission to conduct a comprehensive review of how the proposed East Midtown Rezoning would affect Lower Manhattan, with a particular emphasis on the extent to which an up-zoning of office and commercial space in Midtown would adversely impact the ongoing redevelopment of Lower Manhattan, and

BE IT
FURTHER
RESOLVED

THAT: CB1 believes that the City of New York and the MTA must resolve subway capacity issues in advance in order to accommodate the expected increase in ridership as a result of the East Midtown zoning change, and

BE IT
FURTHER
RESOLVED

THAT: While CB1 supports the concept that zoning changes may be necessary to permit the commercial office space in the East Midtown area to be upgraded and maintained as 21st Century Class A commercial space, CB1 believes that a 4.4 million square foot net increase in commercial office space in the East Midtown area would place an unsustainable and unmitigatable burden on the transportation infrastructure that serves not only East Midtown, but Lower Manhattan as well, and accordingly CB1 strongly urges the City Planning Commission to adjust the proposed zoning changes such that development in accordance with the new

zoning would not result in a net increase of commercial office space in the East Midtown area, and

BE IT
FURTHER
RESOLVED

THAT: CB1 strongly urges that the sunrise provision of the proposed East Midtown Rezoning be extended to a later date on which certain meaningful World Trade Center site development milestones could be accomplished, such as completion of a fixed number of buildings and square feet of space completed and leased, before the proposed rezoning is adopted, and

THEREFORE
BE IT
FURTHER
RESOLVED

THAT: CB1 recommends disapproval of proposed Zoning Text Amendment N 130247 ZRM and proposed Zoning Map Amendment C 130248 ZMM for the proposed East Midtown Rezoning because these amendment would adversely affect Lower Manhattan as well as East Midtown.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 15 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Sidewalk Café Legislation

WHEREAS: City Council's Committee on Consumer Affairs will conduct a hearing on Tuesday, May 7, 2013 in relation to amendments to sidewalk café local law; and

WHEREAS: A proposed amendment would reduce the community board review period on the revocable consent permit from forty-five to thirty days. Additionally, a community board that fails to take action on the application within the thirty day period would waive its public hearing and recommendation on the application; and

WHEREAS: A thirty day review period does not provide a sufficient amount of time to provide a public hearing and recommendation; and

WHEREAS: An additional proposed amendment would extend the length of a sidewalk café revocable consent permit from two to four years; and

WHEREAS: A four year revocable consent permit would severely limit a community board's review of a new applicant; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the proposed amendment to limit the community board review period to thirty days; and

BE IT

FUTHER

RESOLVED

THAT: CB1 opposes the blanket extension of the length of a revocable consent permit to four years; instead, CB1 recommends a continuation of a two year permit for a new applicant that upon renewal can be extended to a four year permit.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

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

RE: Support of the Manhattan Borough Resolution in support of NYS Senate bill
S3077 and NYS Assembly bill A6073

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 supports the attached resolution regarding an amendment to
require the State Liquor Authority make available on its automated public license query
website and database information pertaining to any conditions it imposes on a licensed
premises.



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

MANHATTAN BOROUGH BOARD RESOLUTION
IN SUPPORT OF NYS SENATE BILL S3077 AND NYS ASSEMBLY BILL A6073

Whereas, the New York State Senate and New York State Assembly Economic Development Committee have before them, a proposed bill, S3077/A6073, sponsored by New York State Senator Brad Hoylman and New York State Assemblymember Deborah Glick, titled, “An act to amend the alcoholic beverage control law, in relation to requiring the State Liquor Authority to make available on its automated public license query website and database information pertaining to any conditions it imposes on a licensed premises;” and

Whereas, the purpose of this bill is “to insure that the State Liquor Authority (“SLA”) maintains on its website public information regarding the method of operations of establishments under its jurisdiction;” and

Whereas, Community Boards in New York City have a mandated role to give input to the SLA as to the terms and conditions (“stipulations”) of any new on-premise liquor license, especially those that fall within the parameters of the “Padavan 500’ rule;” and

Whereas, applicants often enter in to agreements, i.e. stipulations, with community groups that put self-imposed limits on the “Methods of Operation” for their license in regards to such items as hours of operation, live music, dancing, the impact of the establishment on the street, and more; and

Whereas, whenever there is a question about the specific terms of a license, there is no easy way for the public or the police to know what is and is not allowed under the Methods of Operation; and

Whereas, the SLA maintains a public website with information about every license but it does not explicitly and clearly state the Methods of Operation, and so it is necessary to go through the lengthy and cumbersome process of filing a request under FOIA, “(Freedom of Information Act);” and

Whereas, it is essential for the public, the police, and the applicant to know exactly the terms of every license granted by the SLA, in an open and transparent way, to ensure that every licensed establishment operates correctly, and that the law can be appropriately enforced;

Therefore Be It Resolved, that the Manhattan Borough Board supports NY State Senate Bill S3077 and State Assembly Bill A6073, and urges the Senate to immediately bring the former to the floor for a vote and urges the Assembly Economic Development Committee to authorize the latter to go to the full Assembly for an immediate vote; and

Be It Further Resolved, that the Manhattan Borough Board urges the NY State Senate and NY State Assembly to pass a joint bill into law.

MUNICIPAL BUILDING ㊦ 1 CENTRE STREET ㊦ NEW YORK, NY 10007
PHONE (212) 669-8300 FAX (212) 669-4305
www.mbpo.org bp@manhattanbp.org



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Support of the Manhattan Borough Resolution in support of NYS Senate bill
S3075 and NYS Assembly bill A5356

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 supports the attached resolution regarding an amendment to
include certain terms and conditions as part of an on-premises license.



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

**MANHATTAN BOROUGH BOARD RESOLUTION
IN SUPPORT OF NYS SENATE BILL S3075 AND NYS ASSEMBLY BILL A5356**

Whereas, the New York State Senate and New York State Assembly Economic Development Committees have before them, a proposed bill, A5356/S3075, sponsored by New York State Assemblymember Richard Gottfried and New York State Senator Brad Hoylman, titled, “An act to amend the alcoholic beverage control law, in relation to authorizing the imposition of certain terms and conditions as part of certain licenses for on-premises consumption;” and

Whereas, the purpose of this bill is “to allow the State Liquor Authority (“SLA”) to include certain terms and conditions as part of an on-premises license, assuring that the premise is lawfully operated;” and

Whereas, Community Boards in New York City have a mandated role to give input to the SLA as to the terms and conditions of any new on-premise liquor license, especially those that fall within the parameters of the “Padavan 500’ rule;” and

Whereas, local communities have concerns about the negative impact of some bars and clubs on the quality of life for neighboring residents and the safety and security of patrons in and around establishments because of noise, traffic, violence, vandalism and underage drinking; and

Whereas, applicants often enter in to agreements with Community Boards, called “stipulations” that put self-imposed limits on the “Methods of Operation” for their license in regards to such items as hours of operation, live music, dancing, the impact of the establishment on the street, and more; and

Whereas, the SLA has begun to enforce the terms and conditions of these stipulations as part of their regulatory oversight; and

Whereas, this bill would allow the SLA to clearly state the terms and conditions of a license in the Methods of Operation, and give this policy a permanent, binding statutory foundation.

Therefore Be It Resolved, that the Manhattan Borough Board supports NY State Senate Bill S3075 and State Assembly Bill A5356, and urges the Senate and Assembly Economic Development Committees to authorize these bills to go to the full Senate and Assembly for an immediate vote; and

Be It Further Resolved, that the Manhattan Borough Board urges the NY State Senate and NY State Assembly to pass a joint bill into law.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Audit Report on the Compliance of South Street Seaport Associates with its City Lease Agreements by The City of New York Office of the Comptroller, FK12-069A

WHEREAS: New York City Comptroller John C. Liu announced on April 30, 2013 that an audit of the NYC Economic Development Corporation's (EDC) handling of the City's South Street Seaport Properties found that:

- 1) The company EDC contracted with to manage office space "owes the City at least \$1,294,836 - \$787,664 for unpaid rent and \$507,172 for accrued interest", and
- 2) "EDC improperly adjusted Seaport Associates interest and rent charges totaling \$27,032," and
- 3) "An EDC Board Member and Chair of the Board's Real Estate and Finance Committee obtained free service from Seaport Associates' including apparently free office space and other services to conduct, in part, his real estate brokerage business. The EDC Board Member, a former Seaport Associates principal and lease signatory previously leased from Seaport Associates a suite for his sole use and paid monthly rent of nearly \$3,000. This lease was scheduled to expire in February 2010. However, in the first quarter of 2008, the Board Member stopped leasing this office space and paying rent but continued to list 19 Fulton Street as his sole New York City office location, appeared on the name plate as a tenant of 19 Fulton Street, and appeared to have started sharing office space with Seaport Associates for which he paid no rent. This is a conflict of interest and a clear violation of EDC's Code of Ethics for Directors of New York City Economic Development Corporation (the Code), which is intended to promote honest and ethical conduct and uphold public confidence and trust," and
- 4) "EDC did not adequately monitor Seaport Associates to ensure compliance with its leases," and

WHEREAS: According to the Comptroller "this is more of the same-old from the EDC playbook – hire a consultant to do your job and then doze off while that company stiff the taxpayers for a pretty penny, and what's more, the EDC failed to notice that a board member received free services from that company," and "who knows

what other conflicts of interest remain to be discovered, who knows how much more money the EDC has failed to collect, and will this audit be limited by any statute of limitations,” and

WHEREAS: New York City Comptroller John C. Liu has announced that a second audit of the Howard Hughes Company will be released in June of 2013, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 recommend that any member of EDC with a conflict of interest in this matter be recused from any further dealings with the South Street Seaport Associates, and that his/her previous voting record and the minutes describing South Street Seaport Associates-related matters be made available to Community Board One for further scrutiny and full disclosure.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 100 Centre Street, request for approval of site reconstruction and stabilization with new Americans with Disabilities Act (ADA) guideline ramps and compactor with enclosure for Criminal Court

WHEREAS: The sidewalk in front of the Criminal Court building located at 100 Centre Street is in severe disrepair and has suffered sidewalk settlement for many years, sunken up to one foot in some places and causing hazardous conditions for pedestrians, and

WHEREAS: Currently, the building has limited accessibility with one broken concrete ramp and one wooden ramp, and

WHEREAS: New York City Citywide Administrative Services (DCAS) is seeking approval from the Public Design Commission to reconstruct the sidewalks and rebuild the entry plazas, providing new ADA access ramps, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 supports DCAS's proposal for site reconstruction and stabilization with new ADA ramps for 100 Centre Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: Pier 17, application for restaurant wine and beer license for LLA Starfish

WHEREAS: The applicant, LLA Starfish, is applying for a restaurant wine and beer license; and

WHEREAS: The hours of operation of this establishment are 12:00pm to 12:00am during event days; and

WHEREAS: The total area of the restaurant is 600 square feet, including a dining area of 400 square feet with 4 tables and 16 seats and a bar area of 150 square feet with 2 tables and 8 seats; and

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

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

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

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 *opposes* the granting of a restaurant wine and beer license to LLA Starfish at Pier 17 *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: South Street Seaport – Pier 17, request for one-time alteration of hours for Beekman Beer Garden

WHEREAS: The applicant, Lisa Cannistraci on behalf of the Ali Forney Center, has requested a one-time alteration that would enable the Beekman Beer Garden to operate and serve liquor from 9:00 pm to 4:00 am on Saturday, June 29, 2013, and

WHEREAS: The one-time alteration is for a charitable event, and

WHEREAS: Community Board One has had no complaints about the operation of Beekman Beer Garden, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board One has no objection to the grant of a one-time change in the method of operation to allow the Beekman Beer Garden to operate and serve liquor from 9:00 pm to 4:00 am on Saturday, June 29, 2013.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	1 Opposed	0 Abstained	0 Recused

RE: 131 Duane St., application for a renewal of a sidewalk café license for City Hall Restaurant

WHEREAS: The applicant, Radiante LLC, has applied for a renewal of an unenclosed sidewalk café license for 7 tables and 24 seats; now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the sidewalk café license for City Hall Restaurant at 131 Duane St.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: TRIBECA

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

RE: Friends of Duane Park

WHEREAS: Friends of Duane Park has applied for a street activity permit for Wednesday, June 19, 2013 (rain date, Thursday, June 20), on 65 Duane Street between Hudson Street and Staple Street, curb lane only, from 7:00 pm to 10:00 pm; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the application submitted by the Friends of Duane Park for a street activity permit for Wednesday, June 19, 2013 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, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Bands and persons with megaphones are not situated along the route such that they disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

Campaign for Children

A partnership of The Emergency Coalition to Save Child Care and the NYC Youth Alliance.

WHEREAS, the Mayor's FY14 Preliminary Budget puts more than 47,000 children at risk of losing their child care and after-school program; and,

WHEREAS, this is the 6th straight year of cuts to both child care and after-school, and the budget fails to maintain the one-year funding restored by the City Council in FY 13 and proposes additional cuts the after-school system through a PEG.

WHEREAS, both child care and after-school programs provide children with critical educational opportunities that pave the way for future success, and kids who attend these programs do better in school, are more likely to graduate, and have lower incidences of violence, drug-use and teen pregnancy;

WHEREAS, child care and after-school programs allow working parents to keep their jobs, and without access to these programs, working parents will be forced to make potentially unsafe arrangements for their children in order to keep their jobs; and,

THEREFORE BE IT RESOLVED, that the Manhattan Borough Board endorses the Campaign for Children, a partnership of The Emergency Coalition to Save Child Care and the NYC Youth Alliance;

BE IT FURTHER RESOLVED that the Manhattan Borough Board call on Mayor Bloomberg to use his final budget to stabilize the child care and after-school systems that help children succeed and keep parents working, and take the steps necessary to restore \$64.6 million for child care and \$66.2 million for after-school to save these critical services for more than 47,000 children.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Department of Education (DOE) proposal to re-site PS 150 Tribeca Learning Center (PS 150) to a new location in Chelsea in the fall of 2014

WHEREAS: The DOE has announced that it is considering a plan to re-site PS 150, which has been an integral part of the Tribeca neighborhood for approximately 30 years and is currently located at 334 Greenwich Street in Tribeca, to a new location at 590 Avenue of the Americas in Chelsea, and

WHEREAS: PS 150 is technically a Choice school but gives priority to children living in the catchment districts for PS 89, PS 234, PS 276 and the Spruce Street School, effectively providing approximately 180 PK-5 seats for Lower Manhattan, and

WHEREAS: PS 150 is a much beloved part of its community, so much so that Tribeca Learning Center parents founded “Taste of Tribeca” 19 years ago, a much loved community event which helps support music, arts and other enrichment programs that are deeply embedded in the school’s culture and curriculum, and

WHEREAS: Over 85% of PS 150 families have said they will not send their children to the new location in Chelsea, therefore the Department of Education’s plan for the student body of PS 150 to act as an anchor population for the new Chelsea school is not feasible, and

WHEREAS: The DOE has temporarily postponed a Panel for Education Policy (PEP) vote on this proposal, however the uncertainty surrounding the future of PS 150 has disrupted an otherwise positive and productive school year and continues to create unnecessary distress for students, parents, teachers, and staff of the school, and

WHEREAS: There is a shortage of 1,200 school seats projected for Lower Manhattan in the next five to six years, a critical problem that must be addressed immediately, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 requests that the DOE:

1. Withdraw the proposal to re-site PS 150 to Chelsea

2. Take into consideration the character and values of PS 150 as a small, community school, and make every effort to maintain those qualities in any proposal to grow the school to a larger size in a new location.
3. Site and build a new zoned school downtown, as close to the current location of PS 150 as possible, and make that new location the site of any proposed re-siting of PS 150 in the future.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2013

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

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

RE: Support of the Manhattan Borough Resolution on in support of the partnership of
The Emergency Coalition to Save Child Care and the NYC Youth Alliance

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 supports the attached resolution that endorses the Campaign
for Children, a partnership of The Emergency Coalition to Save Child Care and
the NYC Youth Alliance.

Campaign for Children

A partnership of The Emergency Coalition to Save Child Care and the NYC Youth Alliance.

WHEREAS, the Mayor's FY14 Preliminary Budget puts more than 47,000 children at risk of losing their child care and after-school program; and,

WHEREAS, this is the 6th straight year of cuts to both child care and after-school, and the budget fails to maintain the one-year funding restored by the City Council in FY 13 and proposes additional cuts the after-school system through a PEG.

WHEREAS, both child care and after-school programs provide children with critical educational opportunities that pave the way for future success, and kids who attend these programs do better in school, are more likely to graduate, and have lower incidences of violence, drug-use and teen pregnancy;

WHEREAS, child care and after-school programs allow working parents to keep their jobs, and without access to these programs, working parents will be forced to make potentially unsafe arrangements for their children in order to keep their jobs; and,

THEREFORE BE IT RESOLVED, that the Manhattan Borough Board endorses the Campaign for Children, a partnership of The Emergency Coalition to Save Child Care and the NYC Youth Alliance;

BE IT FURTHER RESOLVED that the Manhattan Borough Board call on Mayor Bloomberg to use his final budget to stabilize the child care and after-school systems that help children succeed and keep parents working, and take the steps necessary to restore \$64.6 million for child care and \$66.2 million for after-school to save these critical services for more than 47,000 children.