

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: Jerry Driscoll Walk

WHEREAS: In May 1998, Community Board 1 (CB1) adopted a resolution recommending that the Peck Slip portion of the East River Bikeway/Walkway be re-named Jerry Driscoll Walk and that a plaque in his memory be installed at that location; and

WHEREAS: The plaque was installed by the Seaport Community Coalition in November 1999; and

WHEREAS: Since then, Jerry Driscoll Walk has fallen into serious disrepair, especially due to damage caused by Superstorm Sandy in October 2012; and

WHEREAS: The area was never fixed after Superstorm Sandy and was temporarily closed to be used as a staging area for the Brooklyn Bridge Reconstruction Project, and is still closed almost two years later with no discernible improvement; and

WHEREAS: The walkway itself remains damaged, plantings are overgrown, trees are fallen over and the infrastructure such as signage and railings is also broken and/or damaged; and

WHEREAS: The community has been waiting several years for the restoration of this missing piece of the East River Walkway/Bikeway; and

WHEREAS: Restoring this portion of the East River Walkway/Bikeway in order to allow for continuous park space along the East River Waterfront is a critical component of the successful economic development of an area still recovering from Superstorm Sandy; and

WHEREAS: CB1 believes that the primary issue is the design and selected plantings for Jerry Driscoll Walk, which have proven to be unsuccessful; now

THEREFORE
BE IT
RESOLVED

THAT: Rather than a restoration, CB1 requests that the Department of Parks and Recreation pursue a redesign of Jerry Driscoll Walk, specifically pertaining to the walkway's design, plantings, and resiliency; and

BE IT
FURTHER
RESOLVED

THAT: Furthermore, CB1 requests that funding for redesign and implementation be contributed by Skanska, the contractor, as mitigation for the extreme delays associated with this project, including providing the New York City Department of Parks and Recreation (NYC DPR) a water connection to facilitate maintenance of the space, as well as office trailers if required, sited in locations that do not block sight lines; and

BE IT
FURTHER
RESOLVED

THAT: CB1 requests that additional funds be made available through the FY 2016 NYC DPR Capital Budget; and

BE IT
FURTHER
RESOLVED

THAT: CB1 requests that in the interim, Jerry Driscoll Walk be repaired to the extent that it is passable, including removal of garbage and any safety hazards so that it is accessible and safe to the general public; and

BE IT
FURTHER
RESOLVED

THAT: Finally, CB1 requests that both the interim repairs and re-design be fast-tracked in order to restore Jerry Driscoll Walk and the East River Walkway/Bikeway to maximize the potential of the East River Waterfront for an area that's starved for open public space.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: BSA Calendar No. 183-14-BZ
 113 Nassau Street application to permit a physical culture establishment (PCE)
 pursuant to Section 73-36 of the New York City Zoning Resolution

WHEREAS: Blink Nassau Street, Inc. has filed an application with the Board of Standards and Appeals for a special permit to legalize a physical culture establishment at 113 Nassau Street; and

WHEREAS: This proposed physical culture establishment will be operated as Blink Fitness. The facility will be a total of 18,369 square feet in area, occupying portions of the first, second and third floors of an existing 30-story mixed-use building in the Special Lower Manhattan District; and

WHEREAS: The two floors immediately above the proposed PCE (the fourth and fifth floors) will be occupied by offices, and the residential apartments do not begin until the seventh floor, so there are no anticipated quality of life impacts from the proposed PCE; and

WHEREAS: The first floor will consist of an entry lobby located on Nassau Street, and a storage room. The second floor will include the reception area, men's and women's locker rooms and a variety of cardio and weight training space and equipment. The third floor will include additional exercise equipment; and

WHEREAS: The hours of operation for this establishment will be 5:30am – 11:00pm Monday to Saturday and 7:00am – 9:00pm on Sunday; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends approval of a special permit to allow a physical culture establishment at 113 Nassau Street for Blink Nassau Street, Inc.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 111 Fulton Street, application for a wine and beer license for Fulton Quality Foods LLC d/b/a GRK

WHEREAS: The applicant, Fulton Quality Foods LLC, is applying for a restaurant wine and beer license; and

WHEREAS: The Committee and applicant have agreed to the bar service hours of 11:00am to 10:00pm Monday – Friday, and 12:00pm to 10:00pm Saturday and Sunday; and

WHEREAS: The total area of the restaurant is 3,100 square feet, including a dining area of 956 square feet with 12 tables and 48 chairs, a bar area of 74 square feet, and a kitchen area of 675 square feet; and

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

WHEREAS: The applicant has represented that there are no buildings used exclusively as 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: CB 1 *opposes* the granting of a restaurant wine and beer license to Fulton Quality Foods LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 105 Reade Street, application for corporate change for Sazon, Inc.

WHEREAS: Sazon Inc. is applying for a corporate change for an on-premise restaurant liquor license; and

WHEREAS: The change would make the wife of the owner a partial owner of the establishment and add her name to the liquor license; and

WHEREAS: CB 1 passed a resolution in November 2013 opposing the granting of an alteration to the method of operation of the liquor license for Sazon Inc, due to numerous complaints received from nearby residents about noise and other quality of life problems caused by patrons of the restaurant; and

WHEREAS: Prior to the meeting in November 2013 allegations were made to CB 1 that Sazon had a DJ and dancing at special parties that were promoted online and links to advertisements promoting such parties were forwarded to CB 1; and

WHEREAS: Residents of surrounding buildings appeared at the Tribeca Committee meeting on September 10, 2014 to once again complain about noise and other quality of life problems caused by patrons leaving the establishment late at night; and

WHEREAS: It was stated by neighbors that employees of Sazon have not been responsive when complaints were brought to their attention; and

WHEREAS: The owner of Sazon agreed at the meeting to improve efforts to ensure that patrons are respectful of the need for quiet on a residential street when they exit the premises late at night and to be more responsive to complaints by neighbors; and

WHEREAS: The applicant has signed and notarized a stipulations sheet agreeing to the following conditions:

- All windows and doors to be closed by 7 pm, 7 nights a week
- No live music
- No dancing
- No DJs
- No promoted parties with live music or dancing, not even on holidays.
- The establishment is a restaurant, not a restaurant/night club and will play background music only

- The owner will increase efforts to ask patrons to respect the surrounding residents and reduce noise when leaving the establishment.
- The owner will improve efforts to respond to neighbors who contact them to complain; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of a corporate change for an on-premise restaurant liquor license liquor license for Sazon at 105 Reade Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 90 Chambers Street, application to transfer restaurant liquor license to Kaede Japanese Cuisine, Inc.

WHEREAS: The applicant, Kaede Japanese Cuisine, Inc. is applying for a restaurant liquor license; and

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

WHEREAS: The total area of the restaurant will be 1,650 with a public assembly capacity of 74; and

WHEREAS: There will be background music only; 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 represented that there are no buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

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

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

THEREFORE
BE IT
RESOLVED

THAT: CB 1 opposes the granting of a liquor license to Kaede Japanese Cuisine, Inc. at 90 Chambers Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: TRIBECA

BOARD VOTE: 36 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 20 Warren Street, application for a liquor license for Tara of Tribeca, Inc.

WHEREAS: The applicant, Tara of Tribeca, Inc., is applying for a restaurant liquor license;
and

WHEREAS: The committee requested the following hours of bar service at this establishment:
11 a.m. to 12 a.m. Sunday through Thursday and 11 a.m. to 1 a.m. Friday and
Saturday; and

WHEREAS: CB1's consistent policy in the Tribeca area has been to ask applicants to agree to
earlier hours on predominately residential side streets with the opportunity for an
applicant to return to request later hours after having shown that they are a
responsible neighbor; and

WHEREAS: Several residents of nearby buildings appeared at the Tribeca Committee meeting
where this application was discussed to state that bars have disturbed the quiet
and residential character of the block which includes families and to urge the
committee to not approve later closing hours than 12 a.m. on weekdays and 1 a.m.
on weekends, the standard closing times granted to applicants on side-streets in
the past in accordance with committee guidelines; and

WHEREAS: This street and indeed this particular location have been the cause of
neighborhood complaints and several joint meetings involving residents, bar
owners and the Tribeca Committee; and

WHEREAS: The Committee offered to consider an extension of the hours of service following
a trial period of a minimum of six months after the start of operations if there have
been no unresolved problems; and

WHEREAS: The total area of the restaurant will be 2,000 square feet and the public assembly
capacity will be 127; and

WHEREAS: There will be background music only; 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 represented that there are no buildings used exclusively as
schools, churches, synagogues or other places of worship within 200 feet of this
establishment; and

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

WHEREAS: The applicant has represented that doors and windows will be kept closed at all times during the establishment's hours of operation; and

WHEREAS: The applicant indicated at the committee meeting that he would sign and notarize a stipulations sheet but later declined through his attorney to provide a signed stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the granting of a liquor license to Tara of Tribeca, Inc.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	1 Recused

RE: 285 West Broadway, application for an alteration of the liquor license for Haus

WHEREAS: The applicant, PJ150 LLC d/b/a Haus, is applying to extend its hours of operation; and

WHEREAS: This establishment requests an earlier start time of 12 p.m. on Saturday and Sunday instead of 5 p.m., so it can serve brunch on weekends; and

WHEREAS: There will be no other changes in the Method of Operation; and

WHEREAS: The applicant intends to apply for a cabaret license and will request later closing hours on Tuesdays and Wednesdays when the application to the Department of Consumer Affairs is referred to CB1 for review; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the application for an alteration of the liquor license for Haus at 285 West Broadway *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
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SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 281 West Broadway, application for renewal of sidewalk café license for
Pepolino's

WHEREAS: The applicant, P.E.C. Group has applied for renewal of a unenclosed sidewalk
café license for 5 tables and 10 seats; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 approves the renewal of the sidewalk café license for Pepolino's at 281
West Broadway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 35 Avenue of the Americas, application for renewal of sidewalk café license for AOA Bar and Grill

WHEREAS: The applicant, AOA Bar and Grill has applied for renewal of a unenclosed sidewalk café license for 8 tables and 16 seats; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 approves the renewal of the sidewalk café license for AOA Bar and Grill at 35 Avenue of the Americas.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

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

RE: Support for World Trade Center Pediatric Study Proposal “Childhood Exposures to Persistent Organic Pollutants in the World Trade Center Disaster and Cardiovascular Consequences”

WHEREAS: The James Zadroga 9/11 Health and Compensation Act (the “Zadroga Act”) directs the World Trade Center Health Program (“WTCHP”) to provide funding for research into the physical and mental health impacts of the WTC disaster on all exposed populations; and

WHEREAS: Community Board 1 (CB1) has passed resolutions supporting the Zadroga Act, calling for the creation of the WTC Pediatric Program as part of the WTC Health Program, and supporting research on the impact of the WTC disaster on the health of exposed children; and

WHEREAS: The WTC Health Program’s Scientific and Technical Advisory Committee on February 14, 2014 issued recommendations on WTC research priorities that included as high priorities research to assess health effects of WTC exposure on gestation and early life (childhood and adolescence) and to determine the usefulness of biomarkers for early detection of WTC-associated diseases; and

WHEREAS: Although children are especially vulnerable to harm from environmental exposures, they have been the least studied exposed population, and therefore we still know very little about the health effects of the WTC disaster on the more than 30,000 children living or attending school or daycare in downtown; and

WHEREAS: It has taken several years for WTCHP to fund the “Early Identification of World Trade Center Conditions in Adolescents,” a study that is now underway and will not only add to knowledge about post-9/11 respiratory, cardiovascular and metabolic health, but will provide doctors with new tools for early detection of WTC health problems in adolescents; and

WHEREAS: Biomarkers of WTC chemicals have never been assessed in the WTC exposed pediatric population; and

WHEREAS: Research into the association between biomarkers of persistent WTC chemicals and obesity and other cardio metabolic consequences would provide invaluable insight into WTC exposure-outcome relationships and suggest the need for further medical monitoring and treatment, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 strongly urges WTCHP to fund “Childhood Exposures to Persistent Organic Pollutants in the World Trade Center Disaster and Cardiovascular Consequences” immediately, as a crucial step toward addressing key knowledge gaps about the ways in 9/11 has harmed the physical health of downtown’s children, and aiding doctors in detecting and treating pediatric WTC health conditions, as provided for under the Zadroga Act, and

BE IT
FURTHER
RESOLVED

THAT: CB 1 calls upon WTCHP to make the health of those who experienced 9/11 as children a research priority by funding research to arrive at a full understanding of WTC pediatric health impacts and to inform an excellent standard of WTC care.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: 41 John Street, Application for a wine and beer license for Chopping Block

WHEREAS: The applicant, Chopping Block, applied for a restaurant wine and beer license for 41 John Street; and

WHEREAS: The applicant did not respond to email invitations to attend and present at the Financial District Committee of Community Board 1; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for Chopping Block.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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	1 Opposed	0 Abstained	0 Recused

RE: Board of Standards and Appeals application no. 142-14-A by 92 Henry Fulton LLC pursuant to Section 35 of the General City Law and Section 72-01(g) of the Zoning Resolution to facilitate the construction of a mixed-use development at 92 Fulton Street partially located within the bed of a mapped but un-built portion of Fulton Street

WHEREAS: The un-built portion of Fulton Street was mapped in connection with a potential street widening dating from July 1961, and spans the southern side of Fulton Street between Broadway and a point 60 feet east of Ryders Alley, extending four blocks; and

WHEREAS: The widening has remained on the City Map since 1961 but the City has not taken any steps to advance the project, including, but not limited to, acquiring title to any of the affected properties and nearly all of the properties within the widening area are privately owned and improved; and

WHEREAS: 92 Henry Fulton LLC requests that (1) the decision of the New York City Department of Buildings Executive Zoning Specialist, dated June 19, 2014, acting on Department of Buildings Application No. 121185957, be modified by the Board pursuant to Section 35 of the General City Law to allow the proposed development to be constructed within the mapped bed of Fulton Street, and (2) the Board waive the applicable bulk regulations affected by the un-built portion of the street pursuant to Section 72-01(g) of the Zoning Resolution of the City of New York; and

WHEREAS: 92 Fulton Street comprises Lot 22 on Block 77 with approximately 25.83 feet of frontage on the southern side of Fulton Street between Gold and William Streets with a total aggregate lot area of approximately 2,189 square feet of which 42 percent (approximately 933 square feet) of the premises is located within the widening area; and

WHEREAS: The proposed development would contain approximately 19,100 square feet of floor area in 17 stories. Approximately 18,400 square feet of floor area would be residential and approximately 700 square feet on the ground floor would be Use Group 6 retail; and

WHEREAS: The widening is not included within the New York City Department of Transportation's Capital Improvement Program and the widening would require the condemnation of extremely valuable property zoned for high density development in the heart of Lower Manhattan and with the exception of a single vacant parcel, all of the properties on Fulton Street located within the widening area are improved with buildings built to the physical street line; and

WHEREAS: CB1 strives for all new construction to be of the highest energy efficiency as possible; and

WHEREAS: In the 1980's, the City radically changed its policy on automobile transportation, demonstrated by the 1982 Manhattan Core parking zoning amendments, strictly limiting public parking and "discouraging auto commuting in a highly traffic-congested part of the city where transit access and walkability are excellent"¹, including Lower Manhattan; and

WHEREAS: City policy still reflects this focus on public transportation rather than automobile use. PlaNYC, first published in 2007, "committed to make transportation in New York more sustainable, by reducing emissions and by prioritizing efficient modes of travel." The 2014 PlaNYC update provides a progress report on the strides the City has made in this effort²; and

WHEREAS: A widening Fulton Street at this time would be directly contrary to the City's policies with respect to discouraging automobile use; and

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Board of Standards and Appeals grant approval of the request by 92 Henry Fulton LLC, that the decision of the Manhattan Borough Commissioner be modified by the Board pursuant to General City Law Section 35 to allow the development to be constructed in the mapped but un-built portion of Fulton Street, and that the Board waive the applicable bulk regulations affected by the un-built street pursuant to Zoning Resolution Section 72-01(g) to the extent necessary to allow the development to proceed on an as-of-right basis under the applicable bulk regulations of the Special Lower Manhattan District.

BE IT

FURTHER

RESOLVED

¹ NYC Department of City Planning, Transportation Division. *Manhattan Core Public Parking Study*, Dec. 2011. Web. <http://www.nyc.gov/html/dcp/pdf/mn_core/mncore_study.pdf>.

² NYC Mayor's Office of Long-Term Planning and Sustainability, and NYC Mayor's Office of Recovery and Resiliency. *PlaNYC Progress Report 2014*, 2014. Web. <http://www.nyc.gov/html/planyc/downloads/pdf/140422_PlaNYCP-Report_FINAL_Web.pdf>.

THAT: CB1 requests that the developer make all efforts to make the new building as energy efficient as possible.

COMMUNITY BOARD #1 – MANHATTAN
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SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 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: Use of Building 301 on Governors Island by Spaceworks for Affordable Artists Studios

WHEREAS: The Trust for Governors Island has entered into a license agreement with Spaceworks, a not-for-profit entity, for the redevelopment of building 301 on Governors Island. The project is funded with capital funds from the New York City Department of Cultural Affairs, and will create affordable artist studio space in a former daycare center within the historic district on Governors Island, and

WHEREAS: The Spaceworks project involves the investment of several million dollars in the renovation of building 301 within the Governors Island Historic District, which when open will provide affordable work space for artists in a variety of media, and will provide space for exhibit and display of completed work and work in progress, and

WHEREAS: Section 134-11 of the Special Governors Island District requires that the the applicant submit a written description of any use larger than 7,500 square feet in floor area to the local Community Board and the local Community Board shall have the opportunity to respond to such submission with written comments within forty-five (45) days of receipt of the submission, and

WHEREAS: The General Purposes of the Special Governors Island Zoning District as established in Section 134-00 include:
"to encourage educational and cultural uses such as the arts, music and dance..."
"to preserve historic buildings in the historic district"
"to facilitate commercial uses including... arts and crafts galleries", and

WHEREAS: Community Board has reviewed the application and finds that such use will promote the goals of the Special Governors Island District, complement existing uses within the special district, and be compatible with the nature, scale and character of other uses within the special district, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 has no objection to and encourages occupancy of Building 301 on Governors Island by Spaceworks for affordable artists studio space.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	1 Opposed	1 Abstained	0 Recused

RE: 106 Liberty Street, Powell Foods of 2445, LLC d/b/a Burger King

WHEREAS: The applicant, Powell Foods of 2445 LLC, applied for a restaurant beer license for 106 Liberty Street; and

WHEREAS: The square footage of the establishment is 4,890 with 37 tables and 124 seats; and

WHEREAS: There will be recorded background music; and

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

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

WHEREAS: The franchise manager appeared at the Financial District Committee meeting where this application was discussed and agreed to address complaints about the operations of the restaurant and to be available and responsive to community residents; and

WHEREAS: The applicant has signed and notarized a stipulations sheet agreeing to operation hours of 11 a.m. – 9 p.m. Sunday to Thursday and 12 p.m. – 10 p.m. Friday - Saturday and waiter service for beer; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of beer license for Powell Foods of 2445 LLC, *unless* the applicant complies with the limitations and conditions set forth above and in stipulations signed by the applicant/manager.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 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: 99 Washington Street, Golden Seahorse LLC & Amazon Restaurant & Bar Inc.

WHEREAS: The applicant, Golden Seahorse LLC & Amazon Restaurant & Bar Inc, applied for a restaurant liquor license for 99 Washington Street; and

WHEREAS: The square footage of the establishment is 176,582.50; and

WHEREAS: There will be recorded background music; and

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

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

WHEREAS: The applicant has signed and notarized a stipulations sheet agreeing to 8 a.m. start time for bar service and 12 a.m closing time on weekdays and 1 a.m. on weekends; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for Golden Seahorse LLC & Amazon Restaurant & Bar Inc, *unless* the applicant complies with the limitations and conditions set forth above and in stipulations signed by the applicant/manager.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 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: 94½ Greenwich Street, AJ's Eatery Corp, d/b/a Café De Novo

WHEREAS: The applicant, AJ's Eatery Corp, d/b/a Café De Novo, applied for a grocery deli wine and beer license for 103 Washington Street; and

WHEREAS: The square footage of the establishment is 4,500 with 9 tables and 41 seats; and

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

WHEREAS: The applicant has stated that there are no establishments with on-premises liquor licenses within 500' of this establishment; now

WHEREAS: The applicant has stated that there will be recorded background music; and

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of beer and wine license for AJ's Eatery Corp, d/b/a Café De Novo, *unless* the applicant complies with the limitations and conditions set forth above and in stipulations signed by the applicant/manager.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 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: 108 John Street, application for liquor license for Thai Sliders & Co. LLC

WHEREAS: The applicant, Thai Sliders & Co. LLC, applied for an alteration of a restaurant liquor license to permit live music for 108 John Street; and

WHEREAS: The applicant is seeking to have acoustic music only in the evenings; and

WHEREAS: There will be no other changes to their Method of Operation; and

WHEREAS: The Community Board 1 office is not aware of any complaints about this establishment nor were any members who were present at the meeting where this application was discussed; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the alteration of the liquor license for Thai Sliders & Co. LLC, *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 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: Coenties Slip Greenmarket

WHEREAS: Street Activity Permit for Coenties Slip Greenmarket from 9/18 to 11/20, 2014,
Coenties Slip between Water Street and Pearl Street; now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board 1 *does not oppose* the application submitted by
Coenties Slip Greenmarket for a street activity permit on 9/18 to 11/20,
2014 subject to the following conditions:

- 1) New York City Department of Transportation Lower Manhattan Borough
Commissioner's Office (LMBCO) 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

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	2 Abstained	0 Recused

RE: Chabad of Wall Street 10th Anniversary Celebration

WHEREAS: Chabad of Wall Street has applied for a street activity permit for 10/26/2014 on Fulton Street, between Broadway and Nassau Street 10 a.m. to 7 p.m.; now

THEREFORE
BE IT
RESOLVED
THAT:

CB 1 *does not oppose* the application submitted by Chabad of Wall Street for a street activity permit on Sunday, October 26, 2014 subject to the following conditions:

- 1) New York City Department of Transportation Lower Manhattan Borough Commissioner's Office (LMBCO) 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

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 456 Greenwich Street, application for elevator and stair bulkhead

WHEREAS: The application is to restore the one-story garage space at the corner of Greenwich and Debrosses Streets as a bar with roof terrace for the anticipated 11 story as-of-right hotel in the adjacent lot which is just outside the Tribeca North Historic District, and

WHEREAS: The exterior changes to the 75'x50' site are to replace the existing steel shutter garage doors and fenestrations with mahogany wood and clear thermal glass sliding doors and windows, and

WHEREAS: The existing masonry will be repaired in kind and painted brilliant white, and

WHEREAS: The existing open parking dock will be enclosed with a waist-height masonry wall painted brilliant white to create an open air ground floor bar space, and

WHEREAS: A new elevator – with a 12' bulkhead – will be installed to provide easy access for the roof bar terrace, and

WHEREAS: A wire reinforced glass roof and galvanized awning frame will be installed over open air bar space entrance at the north end of the lot, and

WHEREAS: There will be no illuminated exterior signage, and

WHEREAS: The plan incorporates the code required tree plantings, and

WHEREAS: The Committee asked why the color – brilliant white – was selected and the applicant responded that it would help ensure the bar is seen from a distance, and

WHEREAS: The Committee thanked the applicant for the thorough presentation, and

WHEREAS: The Committee reminded the applicant that Department of Buildings Policy Procedure Notice (TPPN DOB 10/88 for protection of adjacent

historic buildings must be carefully followed – which the applicant agreed with, and

WHEREAS: The Committee did not feel the color was appropriate, the canopy was poorly conceived and the overall design unimaginative, and

WHEREAS: The Committee concluded that the applicant was missing an opportunity to design a structure that was contextual and contributing to the Historic District, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends the Landmark Preservation Commission reject the application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 184 Duane Street, application for penthouse enlargement

WHEREAS: This application calls for the expansion of an existing penthouse, and the enlargement of an elevator bulkhead, and

WHEREAS: A small portion of the penthouse expansion would be visible from the street, and

WHEREAS: The elevator bulkhead, on the other hand, would be twice as large as the existing condition, and the visible portion above the parapet would be three times as visible from the street, and

WHEREAS: The proposed materials for the bulkhead are unremitting walls of beige brick with a fig leaf of horizontal banding at one interval in an unsuccessful attempt to reduce visual mass, and

WHEREAS: This block of Duane Street is arguably the most architecturally significant in the Tribeca West Historic District, anchored by Duane Park, the second-oldest still extant in Manhattan, and

WHEREAS: The view west from Hudson Street along Duane, which splits elegantly around Duane Park, would be ruined by this monstrous blockhouse; that bulkhead would suddenly become the focal point looking toward Greenwich Street, and

WHEREAS: Other elevator options exist which would not be visually ruinous but, despite a costly and elaborate penthouse expansion, the applicant chooses not to engage the other options due to marginal additional expense, now

THEREFORE
BE IT
RESOLVED

THAT: The Landmarks Committee of CB 1 has no problem with the penthouse expansion but urges the Landmarks Preservation Commission to reject the elevator bulkhead proposal.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

SEPTEMBER 23, 2014

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 92 Fulton Street, Inclusionary Housing Program

WHEREAS: 92 Fulton Street LLC has filed a proposed Affordable Housing Project under the City's Inclusionary Housing Program with the New York City Department of Housing Preservation and Development; and

WHEREAS: The Building is being developed by Fisher Brothers and has been designed by Curtis and Ginsberg Architects; and

WHEREAS The Building will be constructed on a mid-block site on the south side of Fulton Street between William Street and Gold Street in the Lower Manhattan Special District; and

WHEREAS: The Building will have 17 stories with retail and lobby on the first floor and dwelling units on floors two through 17, and

WHEREAS: The Building will be a rental project with a total of ten (10) units, all of which will be affordable to households with incomes below 80% AMI, and two (2) of which will be affordable to households with incomes below 60% AMI which will constitute "Inclusionary Housing Units" under the Inclusionary Housing Program of the New York City Department of Housing Preservation and Development; and

WHEREAS: The developer also intends to apply for a 20-year 421-a tax exemption, now

WHEREAS: The units will remain permanently affordable and representatives of the development team stated that 50% of all such units will be reserved for CB1 residents and CB1 will be informed when the lottery for the units is open for applications; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 supports this proposed project which will help meet its goal of providing affordable housing to residents of the community; and

BE IT
FURTHER
RESOLVED

THAT: The chairperson of Community Board 1 is authorized to send a letter to the Department of Housing Preservation and Development's Inclusionary Housing Program in support of this project.