

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

RE:                **130 West Broadway, sidewalk café license for Bouley Bakery and Market for 13 tables and 26 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license for 13 tables and 26 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Sunday to Thursday and 8 AM until 1 AM on Friday and Saturday, and

WHEREAS: CB #1 has not received any opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the tables and the existing street furniture, and

WHEREAS: In response to concern expressed by the committee that the proposal as presented would create too much congestion on the corner of West Broadway and Duane, the applicant agreed to amend the application to eliminate tables on Duane Street and correspondingly reduce the number of requested tables and seats, and

WHEREAS: The issue of having tables on Duane Street will be revisited when the applicant returns to the committee to renew this sidewalk café license, now

THEREFORE  
BE IT  
RESOLVED

THAT:            CB #1 does not object to the sidewalk café license for Bouley Bakery and Market at 130 West Broadway 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: MARCH 15, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE:    7 In Favor   2 Opposed   0 Abstained   0 Recused  
PUBLIC MEMBER:    1 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:        7 In Favor   22 Opposed   0 Abstained   0 Recused

RE:                **235 West Broadway, liquor license application for M.P. Liquor Inc.**

WHEREAS: The applicant proposes to operate a bar with 8 tables and 24 seats and approximately 29 seats at the bar, and

WHEREAS: The proposed maximum hours of operation will be 12:00 PM until 1:00 AM Sunday through Wednesday, 12:00 AM until 2:00 AM on Thursday through Saturday, and

WHEREAS: The applicant agreed to have quiet background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license but will be seeking a sidewalk café license, and

WHEREAS: CB #1 has received complaints of loud noise and opposition from the local community to the granting of additional licenses in the immediate vicinity of the proposed bar and a member of the community present at the meeting spoke in opposition to the application based on the fact that there are already seven licensed establishments in the immediate vicinity, and

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

THEREFORE  
BE IT  
RESOLVED

THAT:            CB #1 does not oppose the new liquor license application for M.P. Liquor Inc. at 235 West Broadway 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: MARCH 15, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE:     8 In Favor   0 Opposed   0 Abstained   0 Recused  
PUBLIC MEMBER:     1 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:         33 In Favor   0 Opposed   2 Abstained   0 Recused

RE:                 **378½ Greenwich Street, liquor license application for Cima**

WHEREAS: The applicant proposes to operate a bar with 25 tables and 45 seats, and

WHEREAS: The proposed maximum hours of operation will be 6:00 AM until 12:00 AM Sunday through Saturday, and

WHEREAS: The applicant agreed to have quiet background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license but will be seeking a sidewalk café license, and

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

THEREFORE  
BE IT  
RESOLVED

THAT:             CB #1 does not oppose the new liquor license application for Cima at 378 ½ Greenwich Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

RE:                **136 West Broadway, sidewalk café renewal for Edwards for 6 tables and 12 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license renewal for 6 tables and 12 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Sunday to Thursday and 8 AM until 1 AM on Friday and Saturday, and

WHEREAS: CB #1 has not received any complaints of loud noise nor opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the tables and the existing street furniture and represented that the sidewalk café would otherwise continue to be operated as in the past, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not object to the sidewalk café license renewal for Edwards at 136 West Broadway 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: MARCH 15, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

RE:                **109 West Broadway, enclosed sidewalk café renewal for Delphi  
Restaurant for 15 tables and 49 seats**

WHEREAS: The applicant has applied for an enclosed sidewalk cafe license renewal for 15 tables and 49 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Sunday to Thursday and 8 AM until 1 AM on Friday and Saturday, and

WHEREAS: CB #1 has not received any complaints of loud noise or opposition from the local community, and

WHEREAS: The applicant represented that the enclosed sidewalk café would continue to be operated as in the past, now

THEREFORE  
BE IT  
RESOLVED

THAT:            CB #1 does not object to the enclosed sidewalk café license renewal for Delphi Restaurant at 109 West Broadway 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: MARCH 15, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

RE:                 **355 Greenwich Street, sidewalk café license renewal for The Harrison for 15 tables and 30 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license renewal for 15 tables and 30 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Sunday to Thursday and 8 AM until 1 AM on Friday and Saturday, and

WHEREAS: CB #1 has not received any complaints of loud noise or any opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the tables and the existing street furniture and represented that the sidewalk café would otherwise continue to be operated as in the past, now

THEREFORE  
BE IT  
RESOLVED

THAT:             CB #1 does not object to the sidewalk café license renewal for The Harrison at 355 Greenwich Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

RE:                 **353 Greenwich Street, sidewalk café renewal for Yaffa's Tea Room  
for 9 tables and 21 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license renewal for 9 tables and 21 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Sunday to Thursday and 8 AM until 1 AM on Friday and Saturday, and

WHEREAS: CB #1 has not received any complaints of loud noise, nor opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the tables and the existing street furniture and represented that the sidewalk café would otherwise continue to be operated as in the past, now

THEREFORE  
BE IT  
RESOLVED

THAT:              CB #1 does not object to the sidewalk café license renewal for Yaffa's Tea Room at 353 Greenwich Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

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

DATE: MARCH 15, 2005

COMMITTEES OF ORIGIN: WATERFRONT  
FINANCIAL DISTRICT  
SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **East River Waterfront, revised restoration plan by the City**

WHEREAS: The City and its consultants have made revisions to its East River Waterfront Plan, partly in response to comments received by CB #1, and

WHEREAS: The Community Board has indicated, on many occasions, its very strong support for rebuilding the East River Waterfront which is in serious disrepair and is today a sadly underutilized potential resource for our growing community, and

WHEREAS: Many of the recommendations in the City's East River Waterfront Plan derived from the East River Waterfront Plan put together in 2002 by the Community Board, the Alliance for Downtown NY and Skidmore Owings and Merrill, and

WHEREAS: The restoration of the East River Waterfront will surely spur additional growth and economic development as has been the case along the Hudson River with the on-going construction of Hudson River Park, and

WHEREAS: The revised plans for the East River Waterfront include the following elements:

- A new esplanade and bike path with plantings, a boardwalk and new street furniture
- Improved connections to the waterfront by removing current blockages (barriers, fences, parked cars, buses)
- Pavilions beneath the FDR Drive for community recreational use, cultural use and retail
- The rebuilding of Pier 15 as a maritime and community amenity
- The creation of Peck Slip Park
- Funding to restore the New Market Building into a community amenity
- Improved pedestrian and vehicular connections at the Battery Maritime Building by extending the tunnel from West Street (but with funding coming from other sources)
- Integration of this plan with other proposed improvements in the area to Fulton Street, Burling Slip, Pier 17 etc., and

WHEREAS: It is essential that improvements to Lower Manhattan beyond the WTC site be implemented if we are to see Lower Manhattan become the dynamic 21<sup>st</sup> century urban center that we have all envisioned, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 strongly supports the revised East River Waterfront Plan prepared by City Planning and the Office of the Mayor which outlines a short-term series of improvements to the waterfront from the Battery to the Williamsburg Bridge in Community Board #3, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 reiterates that the full funding of this project (\$150 million) and the \$70 million needed for Hudson River Park are our two highest priorities for funding from the remaining \$800+ million from the LMDC controlled CDBG funds and we very strongly urge the LMDC to provide these two vital projects with this requested full funding, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 strongly supports utilization of the requested \$150 million for implementation of the East River Waterfront improvements as outlined above, not for the areas adjacent to the Battery Maritime Building. We support the City's stated desire to seek alternative funding to pay for implementing the Battery Maritime Building area circulation improvements, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 strongly urges that the City immediately put into place a maintenance plan for the East River Waterfront and identify the entity which would have responsibility for on-going maintenance, utilizing an arrangement similar to that put together for Hudson River Park wherein the Hudson River Park Trust oversees the park utilizing revenues derived from commercial nodes within the waterfront zone, and

BE IT

FURTHER

RESOLVED

THAT: The Community Board supports the programming of additional evening and weekend activities for the waterfront, and incorporating true maritime uses into the adjoining areas, and

BE IT

FURTHER

RESOLVED

THAT: The pavilions be carefully laid out so as to avoid blocking too many views of the waterfront from South Street and other inboard areas, and

BE IT  
FURTHER  
RESOLVED

THAT: The City continue to work closely with this Community Board on the specific design elements including retail uses of all areas and the design of Peck Slip Park which still calls for a water element even though many in the community are dubious of this proposal.

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **105 Franklin Street, application to repair sidewalk, curb and vault**

WHEREAS: The applicant failed to attend the meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission hold-over the application until CB #1 is given the opportunity to review the proposal.

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:    7 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:        41 In Favor   0 Opposed   1 Abstained   0 Recused

RE:                    **53 Murray Street, application to alter the storefront and legalize existing windows**

WHEREAS: The Committee had no objection in legalizing the windows which it did at it's February meeting, and

WHEREAS: The applicant now presented the plans for the storefront which included the use of wood painted black and frosted glass which the Committee felt was appropriate, now

THEREFORE

BE IT

RESOLVED

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

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **47 Walker Street, application for a storefront alteration**

WHEREAS: The three bays of the commercial space are being restored for retail use by repairing and restoring the original cast iron columns, and

WHEREAS: New wood frame, transom and clear glass will replace the old infill which would be painted off white and dark black/blue to match the rest of the building, and

WHEREAS: The Committee was concerned by the design of the door for the retail space that included a small fixed panel but concluded it was probably the best solution, and

WHEREAS: The original base would be repaired with a metal plate to be painted off-white, and

WHEREAS: There was only one small recessed light in the transom above the door, and

WHEREAS: The signage proposal would be presented once a tenant had been identified, and

WHEREAS: There was no ADA compliance issue as the bay being used for the door was at grade, now

THEREFORE

BE IT

RESOLVED

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

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 41 In Favor 0 Opposed 1 Abstained 0 Recused

RE: **145 Hudson Street, application to amend Certificate of Appropriateness for rooftop recreation area and clarification of prior approval of rooftop addition and mechanical equipment**

WHEREAS: The Community Board considered this matter at its meeting on November 16, 2004 when it concluded that it could not make a recommendation without further clarification by the Landmarks Preservation Commission, a copy of which is attached,

WHEREAS: Two warnings have now been issued by LPC dated March 8, 2005 for the noncompliance of the rooftop addition and mechanical equipment, and

WHEREAS: The Board once again cannot comment on the noncompliance of the rooftop addition, which it was told was built in accordance with the LPC approved filings, and

WHEREAS: The noncompliance of the mechanical equipment arose when the architect modified the plans in 2003 for the layout of the building which resulted in the mechanical equipment being moved forward 3' but with a reduced height of 18", from 10' to 8'6" which resulted in the equipment being more visible, and

WHEREAS: The architect could not explain why the mechanical equipment had been installed without obtaining approval of the modified filings submitted to LPC in 2003, and

WHEREAS: The architect stated that the City Planning Commission had advised the applicant to increase the recreational area by 400', and

WHEREAS: The Committee did not like the design for the enlarged recreational area which was proposed to be placed on top of mechanical equipment and screened with cedar wood panels, and

WHEREAS: The Committee acknowledged the architect has extensive experience in working in Historic Districts with excellent results, and has made a valiant attempt here but that this building was not easy to work with given its history, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 cannot make a recommendation on the warning regarding the penthouse addition if the plans for this construction were stamped approved, mistakenly or otherwise, by the Landmarks Preservation Commission, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 does not recommend that the Landmarks Preservation Commission legalize the noncompliance of the mechanical equipment as presented, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission reject the application for an enlarged recreational area as presented.

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained 1 Recused

BOARD VOTE: 45 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **Downtown Hospital Needs Study proposed by Councilmember Alan Gerson**

BE IT  
RESOLVED

THAT: Community Board #1 hereby endorses and recommends that a Downtown Hospital Needs Study, as recommended by Councilmember Alan Gerson, be undertaken with the following goals:

- 1) Development of top-quality primary care hospital in fields of general medicine, pediatrics, obstetrics, and geriatrics
- 2) Identification and development of specialty hospital practices in medical and surgical fields which complement available services in other area hospitals in order to best provide the Lower Manhattan community with those services and
- 3) A top-quality state-of-the-art emergency room, 911 dispatch system and ambulance dispatch system to best serve its entire catchment area
- 4) Improve the level of trauma response to the level of Area Trauma Center in order to protect the residential and business community of Lower Manhattan in the event of a catastrophic accident or terrorist incident
- 5) A capital improvement plan to provide a fully modern and comfortable hospital facility
- 6) A teaching hospital with an affiliation with a major medical school
- 7) Cultural sensitivity to the diverse linguistic, immigrant, ethnic, racial, religious, and income groups who compose the Lower Manhattan resident and worker population
- 8) Establishment of an outstanding specialty clinical facility and practice to meet medical needs of residents resulting from 9/11, along the lines of the Mt. Sinai practice which serves (only) Ground Zero workers, including respiratory pulmonary, environmental, and psychological practices and
- 9) Creation of emergency preparedness within the hospital to fully prepare for the range of terrorist contingencies

- 10) Establishment of an associated world-class medical or scientific research facility or think tank in the urban, environmental health or some other needed and appropriate field
- 11) Creation of facility and faculty to meet the public health needs and
- 12) A financial plan to assure the long-term financial self-sufficiency of the Downtown Hospital
- 13) A plan for the best, most cost-effective interaction relationships or division of services between the Downtown Hospital and Gouverneur, St. Vincent's, NYU Tisch, Cabrini and Beth Israel
- 14) Creation of a facility and faculty to provide a world-class center for complementing tradition Western medicine with Eastern medical traditions and other alternative treatments, building on the Hospital's history of providing service to a multicultural community
- 15) Creation of a public health facility and faculty to assess and provide for public health needs of the downtown community
- 16) Analysis of whether the creation of a new, separate hospital facility is needed in Lower Manhattan, either in place of or in addition to the current Downtown Hospital facility
- 17) Making the Downtown Hospital a place of choice for area residents, from both West and East Sides, to access hospital and medical services
- 18) Resolution of conflicting viewpoints:
  - The Downtown Hospital as a "receiving" community hospital with Pediatric, Geriatric, Ob-Gyn, ambulatory care in addition the Emergency Room - yet with advanced surgeries and procedures performed elsewhere in an associated medical center or
  - The Downtown Hospital as a full service hospital with the above basic and emergency room services plus advanced/specialized treatment capabilities
- 19) Identification of medical specialties which would be cost effective to locate in Downtown Hospital"

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 42 In Favor 1 Opposed 0 Abstained 0 Recused

RE: **25 Leonard Street, application for restoration of façade, waterproofing, repainting and restoration of bulkhead, replacement of doors and transoms, lobby restoration and replacement of interior finishes**

WHEREAS: The voluminous-sounding scope of this application boils down to a few simple elements, and much of the items listed are not even in the purview of landmarks, such as the interior finishes, and

WHEREAS: The applicants are to be commended for the quality of much of their suggested restoration work, such as replacing the disintegrating bulkhead at street level and the spaulded water table above the first floor, and

WHEREAS: The program to replace the front doors and transoms with reconfigured ones, however, is unfortunate, since 25 Leonard Street is the center structure of an architecturally matching three-building assemblage, each of whose first-floor façades work together harmoniously, and

WHEREAS: The new doors and transoms should match those of the neighbors immediately to the east and west, and

WHEREAS: Each of the three buildings' doors are painted radically different colors; if the color of 25 Leonard Street cannot be the cream of #27 or the natural stain of #23, then at least it should not be jet black, as proposed here, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission reject the applicants' designs for doors, transoms and colors, and approve the remaining restoration work.

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **85 Leonard Street, application to legalize transoms above the door**

WHEREAS: According to the applicant, the plans - - filed with, stamped and approved by the Landmarks Preservation Commission -- for some of the transoms installed here were drawn in error by his architect, and historically incorrect, and

WHEREAS: The applicant further states that although the built alterations are historically correct, and the stamped and approved plans incorrect, the Landmarks Preservation Commission has found the transom installations technically illegal because they do not match the approved but erroneous filings, and

WHEREAS: 85 Leonard Street is an historic treasure of enormous importance, as the only positively identified structure extant in New York City designed by James Bogardus, the founder of cast-iron architecture, and is listed on the National Register of Historic Places, and

WHEREAS: The applicant only provided an historic picture of the property dating from 1978, when the building was calendared for designation, whereas earlier photographs for a property of this significance surely exist, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 urges the Landmarks Preservation Commission to direct the applicant to return to the Landmarks Committee of the Board with more thorough documentation justifying the claim for legalization.

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 4 Opposed 0 Abstained 0 Recused

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **77 Franklin Street, application to legalize flagpole and banner and paint color installed without LPC approval**

WHEREAS: Community Board #1 agrees with the applicant that the square sign previously attached to a flagpole sticking out of the building's cornice is better mounted on a simple armature attached to a currently blanked-out wooden infill panel above the front door, and

WHEREAS: The existing flagpole should be removed and the Board accepts the signage change, and

WHEREAS: The color of the storefront, however, is an inappropriate two-tone mix of cream and blue, and should be simply the Benjamin Moore HC151 Buckland Blue that the applicant presented, and

WHEREAS: As a matter of discussion, the Board wishes the building owner to think about eliminating the awful wooden infill panel described above, and remove the existing external security gates, even though neither of these elements are under consideration herein, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve the flagpole and sign changes and reject legalization of the storefront colors.

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 26 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **259 Front Street, sidewalk café renewal for Dover St. Improvement Restaurant Corp, D/B/A Radio Mexico for 12 tables and 23 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license renewal for 12 tables and 23 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Sunday to Thursday and 8 AM until 1 AM on Friday and Saturday, and

WHEREAS: CB #1 has not received any complaints of loud noise, nor opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance between the tables and the existing street furniture, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends approval of the sidewalk café license renewal for Dover St. Improvement Restaurant Corp, D/B/A Radio Mexico at 259 Front 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: MARCH 15, 2005

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 10 In Favor 1 Opposed 1 Abstained 0 Recused  
PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 32 In Favor 1 Opposed 1 Abstained 0 Recused

RE: **88 Leonard Street, CPC special permit to allow a 225 space parking garage**

WHEREAS: 339 Broadway Properties, LLC/Edison Parking Corporation has applied for a special permit to operate a 24 hour indoor 225 space parking garage at 88 Leonard Street, and

WHEREAS: Edison has a proven record as a responsible operator responsive to community concerns, and

WHEREAS: An outdoor parking lot with 204 parking spaces previously existed at this location, and

WHEREAS: Residents expressed concerns about ventilation, the potential for increased noise on Leonard Street, the potential negative impact of late night users, and the potential for traffic backup on Leonard Street, and

WHEREAS: The mechanical engineer for the building has confirmed that the garage will be ventilated through an exhaust vent on the first floor roof of the building at the southwest corner of the lot. This roof serves as a mechanical terrace for the building and is located behind the 12 story western wing of the building. According to the environmental consultant, CO emissions from the vent will be lower than the ambient CO concentrations because the building ventilation system mixes any CO emissions in the garage with fresh air before any emissions from the garage are captured by the exhaust system. Accordingly, the garage exhaust vent will not result in any adverse impact on the neighborhood or the surrounding buildings, and

WHEREAS: The operator pledged to review operations and the adequacy of 11 reserved spaces if back up becomes a problem and to limit hours of operations for non-monthly parkers if late night users become disruptive, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends approval of this application subject to the conditions set forth above.

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

DATE: March 15, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING COMMITTEE

BOARD VOTE:           23    In Favor    2 Opposed    0 Abstained

RE:                    235 West Broadway, liquor license application for M.P. Liquor Inc.

WHEREAS:    The applicant proposes to operate a bar with 8 tables and 24 seats and approximately 29 seats at the bar, and

WHEREAS:    The proposed maximum hours of operation will be 12:00 PM until 1:00 AM Sunday through Wednesday, 12:00 AM until 2:00 AM on Thursday through Saturday, and

WHEREAS:    The applicant agreed to have quiet background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS:    The applicant represented that it will not be seeking a cabaret license but will be seeking a sidewalk café license, and

WHEREAS:    CB #1 has received complaints of loud noise from the previous establishment operating at this location and opposition from the local community to the granting of additional licenses in the immediate vicinity of the proposed bar and members of the community spoke in opposition to the application and delivered additional letters of opposition and petitions opposing the application based on the fact that there are already approximately 20 licensed establishments within 500 feet of this location, now

THEREFORE  
BE IT  
RESOLVED

THAT:            CB #1 urges the State Liquor Authority to hold a 500 foot hearing on the proposed liquor license application for M.P. Liquor Inc. at 235 West Broadway and provide members of the community an opportunity to address their concerns with the SLA..

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

DATE: MARCH 15, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

RE: **Proposed street fairs:**

Date	Location	Sponsor	Committee Vote	Board Vote
Thursday, March 17	Stone Street between Coentis Alley and Hanover Square	Ahead Realty LLC	7-0-0	39-2-1
Friday, April 1, to Wednesday, Nov. 30	Stone Street between Coentis Alley and Hanover Square	Ahead Realty LLC	7-0-0	39-2-1
Friday, April 29	Maiden Lane between South Street and Water Street	DID	8-1-0-1	40-1-1
Saturday, May 7	Broadway between Fulton and Battery Place	Romania Day Fair	1-9-0	8-31-3
Friday, June 17	Maiden Lane between South Street and Water Street	CB #1	9-1-0	39-2-1
Monday, July 4	Water Street between State Street and Fulton Street	Pearl Street Park Association	8-1-1	40-0-2
Friday, July 8	Maiden Lane between South Street and Water Street	CB #1	9-1-0	39-2-1
Friday, August 12	Maiden Lane between South Street and Water Street	CB #1	9-1-0	39-2-1
Saturday, August 20	Water Street between Fulton Street and Broad St.	Seaport Community Coalition	7-2-1	40-0-2
Friday, Sept. 30	Wall Street between South Street and Water Street	Downtown Visiting Neighbors	9-1-0	40-1-1
Monday, October 10	Broadway and on Whitehall Street between Battery Place and Fulton Street	Bowling Green Association	1-9-0	9-31-2
Friday, October 21	Maiden Lane between South Street and Water Street	CB #1	9-1-0	39-2-1
Friday, Nov. 11	Broadway between Fulton Street and Battery Place	John Huess House	1-9-0	11-29-2

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

BOARD VOTE: 32 In Favor 2 Opposed 0 Abstained 0 Recused

RE: **Broadway Street Fairs**

WHEREAS: Community Board #1 does not feel that Broadway is a suitable location for street fairs because it is such a key transportation artery, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 would support relocating the three rejected street fairs and organizations to have these events on any of the approved location venues – Maiden Lane, Water Street or Wall Street.

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