

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: BATTERY PARK CITY

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

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

RE:                    251 Vesey Street aka 102 North End Avenue, application for an unenclosed sidewalk café license for Bagel on Murray Street, LLC d/b/a Pick A Bagel

WHEREAS:   The applicant, Bagel on Murray Street, LLC d/b/a Pick A Bagel, has applied for a license for an unenclosed sidewalk café with 6 tables and 12 seats; and

WHEREAS:   The establishment is located in the building occupied by the Conrad hotel; and

WHEREAS:   The establishment does not have a license to serve alcoholic beverages; and

WHEREAS:   The establishment will remove tables and chairs by 8 p.m. every night; now

THEREFORE

BE IT

RESOLVED

THAT:            CB 1 does not object to the application for an unenclosed sidewalk cafe for Bagel on Murray Street, LLC d/b/a Pick A Bagel.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 75 Wall Street, KTG Hospitality LLC

WHEREAS: The applicant, KTG Hospitality LLC, applied for a restaurant liquor license for 75 Wall Street; and

WHEREAS: The square footage of the establishment is 1237 with 27 tables and 87 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 feet of this establishment; and

WHEREAS: The operation hours are 12 p.m. – 11:30 p. m. weekdays and 12 p.m. – 12 a. m. weekends; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for 75 Wall Street, KTG Hospitality LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 200 Broadway, Shake Shack Fulton Center LLC

WHEREAS: The applicant, Shake Shack Fulton Center LLC, applied for a wine and beer license for 200 Broadway; and

WHEREAS: The square footage of the establishment is 2400 with 21 tables and 104 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 no establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 11 a.m. – 11:00 p. m. seven days a week; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for 200 Broadway, Shake Shack Fulton *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	12 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 85 Broad Street, LQ Holdings, LLC

WHEREAS: The applicant, LQ Holdings, LLC, applied for a restaurant liquor license for 85 Broad Street; and

WHEREAS: The square footage of the establishment is 28,577 with 19 tables and 52 seats; and

WHEREAS: There will be DJ, live and 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 five or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 12 p.m. – 1:00 a. m. seven days a week; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for 85 Broad Street, LQ Holdings, LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 109 Washington Street, 109 Washington Restaurants LLC

WHEREAS: The applicant, 109 Washington Restaurant LLC, applied for a wine and beer license for 109 Washington Street; and

WHEREAS: The square footage of the establishment is 800 with 35 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 no establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 8 a.m. – 1:00 a.m. weekdays and 8 a.m. – 2:00 a.m. weekends; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for 109 Washington Street, 109 Washington Restaurant LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Governors Island, Governors Garden LLC

WHEREAS: The applicant, Governors Garden LLC, applied for a wine and beer license for Governors Island; and

WHEREAS: The square footage of the establishment is 1500 with 50 tables and 400 seats; and

WHEREAS: There will be recorded live DJ and 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 no establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 10 a.m. – 2:00 a.m. seven days a week; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for Governors Island, Governors Garden LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Honoring the 50th Anniversary of the Landmarks Preservation Commission

WHEREAS: The Landmarks Preservation Commission is celebrating its 50th Anniversary, and

WHEREAS: The hard work of the Commission has tremendously benefited CB1, which is home to so many individual landmark Buildings, and

WHEREAS: CB1 has benefited greatly from the numerous Landmark Historic Districts, and

WHEREAS: CB1 would like to single out three amazing individual landmarks – the Woolworth Building, City Hall and the Customs House, and

WHEREAS: CB 1 would like to acknowledge the twelve vitally important Historic Districts: the South Street Seaport, the five Tribeca Districts, The African Burial Ground and the Commons, the Fraunces Tavern Block, the Stone Street, the Governors Island, the Ellis Island as well as the Street Plan of New Amsterdam, and

WHEREAS: CB 1 looks forward to working with the Landmarks Preservation Commission in the vital work left to be done in the future – especially the appropriate redevelopment within and surrounding the South Street Seaport Historic District – to identify just one urgent priority, now

THEREFORE  
BE IT  
RESOLVED

THAT: Funding be made available for additional Landmarks Preservation Commission staff to enable it to process applications in a timely fashion, and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 thanks and congratulates the Landmark Preservation Commission on its important 50th Anniversary.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: St Andrew Church, 20 Cardinal Hayes Place, Our Lady of Victory Church, 60 William Street

WHEREAS: These two important Churches have not been designated by Landmarks Preservation Commission, and

WHEREAS: St Andrew Church is a Roman Catholic parish church, established in 1842, and

WHEREAS: The present building was erected in 1939 through a joint effort of famous Boston architecture firm Maginnis & Walsh and Robert J Reiley of New York, and

WHEREAS: It is one of the best examples of Georgian Revival architectural style in New York, and

WHEREAS: The church was erected near the site of the infamous Five Points slum, and

WHEREAS: The selection of the site for the church was near where Cardinal Hayes was born, and

WHEREAS: The church is located near City Hall and the headquarters of the NYPD, along with several other courthouses. Above the entrance to the church, an inscription in Latin reads "Beati qui ambulant in lege Domini," which means "Blessed are they who walk in the law of the Lord", and

WHEREAS: Our Lady of Victory is a Roman Catholic parish church established in 1944 during World War II erected in brick in the style of Georgian Revival by Eggers & Higgins, and

WHEREAS: A quote from Cardinal Spellman greets worshipers at the front door, "This Holy Shrine is dedicated to Our Lady of Victory in Thanksgiving for Victory won by our valiant dead, our soldier's blood, our country's tears, shed to defend men's rights and win back men's hearts to God," and

WHEREAS: A Soldier's Shrine is in the lower chapel, and the Teresa Benedicta Auschwitz Memorial in the lobby commemorates a victim of the Holocaust. A 9-11 Remembrance Book is displayed, and

WHEREAS: There is increasing pressure on Churches to develop their air rights, and



WHEREAS: In the Committee's opinion these Churches are worthy of designation, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends that the Landmark Preservation Commission urgently complete the research and calendar these important Churches for designation as individual New York City Landmarks.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 65 Broadway, application for storefront renovation

WHEREAS: The application is to renovate the American Express Building by Renwick, Aspinwall & Tucker, and

WHEREAS: The 21 story building represents a wonderful example of H-Shape Plan design from 1916 also featuring the tripartite elevation composition popular at that time, and

WHEREAS: The Base is Corinthian Colonnade with magnificent large arched windows and brass and two-bay storefront with central bay office entrance, and

WHEREAS: A number of alterations have been made to the office/storefront entrances over the years: most recently in 1999-2000 which were approved by Landmarks Preservation Commission, and

WHEREAS: The application now is to entirely remove the Central Bay entrance and turn it into a storefront with stone base relocated from the North Bay, and

WHEREAS: The South Bay would be renovated based on the 2000 alteration with new glass/brass mullions to match the existing storefront, and

WHEREAS: The North Bay would have the grill and entrance to the basement closed, an ADA ramp introduced with a new four door lobby entrance, and

WHEREAS: The signage would follow a master plan of pinned brass letters with no exterior lighting, and

WHEREAS: The Committee felt that whilst the presentation and research was thorough and the materials of high quality, the design was entirely inappropriate for this grand building entrance/storefront and recommended the applicant look for inspiration from the original 1916 entrance design, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmark Preservation Commission reject the application.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:        11 In Favor    0 Opposed    0 Abstained    0 Recused  
BOARD VOTE:            41 In Favor    0 Opposed    0 Abstained    0 Recused

RE:                    249 Church Street, application for approval to add a new painted metal ADA ramp and stair, add new louvers and replace existing storefront windows throughout the ground floor

WHEREAS:    There are a total of six ground floor storefront bays on the building's Church Street façade and five ground floor storefront bays on the Leonard Street façade, and

WHEREAS:    Two pairs of double doors are proposed for the southernmost Church Street bays, a door at the center Leonard Street bay will be replaced with a new storefront to match the adjacent and all new doors and windows are to be painted aluminum frame – 2" window frames, and

WHEREAS:    The proposal to install louvers approximately 10 feet from the ground in five out of six bays on Church Street and at all five Leonard Street bays is redundant and compromises the remaining historic painted metal windows above, and

WHEREAS:    The proposed painted diamond plate/pipe ADA ramp and stair covering five of the six Church Street storefront bays overwhelms the ground floor façade, now

THEREFORE  
BE IT  
RESOLVED

THAT:                CB 1 recommends that the Landmarks Preservation Commission remove the majority of louvers and investigate other ADA design options to reduce the percentage of bays blocked by the new access ramp.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 10 In Favor 0 Opposed 1 Abstained 0 Recused  
BOARD VOTE: 40 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Building 555, Governors Island, application for window replacement, new rear entrance and new chiller and enclosure

WHEREAS: This application calls for the modification and adaptive reuse of Building 555, within the Governors Island Historic District, formerly Officers' quarters family housing, and

WHEREAS: Built in 1938-1940 in the neo-Georgian style, it is part of McKim, Mead & White's earlier unified beautification plan for the island, and

WHEREAS: Building 555 will be repurposed as the New York Harbor School Annex, whose front façade overlooks Upper New York Bay and whose rear façade stands across Short Avenue from the magnificent Building 550, formerly a barracks, later a clinic, and now the New York Harbor School Main Building, and

WHEREAS: The entire building sits on pilings, and Federal Emergency Management Agency (FEMA) mandates require the basement level to be modified substantially and, as a practical matter, it will not be occupied, and

WHEREAS: Additionally, one cellar entrance, of little consequence, will be removed, and

WHEREAS: The property's changed function and basement's flood-prevention measures demand installation of an external central air conditioning chiller, and

WHEREAS: The proposal attaches that enormous chiller unit to the northeast end of the building, essentially at the corner of Craig Road North, Clayton Road and Short Avenue, the equipment only partially enclosed by a hodge-podge of brick, cast stone coping, and a black wrought-iron picket gate, at the very bottom of which would be planted scrawny and pathetic boxwoods, at least as indicated in elevation drawings, and

WHEREAS: This component of the program is the one totally unacceptable feature, and

WHEREAS: All windows were originally of wood, later to be replaced with aluminum, and the present application calls for installation of new double-hung aluminum windows with simulated divided lights - and there are plenty of them - to meet New York City energy code compliance, and

WHEREAS: Another 16 existing windows will be replaced by mechanical louvers, an often necessary but never aesthetically pleasing solution, and

WHEREAS: At least two beautiful attic dormer fanlight windows will be replaced with louvers, and although the fanlights will be stored, most such historically important pieces disappear in overtime due to neglect or loss, and we ask that the Landmarks Preservation Commission work with the applicant to find an alternative to this problem, and

WHEREAS: A new primary entrance will be broken through the historic rear façade, encompassing sets of stairs, and white-painted mahogany double doors within a cast-stone surround, and while these are significant alterations, the design is contextual, given a school's specific needs, and

WHEREAS: We would ask that the many defunct and non-historic exhaust vents scattered on the façades be removed and the holes stitched with brick, and

WHEREAS: The overall plan includes many other elements, and given the prerequisites, the design coheres, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission approve this application, with the exception of the external chiller installation as represented, and asks that the LPC work with the applicant to eliminate the obsolete exhaust vents and find alternatives for some of the proposed attic louvers.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 11 John Street, Corbin Building, proposed landmark site designation

WHEREAS: The Corbin Building, at the corner of John Street and Broadway, is a magnificent early skyscraper, designed in the Romanesque Revival style by Francis H. Kimball and erected in 1888-1889, and

WHEREAS: Its façade is composed of brown brick and stone, with gorgeous detailing of polychrome terra cotta flora and fauna, alternating bands of sandstone, and what David W. Dunlap of The New York Times has called "monumental arches march[ing] down John Street like an aqueduct, enlivened by carmine-colored cast-iron window bays," the whole assemblage capped on either end by pyramidal roof peaks, and

WHEREAS: Suffering from decrepitude and the effects of 9/11, the structure was slated for demolition to make way for the Fulton Transit Hub, a unifying transportation center symbolizing efforts to rebuild a lower Manhattan in a state of collapse, and

WHEREAS: Members of CB1, representing an area whose residents were most affected by the consequences of 9/11, believed that, while the transit hub would be a boon to a torn neighborhood, the Corbin Building was a part of our legacy and its destruction would be a terrible, preventable loss, and

WHEREAS: Others in the preservation community joined with CB1 in spearheading a drive to save and restore the Corbin Building, and

WHEREAS: To its credit, and with the continued efforts of many advocates, the Metropolitan Transportation Authority agreed to integrate the Corbin Building's restored exterior and part of an equally beautiful interior into the new transit center, and

WHEREAS: The restoration, now complete, reveals a building even more impressive than could have been imagined, with over a century of soot removed and crumbling masonry repaired or replaced, and

WHEREAS: It came as something of a surprise for many to learn that, during this lengthy period of reconstruction, the Corbin Building had never been actually designated an individual New York City Landmark, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks Committee of CB 1 wholeheartedly supports the Landmarks Preservation Commission's pending action to protect the Corbin Building's future by designating it a landmark.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: New Market Building and Tin Building

WHEREAS: Members of the Community Board were alerted early on the morning of May 14, 2015 that contractors were removing the barriers around the New Market and Tin buildings, and

WHEREAS: After great alarm the Community Board was told that work was being staged to remove the dangerous non-contributing metal cooling sheds at the back of the New Market Building, and

WHEREAS: Staff from the Manhattan Borough President's office were informed that the sheds were likely to fall into the East River and were scheduled to be removed in July/August but only after a visit from the SHPO office had ensured that no historically important parts of the building would be impacted, and

WHEREAS: The Manhattan Borough President spoke with the President of EDC who assured her that all proper procedures would be followed, and

WHEREAS: The Committee felt these actions were further evidence of the lack of respect being shown by EDC/HHC for their commitment to the Seaport Working Group, elected officials and the Community Board to open and transparent discussion of the plans for the site, and

WHEREAS: Members of the public referred to a press article stating that EDC had been in discussions about demolishing parts of the buildings in April - this was denied by EDC, and

WHEREAS: Other members of the public were concerned that the pile driving had not been subject to the appropriate Environmental Impact review procedures, and

WHEREAS: The Committee voiced concern over the pile driving techniques being used and asked the MBP's representative at the meeting to confirm that DOB TPPN 10/88 was being followed – and as far as the Committee was aware no tell-traces had been applied to the Historic Buildings within 90' of construction as required by TP 10/88, and



WHEREAS: The continued actions of delay by EDC/HHC by not moving the project forward were tantamount to the risk of “demolition by neglect” for the New Market and potentially the Tin Building, and

WHEREAS: The Committee asked the Chair and the MBP’s representative to schedule an urgent site tour to investigate the issues and ensure all proper procedures and permits had been followed and issued and that the Commissioner of the Department of Buildings be asked to intervene if such permits have not been issued and if proper monitoring by vibration equipment is not being undertaken, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 strongly reprimands the EDC for continuing to work without due consideration to the guiding principles established by the Seaport Working Group for open, transparent dialogue with elected officials and the Community on the redevelopment plans for the South Seaport Federal and State Historic Districts.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 16 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Billion Oyster Project

WHEREAS: The Billion Oyster Project (BOP) is an ecosystem restoration and education project aimed at restoring one billion live oysters to New York Harbor and engaging hundreds of thousands of schoolchildren through restoration-based STEM education programs; and

WHEREAS: Oysters were the keystone species and original ecosystem engineers of New York Harbor. Oyster reefs once covered more than 220,000 acres of the Hudson River estuary. They provided valuable ecosystem services to the region by filtering water, providing habitat for other marine species and attenuating wave energy; and

WHEREAS: Today, oysters are functionally extinct in the Harbor as a result of overharvesting, dredging and pollution. The absence of oysters has impaired our estuary's ability to clean the water and absorb excess nitrogen; the loss of reefs has reduced protective habitat, destabilized the sea floor and left our shoreline vulnerable to destructive wave action; and

WHEREAS: BOP aims to reverse these effects by bringing oysters and their reef habitat back to New York Harbor. Restoring oysters and reefs will, over time, restore the local marine ecosystem's natural mechanisms for maintaining itself, resulting in cleaner water and greater biodiversity; and

WHEREAS: Engaging students and the general public in this work will build a culture of stewardship and a more robust understanding and appreciation of the Harbor for future generations; and

WHEREAS: Through BOP, students at New York Harbor School have been growing and restoring oysters in New York Harbor for the last six years. They have learned to SCUBA dive safely, raise oyster larvae, operate and maintain vessels, build and operate commercial-scaled oyster nurseries, design underwater monitoring equipment and conduct long-term authentic research projects all in the murky, contaminated, fast moving waters of one of the busiest ports in the country; and

WHEREAS: Together and with the help of many partners these students have restored over eleven million oysters. Thirty-six public schools have partnered with the project to provide authentic, place-based science and math lessons through the lens of oyster restoration. Each year, thousands of students participate in these learning opportunities; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 acknowledges the critical importance of restoring live oysters to New York Harbor and supports the BOP's efforts to partner with local schools and groups to ensure the success of the program not only in Lower Manhattan but throughout New York City.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 16 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 195 Notice of Intent to Acquire Office Space  
NYPD, 375 Pearl Street, Federal Monitor and Inspector General & supporting staff

WHEREAS: The New York City Police Department proposed to acquire approximately 18,000 square feet of office space at 375 Pearl Street, Manhattan for the newly formed Federal Monitor and Inspector General in addition to supporting staff; and

WHEREAS: The Federal Monitor and Inspector General will examine the Police Department's practices in a comprehensive and independent way, identifying issues of concern, and proposing reforms that add to the ongoing efforts to build a stronger relationship between New Yorkers and the NYPD; and

WHEREAS: 375 Pearl Street (Verizon Building) is a 32-story, 800,000 square foot structure situated between Madison Street, Pearl Street and Avenue of the Finest. The building is being redeveloped into a mix of office and data center uses; and

WHEREAS: Several units will also locate at 375 Pearl Street in support of the activities of the Federal Monitor and Inspector General. The Risk Management Bureau has five subunits – the General Counsel, the Investigations Unit, the Compliance Division, the Data Integrity Unit, the Risk Management Division and other support groups; and

WHEREAS: Approximately 85 uniformed and civilian staff (50 uniformed, 35 civilian) will work at 375 Pearl Street. The hours of operation vary for the different units but the hours will be generally Monday – Friday, from 7:00am to 6:00pm; and

WHEREAS: Access for possible weekend coverage is needed and 24/7 access is required. There is no parking requirement. Parking space will be provided as needed in and around 1 Police Plaza; and

WHEREAS: The proposed site will include offices, conference rooms, a reception/waiting area, locker rooms, a pantry, ADA bathrooms and approximately 70 work stations; and

WHEREAS: No perpetrators will be brought to the site. Arrests will continue to be processed at the 1st Precinct located at 16 Ericsson Place (a/k/a 19 Varick Street); and

WHEREAS: The NYC Department of Citywide Administrative Service (DCAS) has indicated that the City is reviewing 375 Pearl Street for potential additional office acquisition as the building is being repositioned; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 does not oppose the acquisition of office space by the NYPD at 375 Pearl Street; and

FURTHER

BE IT

RESOLVED

THAT: CB1 requests that any future change of use for this space be comparable office use, and that DCAS notify CB1 for any intended changes of use of space or additional acquisition at 375 Pearl Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 16 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 195 Notice of Intent to Acquire Office Space  
NYPD, 90 West Street, relocation of the World Trade Center Command  
Substation

WHEREAS: The New York City Police Department (NYPD) proposed to acquire approximately 3,000 square feet of ground floor space at 90 West Street, Manhattan. The space is needed for the relocation of the World Trade Center Command Substation (WTCC) from their current Lower Manhattan location; and

WHEREAS: The WTCC is currently sited at 130 Cedar Street in a ground floor retail space located in the immediate vicinity of the World Trade Center Memorial. The landlord of this space does not wish to extend the NYPD's current lease. The WTCC will need to vacate the space by January 1, 2016. The proposed new site at 90 West Street is within one block from the existing site on Cedar Street; and

WHEREAS: The WTCC provides a counterterrorism resource for the NYPD. The office acts as substation in the sense that it provides public access to the same services and referrals similar to a Police Precinct. The facility also acts as a Command Center for the Counterterrorism Division should an incident occur at the World Trade Center Memorial or anywhere in Lower Manhattan; and

WHEREAS: 90 West Street is a 23 story, 360,000 square foot building located just south of the World Trade Center site. The building occupies the east side of West Street/Route 9A, between Albany Street to the south and Cedar Street to the north; and

WHEREAS: 90 West Street was originally built as an office building but was converted to an apartment building with ground floor retail space in 2005. The building underwent extensive interior and exterior repairs after suffering major damage on 9/11; and

WHEREAS: The proposed site will have a waiting area, a conference room, a command room, restrooms and a break area for Police Officers. There are expected to be six civilian employees at the site; and

WHEREAS: No perpetrators will be brought to the site. Arrests will continue to be processed at the 1<sup>st</sup> Precinct located at 16 Ericsson Place (a/k/a 19 Varick Street). The

Substation boundaries are from Rector Street on the south to Murray Street on the north, west of Broadway. All staff working at 90 West Street will be separate and distinct from 1<sup>st</sup> Precinct personnel; and

WHEREAS: Approximately 40 NYPD officers are expected to work at 90 West Street per shift. The site will be in operation 24 hours a day, seven days a week. There is no parking required for this need. There is no locker room component, overnight lodging or cell space required for this need; and

WHEREAS: On May 18, 2015, CB1 received a letter from the NYPD stating that “the operation at 130 Cedar Street does not have any vehicles assigned to that particular site and this would remain true for the operation after its relocation,” and that Officers either take public transportation or are dropped off on post via Department vehicles; and

WHEREAS: NYPD has indicated that they have communicated and informed the residents of 90 West Street and that they do not have any objection to the acquisition; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 does not oppose the acquisition of office space by the NYPD at 90 West Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 1 Recused

RE: South Street Seaport letter to Mayor de Blasio

WHEREAS: The New York Landmarks Conservancy has drafted a letter to Mayor de Blasio regarding the South Street Seaport; and

WHEREAS: The letter outlines a series of priorities and concerns regarding future development at the South Street Seaport; and

WHEREAS: In addition to the New York Landmarks Conservancy, the letter has been drafted on behalf of the City Club of New York, Friends of South Street Seaport, Historic Districts Council, Metropolitan Waterfront Alliance, Save Our Seaport and Two Bridges Neighborhood Council; and

WHEREAS: Manhattan Community Board 1 has been invited to sign on to this letter; now

THEREFORE

BE IT

RESOLVED

THAT: This resolution authorizes Manhattan Community Board 1 to sign on to the New York Landmarks Conservancy's letter regarding the South Street Seaport to Mayor de Blasio.



CITY CLUB OF NEW YORK FRIENDS OF SOUTH STREET SEAPORT HISTORIC DISTRICTS COUNCIL  
MANHATTAN COMMUNITY BOARD 1 METROPOLITAN WATERFRONT ALLIANCE  
THE NEW YORK LANDMARKS CONSERVANCY SAVE OUR SEAPORT TWO BRIDGES NEIGHBORHOOD COUNCIL

May 20, 2015

The Honorable Bill de Blasio  
Mayor, City of New York  
City Hall  
New York, NY 10007

Re: The South Street Seaport

Dear Mayor de Blasio,

The undersigned represent thousands of New Yorkers concerned about plans for the South Street Seaport, a local and National Register Historic District.

We are deeply troubled that:

- The city is repeating past failures to protect the Seaport by entrusting the future of the district to a single developer.
- There is an egregious absence of transparency and public review of the plans for the Seaport.
- Stewardship is being entrusted to a developer who has not adequately demonstrated capacity, experience or desire to create a sustainable plan linking the interests of preservation to the economic vitality of the area.
- Plans for a skyscraper in the heart of the District will irreparably compromise the integrity of this treasure.

The South Street Seaport Museum is the City's last link to the commercial maritime history that fueled New York's economic success. You acknowledged this last fall in the *Downtown Express*, "**I think the Seaport Museum is really crucial to the city and I think it has to be protected because this is how New York City became New York City.**" The historic buildings the Museum occupies embody this narrative, yet they are at risk in the current proposal.

We ask you to pause all activity and provide material insights into:

- The developer's full plan for the Seaport.
- The current status of all ownership and leases on Seaport buildings and sites, including the right to program public spaces.
- The rationale for continuing the Museum's dependency on developer revenue instead of the City-funded approach typical at other cultural institutions across the City.

The unique character of the historic buildings and the Museum itself are a natural magnet to attract New Yorkers and tourists to the Seaport. They must be strengthened to ensure the area's future economic viability. The Seaport is ideally suited to reclaim its role as our City's market district and to welcome visiting historic vessels. The Museum should serve as the hub of an arts district. Better transportation by land and sea should connect the Seaport to downtown and other shore attractions throughout the City. Retail uses that complement the area's character will promote its economic success. Alternative stewardship models for managing and maintaining the Seaport and surrounding waterfront must be considered.

Past developers have not delivered promised revenues or district-wide revitalization. We fear that the current absence of comprehensive planning allows development to head in the wrong direction again and squander the potential of this remarkable resource. We demand an opportunity to get this right.

We look forward to an opportunity to sit down with you and the appropriate Commissioners to discuss this vital issue.

Sincerely,



Peg Breen  
President, The New York Landmarks Conservancy

ON BEHALF OF:  
City Club of New York  
Friends of South Street Seaport  
Historic Districts Council  
Manhattan Community Board 1  
Metropolitan Waterfront Alliance  
The New York Landmarks Conservancy  
Save Our Seaport  
Two Bridges Neighborhood Council

cc: The Honorable Gale Brewer  
The Honorable Margaret Chin  
Deputy Mayor Alicia Glen

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 52 Duane Street, application for restaurant wine and beer license for Fika 52 Duane Street LLC

WHEREAS: Fika 52 Duane Street LLC is applying for a restaurant wine and beer license for 52 Duane Street; and

WHEREAS: The hours of operation will be 7 a.m. to 8 p.m. on weekdays and 9 a.m. to 6 p.m. on weekends; and

WHEREAS: The total area of the restaurant is 1,600 square feet; 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 signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the grant of a liquor license at 52 Duane Street for Fika 52 Duane Street LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 251 Church St., application for restaurant liquor license for Two Hands Tribeca LLC

WHEREAS: Two Hands Tribeca LLC is applying for a liquor license; and

WHEREAS: The hours of bar service will be noon to midnight weekdays and 11 a.m. to 2 a.m. weekends; and

WHEREAS: The applicant has agreed to close windows at 9 p.m. on weekdays and 10 p.m. on weekends in compliance with Tribeca Committee guidelines; and

WHEREAS: The total area of the restaurant is 2,000 square feet with a public assembly capacity of 74; and

WHEREAS: The applicant intends 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 grant of a liquor license at 251 Church St. for Two Hands Tribeca LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MAY 26, 2015

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	2 Abstained	0 Recused

RE: 329 Greenwich Street, application for tavern wine and beer license for Muse Tribeca LLC d/b/a Muse Paintbar

WHEREAS: Muse Tribeca LLC is applying for a liquor license for 329 Greenwich Street; and

WHEREAS: The hours of operation will be 11 a.m. to 11 p.m. seven days a week with no liquor service until noon on Sunday; and

WHEREAS: The total area of the establishment is 4,400 square feet with a public assembly capacity of 112; and

WHEREAS: The applicant stated at the Tribeca Committee meeting on May 13, 2015 that there will be 20 tables and 110 seats; and

WHEREAS: The applicant stated at the Tribeca Committee meeting on May 13, 2015 that they will not have kitchen exhaust equipment; and

WHEREAS: The applicant should obtain approvals and permits prior to renovating, the Certificate of Occupancy should be classified for their use and a place of assembly certificate of operation is required for all interior spaces with 75 or more persons; 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: CB1 *opposes* the granting of a liquor license to Muse Tribeca LLC for 329  
Greenwich Street *unless* the applicant complies with the limitations and  
conditions set forth above.