

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Tunnel to Towers Foundation

WHEREAS: Tunnel to Towers Foundation has applied for a street activity permit starting Saturday, September 23, 2017 at 7:00 am and ending on Sunday, September 24, 2017 5:00 pm on Vesey Street between West Street and North End Ave.; and

WHEREAS: This will be the sixteenth year for this event with approximately 20,000 registered participants including 200 injured service members escorted by 2,500 cadets from The US Military Academy at West Point; and

WHEREAS: West Street will be closed between approximately 7 AM and noon and Liberty Street will only be closed during the run; and

WHEREAS: The applicant, the Tunnel to Towers Foundation, has agreed again that it will not serve alcohol as part of the event; and

WHEREAS: The applicant has conducted outreach to local businesses to try to work out any possible issues from the event; and

WHEREAS: With the exception of the Vesey Street concert there will be no electronic amplification used of any kind within 200 yards of a residential building, and if there is such amplification further away, speakers must face away from residential buildings so that it not disturb those residents; and

WHEREAS: In response to a request by the Battery Park City Committee, the applicant agreed to make best efforts to, at all times during the event, provide professional security at the exit to Brookfield Properties onto Vesey Street and at the security checkpoint located at Vesey Street and Goldman Alley to facilitate and assist with event security and pedestrian access and passage between the two above named locations; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 does not oppose the application submitted for Tunnel to Towers Foundation street activity permit for September 23-24, 2017 subject to the following conditions:

1. The NYC Department of Transportation 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
5. North/South access via Goldman Alley will be open during the whole event and the Medical Tent moved away as much as possible from the Route 9A Walkway/Bikeway
6. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times
7. Liberty Street will only be closed during the run
8. With the exception of the Vesey Street concert there will be no electronic amplification used of any kind within 200 yards of a residential building, and if there is such amplification further away, speakers must face away from residential buildings so that it not disturb those residents.
9. There is local community outreach inviting and allowing residents of the area to participate in the event; and
10. The applicant makes best efforts to, at all times during the event, provide professional security at the exit to Brookfield Properties onto Vesey Street and at the security checkpoint located at Vesey Street and Goldman Alley to facilitate and assist with event security and pedestrian access and passage between the two above named locations.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	10 In Favor	0 Opposed	1 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: 180 Maiden Lane, Notice of Intent to Acquire Office Space by New York City Department of Investigation - N170100PXM

WHEREAS: The Department of Citywide Administrative Services (DCAS) and Department of Investigation (DOI) have filed with the Department of City Planning a Notice of Intent to Acquire Office Space pursuant to Section 195 of the New York City Charter for use of property located at 180 Maiden Lane; and

WHEREAS: The DOI proposes to acquire approximately 275,000 square feet of office space at 180 Maiden Lane. This space is needed so that DOI can relocate from inadequate space at 80 Maiden Lane and 83 Maiden Lane as well as to consolidate all DOI offices in one location; and

WHEREAS: The agency uses a mix of on-street placard parking and interior garage spaces. There will be no change to the location or amount of parking used by the agency; and

WHEREAS: Community Board 1 (CB1) has expressed its displeasure that this application was referred to us on short notice, and by the time this application was reviewed by the Financial District Committee it had already been approved by the Department of City Planning (DCP); now

THEREFORE

BE IT

RESOLVED

THAT: CB1 does not oppose DCAS's Notice of Intent to Acquire Office Space for use of property located at 180 Maiden Lane by DOI; and

BE IT

FURTHER

RESOLVED

THAT: DCAS has represented that it will inform CB1 when they submit a Notice of Intent to Acquire to DCP and make every effort to get Section 195 applications to Community Boards as soon as possible so that we may have adequate time for review prior to a decision by the DCP.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	11 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: 3 WTC – Level 3 aka 175 Greenwich Street, application for liquor license for Hawksmoor Group LLC d/b/a Hawksmoor

WHEREAS: The applicant, Hawksmoor Group LLC d/b/a Hawksmoor, is applying for a restaurant liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 10:00AM – 1:00AM on Sunday, 7:00AM – 1:00AM Monday – Thursday, and 7:00AM – 2:00AM on Friday and Saturday; and

WHEREAS: The establishment will be 13,881 square feet (SF) including a dining area of 5,360 SF with 84 tables and 290 chairs; a bar area of 2,450 SF with 24 tables, 90 chairs and 14 bar stools; and a kitchen area of 1,950 SF; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does not intend to apply for a sidewalk café 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 not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to Hawksmoor Group LLC d/b/a Hawksmoor unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	11 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: 52 William Street, application for hotel liquor license for SCCQ Downtown LLC & Bailey Restaurant Group Inc.

WHEREAS: The applicant, SCCQ Downtown LLC & Bailey Restaurant Group Inc., is applying for a hotel liquor license; and

WHEREAS: This application is for a transfer of ownership and there is no change in method of operation for the restaurant. They will be using the same operator. Community Board 1 has not received any complaints about this establishment; and

WHEREAS: The hours of operations for bar service will remain 12:00PM – 4:00AM all week; and

WHEREAS: The establishment will remain 3,040 square feet (SF) with a dining area of 1,804 SF with 28 tables and 90 chairs; a bar area of 881 SF with 23 chairs; and a kitchen area of 355 SF; and

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

WHEREAS: The applicant has represented that there are 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; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a liquor license to SCCQ Downtown LLC & Bailey Restaurant Group Inc. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 308-310 Canal Street (53 and 55 Lispenard Street), application for 2-story rooftop addition (with mechanical equipment, bulkheads and railings), storefront and window modifications

WHEREAS: The two landmarked buildings at 308-310 Canal Street (53 and 55 Lispenard Street) in the Tribeca East Historic District (between Church Street and Broadway) are excellent examples of mid-19th century Italianate and Neo-Grec style brick masonry loft buildings with beautiful historic details including inscribed lintels, metal cornices and cast iron piers, and

WHEREAS: The application calls for a 2-story rooftop addition on the existing 4-story loft buildings, extending 21'4" above the existing roof at 308 Canal St. with the proposed stair bulkhead extending 32' above, and

WHEREAS: The proposed rooftop addition is inappropriate as it adds significant bulk and height which is highly visible, particularly looking from the north, where the rooftop addition is seen at the end of an important urban view corridor down Mercer Street, and

WHEREAS: The proposed rooftop addition is also inappropriate as it overpowers the scale of the existing buildings at 308 and 310 Canal Street, and

WHEREAS: The proposed rooftop addition's standing seam metal exterior cladding, large monolithic glazed openings and sloped "mansard" façade on Canal Street are not sufficiently contextual, and

WHEREAS: The proposed frameless glass storefront windows and entry doors on Canal Street are not appropriate and should be replaced with wood frames around the glazing in keeping with the neighborhood's historic storefronts including the proposed Lispenard Street storefronts, and

WHEREAS: The proposed removal of the existing historic fire escape at 55 Lispenard Street (308 Canal Street) should not be approved as this is an important historic feature on the streetscape, and

WHEREAS: The existing Canal and Lispenard Street proposed façade renovations of the original historic 19th Century cast-iron storefront elements, stone work, cornices and window replacement above the storefront level are appropriate, and

WHEREAS: The Lispenard Street proposed storefronts are appropriate, and

WHEREAS: CB1 appreciates the complete and clear presentation provided by the applicant, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 supports the proposed renovation of the buildings' existing historic facades, the Lispenard Street storefronts and the window modifications above the storefront level, and

BE IT

FURTHER

RESOLVED

THAT: CB1 urges the Landmarks Preservation Commission to reject the present application for the 2-story rooftop addition and proposed storefront renovation at 308-310 Canal Street.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 31 In Favor 3 Opposed 1 Abstained 0 Recused

RE: 53-55 Beach Street, application for reconsideration of one-story rooftop addition

WHEREAS: This application calls for the issuance of a certificate of appropriateness for the construction of a one-story rooftop addition on this late-19th Century building in the Tribeca West Historic District, and

WHEREAS: The initial application came before the Community Board in February of 2007 and was approved unanimously, with amendments requesting a reduction in overall bulk, and

WHEREAS: The application then went through the approval processes of all other city agencies, and Community Board 1's request for bulk modifications was drawn into the final plan, and

WHEREAS: The only reason this has returned to us is that the original Landmarks Preservation Commission permit expired, the required minimum amount of construction having not been completed, and

WHEREAS: The owner is the same as before, and has been located in Tribeca for many years, and

WHEREAS: The proposed program for the rooftop addition remains the same, as an extension of the applicant's horticultural business, now

THEREFORE
BE IT
RESOLVED

THAT: The Landmarks Committee of Community Board 1, Manhattan recommends that the Landmarks Preservation Commission approve this application.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 250 West Street, application for renovation of existing penthouse

WHEREAS: This application is for the replacement of damaged glass doors on the penthouse, and the addition of two new mechanical structures on the roof top, and

WHEREAS: This penthouse was originally approved by LPC in 2010, with modifications suggested by CB1, and

WHEREAS: This comes back to us because, the applicant said, LPC approval requires a public review because there are possible visibility issues, and

WHEREAS: The new replacement doors have wider cladding, with the glass correspondingly lower, but the overall height of the doors the same, and

WHEREAS: There will also be two new, more visible structures for mechanicals, namely a new chimney for a gas fireplace and a draft inducer for the fireplace, and

WHEREAS: The committee found the visibility of the new mechanicals not objectionable, and

WHEREAS: The committee had no objections to the replacement glass doors, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission approve this request for renovations.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: NEW BUSINESS

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

RE: Metropolitan Transportation Authority Land Development - Senate Bill 8037 and Assembly Bill 10421

WHEREAS: In June 2016, the New York State Legislature passed the budget with a provision that expands the definition of “transportation purposes” with regard to the Metropolitan Transportation Authority’s (MTA) holdings; and

WHEREAS: Previously, the MTA was constrained by zoning regulations for the development of properties for any other purpose other than a true transportation use; and

WHEREAS: Based on information available from MapPluto, it appears that the MTA owns 656 properties encompassing 41 million square feet of land across New York City including 221 sites that are zoned for residential use and the maximum buildable Floor Area Ratio (FAR) for these properties is 3.15; and

WHEREAS: Without this bill there is literally no limit to what can be built on these sites; and

WHEREAS: Zoning is a fundamental tool employed by municipalities to shape land use and development in the most equitable way, so exempting the MTA or any other authority with land holdings from these regulations is a dangerous precedent; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 asks Governor Andrew M. Cuomo to sign Senate Bill 8037 and Assembly Bill 10421 before November 28, 2016 to make the MTA subject to the same zoning regulations as all other property owners in the city and state.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

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

RE: 119 South Street, application for sidewalk café renewal for PC Restaurant Corp.
d/b/a Paris Café

WHEREAS: The applicant, PC Restaurant Corp. d/b/a Paris Café, is applying for an
unenclosed sidewalk café license renewal; and

WHEREAS: The sidewalk café will remain the same, with 13 tables and 26 chairs; and

WHEREAS: Community Board 1 has not received any complaints about this establishment;
now

THEREFORE

BE IT

RESOLVED

THAT: CB1 does not oppose the sidewalk café license renewal application for PC
Restaurant Corp. d/b/a Paris Café/

COMMUNITY BOARD #1 –MANHATTAN
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DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

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

RE: 15 Cliff Street, application for café/restaurant liquor license for Hole in the Wall

WHEREAS: The applicant, Hole in the Wall, is applying for a restaurant/cafe liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 12:00PM – 10:00PM Sunday – Thursday and 10:00AM – 12:00AM Friday and Saturday; and

WHEREAS: The establishment will be 996 square feet (SF) with a dining area of 500 SF with 8 tables and 35 chairs; a bar area of 50 SF; and a kitchen area of 350 SF; and

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

WHEREAS: The applicant has represented that there are not 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; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a liquor license to Hole in the Wall unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 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: 2016-4262-BZ
279 Church Street Street, application for a Board of Standards and Appeals special permit to legalize the third floor and approve the second floor of the building located at 279 Church Street for a physical culture establishment

WHEREAS: Lyons Den Power Yoga has filed an application with the Board of Standards and Appeals under section 73-36 of the New York City Zoning Resolution for a special permit to legalize the third floor and approve the second floor of the building located at 279 Church Street for a physical culture establishment, and

WHEREAS: The ground floor of the Building contains an eating and drinking establishment; the second floor is vacant and is the subject of this application, the third floor is utilized as a yoga studio with shower facilities operated by the applicant and the fourth and fifth floors are residences, and

WHEREAS: The third floor is approximately 1,200 square feet and contains a studio for yoga activities, one restroom and a second restroom which contains lockers and two showers and the second floor is approximately 1,300 square feet and is proposed to contain a reception/waiting area, a studio for yoga activities, ADA accessible restroom and a locker room with four showers and

WHEREAS: The use of the third floor as a yoga studio with shower facilities has existed for almost three years and there have not been any complaints regarding the use of the building for a yoga studio, and

WHEREAS: Both spaces will be utilized solely for the practice of yoga with approximately eight to twelve classes ranging from 45 minutes to 90 minutes throughout the day and approximately 150-200 patrons per day, and

WHEREAS: The hours of operation currently and proposed are from 5:30 a.m. to 9:00 p.m. during the week, and 7:00 a.m. to 8:00 p.m. on weekends, and there will be a total of approximately fourteen employees, with two to three employees per shift, and

WHEREAS: It is anticipated that no weights, pull-up bars or rings will be utilized, and

WHEREAS: A sound limiter will be installed on the music system which will play only soft New Age music, and

WHEREAS: The Physical Culture Establishment would not have a negative impact on the

surrounding area, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the Board of Standards and Appeals grant a special permit to legalize the third floor and approve the second floor of the building located at 279 Church Street for a physical culture establishment.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2016

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	1 Opposed	1 Abstained	0 Recused

RE: 88 Franklin Street, application for liquor license for Acqua Ancient Bath New York LLC

WHEREAS: The applicant, Acqua Ancient Bath New York LLC, has applied for a wine and beer license for 88 Franklin Street; and

WHEREAS: This establishment is a spa and would serve wine and beer only as part of a spa treatment package that will be available to no more than 10-12 clients per day; and

WHEREAS: The applicant requested hours of operation of 8 a.m. to 11 p.m. seven days a week with wine service starting at 10 a.m. each day; and

WHEREAS: There will be recorded background music only and live music which will be limited to one acoustic guitar player; and

WHEREAS: The total area of the establishment is 16,000 square feet; and

WHEREAS: There will be no more than five promoted events per year at which alcohol will be served; and

WHEREAS: Acqua Ancient Bath New York shall ensure that its daily operations and five promoted events per year at which alcohol will be served do not negatively impact the quality of life of its neighbors; and

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

WHEREAS: The applicant does not intend to apply for a sidewalk café 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 granting of a liquor license for 88 Franklin Street unless the applicant complies with the limitations and conditions set forth above.

