

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	15 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Park Row & Broadway

WHEREAS: Park Row and Broadway is a hub of pedestrian activity with nearby subway stations and tourist destinations; and

WHEREAS: In order to increase pedestrian space and accessibility, the NYC Department of Transportation (DOT) is proposing pedestrian safety improvements at the intersection to shorten crossings, reduce conflicts, and clarify vehicular movements; and

WHEREAS: The proposal includes adding a painted curb extension at Park Row/Broadway/Barclay St and a concrete island at Park Row/Broadway/Vesey St to shorten pedestrian crossings and increase sidewalk space; and

WHEREAS: In addition, the proposal will install one thru lane and one left turn lane on Park Row approaching Broadway and one thru lane and one right turn lane on Barclay St approaching Church St; and

WHEREAS: DOT will return to Community Board 1's Landmarks Committee meeting for review as the plan borders City Hall Park which is a landmarked site; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 does not oppose the Park Row/Broadway proposal and requests:

- Increased traffic enforcement once the plan is in place
- The concrete island is kept free of vendors
- The plan is considered in the context of comprehensive bike path planning and that these changes wouldn't impact or be a disincentive for bicycle paths; and

BE IT  
FURTHER  
RESOLVED

THAT: When you are traveling East on Vesey towards Broadway, the proposal, if enacted, would result in a tight left turn into only one lane onto Park Row. Currently when making that left you have two lanes to travel through. Proper signage is required to ensure that drivers know exactly how to get onto Park Row.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	17 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 10 Hanover Square, Board of Standards and Appeals application for a special permit to allow the operation of a physical culture establishment  
40-06-BZ

WHEREAS: 10 Hanover Square was formerly owned by the Witkoff Group and occupied by Goldman Sachs from 1998 to 2004. As an amenity to its employees, Goldman Sachs provided a physical culture establishment (PCE) on its premises for their use; and

WHEREAS: This facility was in operation for many years and occupied the first floor, cellar and sub-cellar space. It was open only to employees of Goldman Sachs and was therefore deemed an accessory use and did not require a special permit from the Board of Standards and Appeals (BSA); and

WHEREAS: When Goldman Sachs vacated the premises and the building was converted to residential use, the Board of Standards and Appeals granted a special permit in 2006 to allow the operation of a physical culture establishment at 10 Hanover Square for a term of ten years; and

WHEREAS: Goldman Sachs rescinded its lease for the PCE to the new owners, UDR 10 Hanover, LLC who signed a lease on the PCE with 10 Hanover Gym, LLC; and

WHEREAS: Now, the PCE facility is open for the residents of the building and the general public. The usage was not altered in a significant manner, only the operators (10 Hanover Gym, LLC – Complete Body); now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 does not oppose the BSA granting a special permit to allow operation of a PCE at 10 Hanover Square.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 170 Duane Street, an application to modify a previously altered building located within the Tribeca West Historic District with a 2-story rear yard addition and front façade window replacement

WHEREAS: The building's original façade has been previously heavily altered in the 1990's including the addition of 2 new floors, and

WHEREAS: The raising of the front façade's 6th floor window lintels and glass doors is appropriate, and

WHEREAS: The infilling of a 5th floor lot line window along the West wall is necessary to allow for the future enlargement of 168 Duane Street (the neighboring building to the West), and

WHEREAS: The brick infill to match existing brick at the 5th floor West parapet (minimally visible from Jay Street) does not compromise the look of the building and will most-likely be blocked by the future 168 Duane Street enlargement, and

WHEREAS: The horizontal enlargement of the rear 5th and 6th floors will align the rear façade with the future rear façade of 168 Duane Street, create approximately 500 square feet of additional floor area and it will appropriately not be visible from a public way, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve the proposed alterations using the same existing materials from the 1990's renovation.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

BOARD VOTE:             40 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                    109 West Broadway, application for painting sidewalk café structure white,  
adding standing seam metal roof and signage

WHEREAS: The proposed changes to the enclosed sidewalk café in the Tribeca West Historic District are relatively minor, and

WHEREAS: Those changes include changing the canopy colors to gray and off-white, and replacing the canvas roof to standing-seam metal, using the existing framing, and

WHEREAS: The applicants represent that the historic “Paste Paper Push” sign above the second floor façade will stay, and is out of the scope of their lease, and

WHEREAS: The proposed alterations are, in fact, better than the long-existing conditions, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN  
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DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

BOARD VOTE:             40 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                   222 West Broadway, application for approval of existing awning

WHEREAS: This retail establishment has been located at the current location in the Tribeca West Historic District for many years, and

WHEREAS: The awnings themselves actually lend street front presence to the block where the store is located, and

WHEREAS: The non-compliant awning side skirts, if removed, would expose ugly security gate mechanisms, now

THEREFORE

BE IT

RESOLVED

THAT:                CB1 recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

RE 53-55 Beach Street, application for legalization of ADA compliant wheelchair lift

WHEREAS: While this application calls for the legalization of installation of a currently very visible ADA-compliant wheelchair lift and other work, and

WHEREAS: As stated in the community board 1 resolution of October 24, 2017, the lift was installed with full knowledge that it had not been approved by the Landmarks Preservation Commission or reviewed by CB1, because according to the applicant's representative, a lease threshold had been reached on October 15, 2017, triggering the installation work with or without Landmark Preservation Commission approval. Additionally, many violations have been issued to this building, including those from the Department of Buildings, the Landmarks Preservation Commission, and the Department of Transportation, and

WHEREAS: 53-55 Beach Street is on a cobble stone street and is a six-story masonry timber framed corner warehouse building with a nine-bay warehouse style façade of bold round arched openings at street level that retain their stone keystones located on Beach Street and Collister Street (a mid-block alley) within the Tribeca West Historic District, and

WHEREAS: The Beach Street side of the building has a truck loading dock platform of black painted steel and a metal glass canopy above the loading dock, and

WHEREAS: The illegal current location of the ADA vertical lift is between the center and east Beach Street arches of the same color (black) as the loading dock with two non-transparent door panels, and

WHEREAS: The committee felt that current placement of the ADA lift was inappropriate and rejected it as highly visible which substantially diminishes the originality and aesthetics of the three magnificent round arched openings on Beach Street which aesthetically and contextually continues around the building to the five Collister Street arched openings, and

WHEREAS: The committee felt that the Landmarks Preservation Commission recommendation to add transparency to the top panels of the ADA lift door was appropriate, and

WHEREAS: Other completed or requested work for legalization or approvals are:  
1) Installation on the façade of the loading dock of a black 10”x10” louver for gas meter room fresh air intake. (completed)  
2) Repainting of the existing deck (black) if necessary. (partially completed)  
3) Install railing along central storefront once future interior building work is complete. (partially completed), now

THEREFORE  
BE IT  
RESOVLED

THAT: The committee reserved comment on the louver, deck painting, and the railing until the applicant returns to the committee, and

BE IT  
FURTHER  
RESOLVED

THAT: The committee would like the applicant to relocate the ADA lift to a more appropriate and less visible location to an area at either extreme ends of the loading dock that would respect the continuity and visibility of the buildings nine-bay warehouse style façade round arched openings and then return to the committee with such implementation information and renderings, and

BE IT  
FURTHER  
RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission continue to hold over this application and not legalize the work at this time until the above issues outlined are satisfied and the applicant returns to the committee for further review and recommendations.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

BOARD VOTE: 36 In Favor 3 Opposed 0 Abstained 1 Recused

RE: Pier 17, an application for temporary roof structures atop the roof of the newly constructed pier building;

WHEREAS: The proposed stage and canopies are scheduled to be installed on the roof from May through September 2018 (summer only), and

WHEREAS: The pier 17 building is a non-contributing non-historic pier building within the South Street Seaport historic district, and

WHEREAS: There are two temporary structures proposed for the roof of Pier 17 – Temporary canopies for the restaurant on the West side and a temporary stage assembly at the East roof field, and

WHEREAS: The proposed fabric canopies rise to a maximum height of approximately 20 feet above the Pier 17 and cover only the roof restaurant's patio (approximately 7,000 sf), and

WHEREAS: The committee requests that the canopies are extended to provide coverage of surrounding public areas where patronage of the restaurant is not required to enjoy the shades, and

WHEREAS: The 41 foot high stage is made of 77 pcs of lightweight woven hexagons that creates a crystalline like envelope, and

WHEREAS: The stage and canopies are visible from all around the East River and South Street and East River piers, and

WHEREAS: The applicant has performed (hopefully in excess) all required wind tests for the canopies and stage to ensure public safety in inclement weather, and

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve the two-part proposal noting there is nothing exceptional or historically appropriate about the design of the 21<sup>st</sup> century Pier 17 building and subsequently the two temporary roof additions, and



BE IT  
FURTHER  
RESOLVED

THAT: CB 1 remains concerned about the logistics, safety and resiliency of all buildings in within our community, especially those temporary structures located in high wind areas along our waterfronts that provide shelter for large gatherings of people.

COMMUNITY BOARD #1 – MANHATTAN  
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DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

RE:                   21-25 Fulton Street, an application to install a new handicap lift and ramp along the main artery of the South Street Seaport Historic District

WHEREAS: There are three existing non-handicap accessible retail stores located at 21-25 Fulton Street, and

WHEREAS: These three buildings were built in 1845-46 with simple brick upper stories, granite piers and raised granite sidewalk slabs, and

WHEREAS: The applicant's proposal would cover all of the existing granite sidewalk slabs with a painted metal and wooden slat surface from East to West along the three Fulton Street façades, and

WHEREAS: In order to safely provide handicap accessibility, a foldable rail-type lift device is planned for the western side of the raised sidewalk with 3 sets of stairs and railings covering the storefront facade, and

WHEREAS: The proposed painted metal and wood slat raised sidewalk materials are not similar to any of the prototypical historical South Street Seaport building entrances, and

WHEREAS: The committee would prefer the applicant keep, raise, or find another design that instead showcases the historical character of the existing raised granite sidewalk slabs while also providing the needed handicap access, and

WHEREAS: The applicant should study the traffic at the corner of Fulton and Water Streets to ensure the proposed handicap lift will not create a bottleneck, and

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission staff work with the applicant to find a solution that does not completely cover the original granite slabs that have been lying in front of these three storefronts since 1845.

COMMUNITY BOARD #1 – MANHATTAN  
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DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

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

RE: 111 Broadway and 115 Broadway, application for alterations to Thames Street façades

WHEREAS: The application calls for specific modifications to the façades of 111 Broadway and 115 Broadway – sister buildings and individual New York City landmarks – that front on Thames Street between Broadway and Trinity Place as part of a larger project to redesign this block, and

WHEREAS: In brief, the proposal would open the infilled window penetrations that once let onto long-gone areaways, and

WHEREAS: Since both Thames Street and the lowest level of the building elevations on this block slope radically, the infilled arches would be re-opened with windows, their sizes matching current conditions, and

WHEREAS: All but two of the 24 windows are arched, and would be of dark bronze and black extruded aluminum, replicating –with minor exceptions – the original, magnificent cast-iron and wood windows, and

WHEREAS: Existing doors would also be restored, and

WHEREAS: Five retail blade signs would be affixed to the façades, and

WHEREAS: Very beautiful and appropriate Bishop’s Crook sconces would be affixed to the buildings at street-level, and

WHEREAS: The larger plan will turn this narrow, 30-foot wide block of Thames Street into a pedestrian-only thoroughfare, and

WHEREAS: While the application is commendable, five blade signs and 14 lights would move this from a more accessible and meaningful passage into a glaring outdoor retail mall, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission approve the façade modifications, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The 14 lights are reduced in number, along with the blade signs.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 26 Ann Street, application for a lounge/lobby hotel liquor license for 143 Fulton Street Development Owner LLC and Good Guys Hospitality d/b/a The Moxy Downtown

WHEREAS: The applicant, 143 Fulton Street Development Owner LLC and Good Guys Hospitality d/b/a The Moxy Downtown, is applying for a lounge/lobby hotel liquor license; and

WHEREAS: The space the applicant is seeking to license is a restaurant/bar area on the third floor; and

WHEREAS: There will be no room service or mini bars in the hotel; and

WHEREAS: At the Licensing & Permits Committee meeting on November 8, 2017, the applicant and Committee agreed to the following hours for alcohol service: 8:00AM – 2:00AM Monday – Saturday and 10:00AM – 2:00AM on Sunday with the option to come back after one year and apply for an extension of hours based on performance; and

WHEREAS: The establishment is a total of 128,690 square feet (entire hotel including private guest rooms and public spaces) including a dining area of 350 square feet with 12 tables and 34 seats (additional seating for 30 in event space); a bar area of 700 square feet with 15 tables, 39 seats and 12 barstools; and a kitchen area of 290 square feet; 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 represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: After reaching an agreement on hours of operation at the Licensing & Permits Committee meeting, the applicant's attorney notified the Community Board 1 office afterwards that the applicant does not want to limit the hours of operation and would not be signing the stipulation sheet; and

WHEREAS: The Licensing & Permits Committee had voted to recommend approval of this application based on the agreement made and memorialized in the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a lounge/lobby hotel liquor license to 143 Fulton Street Development Owner LLC and Good Guys Hospitality d/b/a The Moxy Downtown unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 101 Greenwich Street, application for a liquor license for Convene at 101 Greenwich, LLC

WHEREAS: The applicant, Convene at 101 Greenwich, LLC, is applying for a liquor license; and

WHEREAS: The hours for alcohol service will be 10:00AM – 12:00AM all week; and

WHEREAS: The establishment is a total of 51,000 square feet including a dining area of 20,000 square feet; and a kitchen area of 1,000 square feet; 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 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 a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a liquor license to Convene at 101 Greenwich, LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 123 William Street, application for a beer & cider license for Furukawa Toru d/b/a Benton Cafe

WHEREAS: The applicant, Furukawa Toru d/b/a Benton Cafe, is applying for a beer & cider license; and

WHEREAS: The hours for alcohol service will be 11:00AM – 9:00PM all week; and

WHEREAS: The establishment is a total of 3,500 square feet including a dining area of 1,500 square feet with 40 tables and 75 seats; and a kitchen area of 1,000 square feet; 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 represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed a stipulations sheet; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of a beer & cider license to Furukawa Toru d/b/a Benton Cafe unless the applicant complies with the limitations and conditions set forth above.



COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	7 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 221 West Broadway/5 White Street, application for a liquor license for Town Stages, LLC

WHEREAS: The applicant, Town Stages LLC, is applying for an on-premises liquor license, (OP); and

WHEREAS: The applicant stated their method of operation, (MofO) would officially be; ‘Community Arts Center’; and

WHEREAS: The applicants proposed hours of bar service operation will be; 9:00am – 1:00am Monday – Thursday, 9:00am to 2:00am Friday, and Saturday and 10:00am to 1:00am Sunday; and

WHEREAS: The applicant states the premises will remain open 24 hours a day and 7 days a week (24/7); and

WHEREAS: The applicant further states they will not serve alcohol 24/7; and

WHEREAS: The establishment will be a 24/7 ‘Community Arts Center’ with a total of 11,000 square feet and a public assembly (PA) capacity of 236. (The applicant claimed a PA of 225), and

WHEREAS: The dining/restaurant area is 3,000 square feet with 7 tables and 58 chairs and a bar area of 3,000 square feet with 10 tables and 60 seats; and

WHEREAS: Although in a C6-2A Zoning District it is unusual and unprecedented to have an establishment with a 24/7 MofO that will serve alcohol in such a densely packed residential neighborhood in Tribeca; and

WHEREAS: The applicant has represented that there will be live, recorded and DJ music and will use sub-woofers and that there will be non-musical theatre and performance dancing entertainment, as well as filming and recording; and

WHEREAS: The applicant stated that there will be public dancing as well; and

WHEREAS: The applicant also represented that they will host weddings and other types of ‘large or major events’; and

WHEREAS: The applicant has represented that they will comply with the noise code and that windows will remain closed and that sound proofing is required in their lease agreement with the landlord; 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 represented that there are 3 or more establishments, 16 in total, with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: Several neighbors and building representatives living in the building and in the adjacent buildings testified in opposition to the application based upon their experience with noise from other prior establishments at this location; and

WHEREAS: The residents are also concerned about the traffic, crowd control and quality of life disruptions from weddings and other large events such as drop-offs, pick-ups, limo and uber cars causing noise; and

WHEREAS: The residents provided documentation of noise complaints of the applicants' previous location in Chelsea where they did not have an OP license; and

WHEREAS: As is standard we request that applicants provide security, traffic and crowd control personnel when the proposed nature of the establishment will cause quality of life disruptions on the street; and

WHEREAS: The residents were concerned about the White Street side of the building in that the glass wall needs to be sound proofed and that White Street not be used for public entrance and/or exit; and

WHEREAS: Some business owners who worked with the applicant in the past and one neighborhood resident who knew the business owners spoke in favor; and

WHEREAS: It was felt by the committee to minimize the quality of life disruptions of the 24/7 establishment, that the applicant be allowed 4 major events per month and only on a Friday or Saturday; and

WHEREAS: Although properly instructed, the applicants' Notification Posters in the neighborhood had the wrong address for the committee meeting, potentially sending residents to a different committee meeting location; and

WHEREAS: The applicant *has refused*, despite good faith efforts by the community, to agree to the stipulations requested by the Committee and residents, after an hour and a half discussion. The applicant refused to compromise with the committee and the residents to work out differences.

These are the conditions requested by the committee and the residents:

- Soundproofing to be completed. An acoustical study, to the specifications of the first acoustic report at a minimum, should be commissioned to guarantee appropriate soundproofing and installation by a qualified soundproofing contractor as per the 2016 Acoustilog report and recommendations.
- The glass windows on the White Street side need to be soundproofed.
- White Street is not to be used as a public entrance and/or exit.
- The hours of liquor service may start at 10:00 am 7 days a week and end at 11:00 pm during weekdays Sunday thru Thursday, and end at 1:00 am on Friday and Saturday.
- There shall be no more than 4 major high impact evening events permitted per month, and only on a Friday or Saturday, information about which will be sent to neighbors and the Community Board for which adequate security, pedestrian and vehicular traffic controls will be exercised.
- The owners Robin Sokoloff and Scott Sokoloff will provide their cell phone numbers to the residents.

THEREFORE  
BE IT  
RESOLVED

THAT: The applicant has represented that there are 3 or more establishments, 16 in total, with on-premises liquor licenses within 500 feet of this establishment, requiring a 500 foot rule hearing to determine if granting an OP license is in the public interest; and

BE IT  
FURTHER  
RESOLVED

THAT: Because the applicant refused to agree to the stipulations above; CB1 *opposes* the granting of an on-premises liquor licenses to Town Stages, LLC *unless* the applicant complies with the stipulations, limitations and conditions set forth above.