DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused BOARD VOTE: 5 In Favor 1 Opposed 1 Abstained 0 Recused

RE: 101 Reade Street, application to install a handicap ramp

WHEREAS: In order to provide ADA access to the first floor of 101 Reade Street, a 22 foot

long ramp is proposed spanning all 4 cast iron storefront bay, and

WHEREAS: The proposed painted metal ramp and railings are replacing existing non-original

painted metal steps for the new school, and

WHEREAS: The 101 Reade Street residential condominium board requested the applicant

include a 4 foot tall "faux planter" in front of the easternmost column to create

privacy for the residential entry door, and

WHEREAS: The planter completely blocks the original cast iron column base decoration, and

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 recommends the Landmarks Preservation Commission

approve the proposal excluding the "faux" planter.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 6 In Favor 0 Opposed 1 Abstained 0 Recused BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 8 Jay Street, application for storefront renovation

WHEREAS: This application calls for the substantial modification of the entire storefront of 8

Jay Street, including a long portion of Staple Street, running south approximately

one-half block, and

WHEREAS: This corner is a defining locus of the Tribeca West Historic District, famously

filmed, and a primary reason the district was landmarked, and

WHEREAS: This stretch of Duane Street terminates in a vista of Duane Park, and

WHEREAS: Masonry is the typology of the district, and especially this immediate area, and

WHEREAS: All the blown-out conventional glass in this proposal would stick out wildly, and

turn the deft and antique alley of Staple Street into a mini-Spring Street, and

WHEREAS: The architect, long sensitive to conceptuality, has been towing a fine line to

accommodate the wishes of Landmarks Preservation Commission staff's desire for more glass and the Community Board's desire for less, the latter in keeping

with the nature of the landmarks district, and

WHEREAS: This tilt toward a long, linear glass punch-out in defiance of the very reason the

LPC designated this district is inexplicable, even with the understanding that

preservation theory swings wildly every decade or so, and

WHEREAS: The beautiful horizontal banding that turns the corner and distinguishes the

building should pick up again in the southernmost Staple Street bay, and

WHEREAS: We recommend that the color be the same dark and beautiful red as on the rest of

the building's detailing, and

WHEREAS: All other elements of the proposal, including the Jay Street façade, are acceptable,

and we commend architect William Rogers for his care, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends that the LPC approve this application, with tremendous

reservations, and we hope that the Landmarks Preservation Commissioners will

work with the architect to resolve the issues discussed.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 1 Recused PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused BOARD VOTE: 29 In Favor 3 Opposed 0 Abstained 0 Recused

RE: 95 South Street, Building B, application for a seasonal liquor license for HHC

Riverdeck, LLC

WHEREAS: The applicant, HHC Riverdeck, LLC, is applying for a seasonal liquor license;

and

WHEREAS: The hours of operation will be 11:00AM – 1:00AM Sunday – Wednesday and

11:00AM - 2:00AM Thursday - Saturday; and

WHEREAS: The establishment is a total of 43,858 square feet on Pier 17 with different spaces

for food service and bars. The different spaces indicated are "B Building" of 979 square feet with food and drink service; "E Building" of 3,206 square feet with food and drink service; "North Porch" of 27,620 square feet with drink service;

and "East Bar" of 6,268 square feet with drink service; and

WHEREAS: The establishment will have DJs, live music, promoted events and scheduled

performances. However, the CB1 Licensing & Permits Committee was satisfied with the sound control and security measures taken by the applicant and all

amplified music will end by 10 PM; and

WHEREAS: The applicant has provided a dedicated phone number that can be used in the case

of any disturbances. The applicant has confirmed that an individual can be

reached at this number during all times Pier 17 is open; 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; and

WHEREAS: CB1 requests that the applicant return to the Licensing & Permits Committee 6

months after Pier 17 opens to report on how operations are going and to address

any concerns; now

THEREFORE BE IT

RESOLVED

CB1 <u>opposes</u> the granting of a seasonal liquor license to HHC Riverdeck, LLC <u>unless</u> the applicant complies with the limitations and conditions set forth above. THAT:

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 1 Recused PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 95 South Street, application for a liquor license for HHC Bridgeview, LLC

WHEREAS: The applicant, HHC Bridgeview, LLC, is applying for a liquor license; and

WHEREAS: The hours of operation will be 11:00AM – 1:00AM Sunday – Wednesday and 11:00AM – 2:00AM Thursday - Saturday; and

WHEREAS: The space to be licensed is a total of 53,880 square feet on the Pier 17 rooftop and will be used in different configurations depending on the event. The space includes a "green room", catering kitchen, rooftop concert configuration, rooftop catering configuration and rooftop general configuration; and

WHEREAS: The applicant had invited Community Board 1 (CB1) on a tour of the space prior to review at committee to walk members through the different configurations and aspects of the application; and

WHEREAS: The establishment will have DJs, live music, promoted events, cover fee events and scheduled performances. However, the CB1 Licensing & Permits Committee was satisfied with the sound control and security measures taken by the applicant and all amplified music will end by 10:00PM; and

WHEREAS: The applicant has provided a dedicated phone number that can be used in the case of any disturbances. The applicant has confirmed that an individual can be reached at this number during all times Pier 17 is open; and

WHEREAS: The applicant 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 onpremises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed a stipulations sheet; and

WHEREAS: CB1 requests that the applicant return to the Licensing & Permits Committee 6 months after Pier 17 opens to report on how operations are going and to address any concerns; now

RESOLVED

THAT:

CB1 $\underline{opposes}$ the granting of a liquor license to HHC Bridgeview, LLC \underline{unless} the applicant complies with the limitations and conditions set forth above.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused PUBLIC VOTE: 1 In Favor 1 Opposed 0 Abstained 0 Recused BOARD VOTE: 31 In Favor 1 Opposed 1 Abstained 0 Recused

RE: 150 Nassau Street, application for transfer of a liquor license for DP Hospitality

Group d/b/a Bread and Butter

WHEREAS: The applicant, DP Hospitality Group d/b/a Bread and Butter, is applying for

transfer of a liquor license; and

WHEREAS: The hours of operation will be 10:00AM – 12:00AM Sunday – Thursday and

10:00AM – 1:00AM Friday - Saturday; and

WHEREAS: The establishment is a total of 5,000 square feet including a dining area of 3,000

square feet with 30 tables and 100 seats; a bar area of 500 square feet with 6

tables and 20 seats; and a kitchen area of 1,500 square feet; and

WHEREAS: Live music will be permitted only on Saturday and Sunday from 11:00AM –

4:00PM, of jazz and contemporary type; volume to be controlled so it won't be

heard by neighbors or outside; and

WHEREAS: The applicant has agreed that all bar staff will be TIPS (Training for Intervention

Procedures) certified and will check all IDs to ensure that underage drinking and

overserving does not take place; and

WHEREAS: There will be no dancing at this establishment; 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; and

WHEREAS: CB1 requests that the applicant return to the Licensing & Permits Committee 6

months after the restaurant is open to report on how operations are going and to

address any concerns; now

THEREFORE

BE IT

RESOLVED

THAT:

CB1 *opposes* the granting of transfer of a liquor license to DP Hospitality Group d/b/a Bread and Butter *unless* the applicant complies with the limitations and conditions set forth above.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 181 Front Street, application for a liquor license for CW SSS LLC d/b/a By Chloe

South Street Seaport

WHEREAS: The applicant, CW SSS LLC d/b/a By Chloe South Street Seaport, is applying for

a liquor license; and

WHEREAS: The hours of operation will be 7:00AM – 12:00AM Sunday – Thursday and

10:00AM - 1:00AM Friday - Saturday; and

WHEREAS: The establishment is a total of 2,820 square feet including a dining area of 1,148

square feet with 17 tables and 48 seats; a bar area of 141 square feet; and a

kitchen area of 1,024 square feet; and

WHEREAS: There will be no dancing at this establishment; 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 <u>opposes</u> the granting of a liquor license to CW SSS LLC d/b/a By Chloe

South Street Seaport *unless* the applicant complies with the limitations and

conditions set forth above.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 6 In Favor 0 Opposed 3 Abstained 0 Recused BOARD VOTE: 25 In Favor 0 Opposed 7 Abstained 0 Recused

RE: Street Co-Naming application submitted by The Lower Manhattan Historical

Society and the Temple of Universal Judaism

WHEREAS: The Lower Manhattan Historical Society and the Temple of Universal Judaism

are proposing the co-naming of 29 South William Street to Mill Street

Synagogue/Gershom Mendes Seixas Way, and

WHEREAS: This is one of the most important sites in American Jewish History. In 1730 it

was the site on which the Mill Street Synagogue of Congregation Shearith Israel was constructed. At the time this was the only synagogue in North America. The fact that the Jewish community in New York (Shearith Israel at the time was the only Jewish Congregation in New York) was able to erect a synagogue building was a source of pride to Jews throughout the United States, the Caribbean and Europe, and Jewish Congregations in London, Amsterdam, Paris, and Vienna

contributed to its construction, and

WHEREAS: As the seat of the only Congregation in the City until the 1820's it was central to

the growth of Judaism in New York and in America. In the American

Revolution and the years thereafter, Gershom Mendes Seixas, the patriot rabbi, working from this site, led the American Jewish community to a position of greater prominence and importance than Jews had generally achieved elsewhere,

and

WHEREAS: Letters of support were submitted by adjacent properties at 26 South Williams

Street and 85 Broad Street and from the Sons of the Revolution in the State of

New York, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 requests that the New York City Council co-name 29 South William Street to

Mill Street Synagogue/Gershom Mendes Seixas Way to honor this important location in the history of New York City and the Jewish population in North

America.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: Street Activity Permit Office application for Romania Day Festival; Sunday, May

13, 2018; 10:00AM – 6:00PM; Broadway between Liberty Street and Battery

Place; Whitehall Street between Stone Street and Morris Street

WHEREAS: The ZIUA USA Cultural Foundation is applying for a Street Activity Permit

application for the Romania Day Festival on Sunday, May 13, 2018; 10:00AM –

6:00PM; and

WHEREAS: The festival will take place on Broadway between Liberty Street and Battery

Place and on Whitehall Street between Stone Street and Morris Street; and

WHEREAS: The applicant appeared before the Licensing & Permits Committee to explain

their connection to the Lower Manhattan community and to discuss potential

concerns regarding the event; and

WHEREAS: The Licensing & Permits Committee discussed the fact that too many events are

taking place in that area but that they did not want to single out or penalize one applicant. CB1 will work with the Mayor's Street Activity Permit Office to

reduce the number of events in that area moving forward; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 does not oppose this application for a Street Activity Permit for the Romania

Day Festival on Sunday, May 13, 2018.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 1 State Street, application for a wine, beer & cider license for 1 State Tacos LLC

d/b/a Dos Toros

WHEREAS: The applicant, 1 State Tacos LLC d/b/a Dos Toros, is applying for a wine, beer &

cider license; and

WHEREAS: The hours of operation will be 11:00AM – 10:00 PM all week; and

WHEREAS: The establishment is a total of 2,100 square feet including a dining area of 450

square feet with 16 tables and 28 seats; and a kitchen area of 770 square feet; and

WHEREAS: There will be no dancing at this establishment; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; 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 wine, beer & cider license to 1 State Tacos LLC

d/b/a Dos Toros *unless* the applicant complies with the limitations and conditions

set forth above.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 55 Water Street, application for a liquor license for Gieto Nicaj or Corp. to be

formed d/b/a Sky 55

WHEREAS: The applicant, Gieto Nicaj or Corp. to be formed d/b/a Sky 55, is applying for a

liquor license; and

WHEREAS: The hours of operation will be 11:00AM – 12:00AM all week; and

WHEREAS: The establishment is a total of 1,300 square feet including a dining area of 900

square feet with 15 tables and 52 seats; a bar area of 200 square feet with 8 chairs;

and a kitchen area of 200 square feet; and

WHEREAS: There will be recorded background music only and no DJ's; and

WHEREAS: There will be no dancing at this establishment; 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 liquor license to Gieto Nicaj or Corp. to be formed

d/b/a Sky 55 unless the applicant complies with the limitations and conditions set

forth above.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Governors Island (six acres of the western development zone), application for a liquor license for Collective Hotels and Retreats, Inc. d/b/a Collective Retreats

WHEREAS: The applicant, Collective Hotels and Retreats, Inc. d/b/a Collective Retreats, is applying for a seasonal liquor license; and

WHEREAS: The hours of operation will be 7:00AM – 1:00AM Sunday – Wednesday and 7:00AM – 2:00AM Thursday – Saturday. Alcohol service will begin at 10:00AM; and

WHEREAS: The establishment is a total of 6,484 square feet including a dining area of 1,080 square feet with 17 tables and 68 seats; a bar area of 5,180 square feet with 14 tables and 56 seats; and a kitchen area of 224 square feet; and

WHEREAS: Collective Retreats can accommodate approximately 100 overnight guests and will offer both full hotel-style service and experiential dining. The retreat will also feature the ability to host weddings and events, as well as a dining option and public open space on the site for programming and activities available to visitors who aren't staying overnight in the island; 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 <u>opposes</u> the granting of a liquor license to Collective Hotels and Retreats, Inc. d/b/a Collective Retreats *unless* the applicant complies with the limitations

and conditions set forth above.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 112 Hudson Street, application for a liquor license for NOTED TRIBECA INC

WHEREAS: The applicant, NOTED TRIBECA INC. is applying for a liquor license, and

WHEREAS: The hours of operation will be 10:00AM to 11:30PM from Sunday – Thursday

and 10:00AM - 1:00AM on Friday and Saturday, and

WHEREAS: The establishment is a total of 2,068 square feet including a dining area of 783

square feet with 9 tables and 28 seats and a bar area of 514 square feet with nine tables and 28 seats and a bar area of 100 square feet with one table and seven

seats, and

WHEREAS: The applicant has represented that there will be recorded background music from

speakers mounted on the furniture with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment, and

WHEREAS: There will be no dancing, 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 and notarized a stipulations sheet, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a wine, beer & cider license to NOTED TRIBECA

INC <u>unless</u> the applicant complies with the limitations and conditions set forth

above.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 250 Vesey Street, application for a liquor license for Seamore's

WHEREAS: The applicant, S Big Swing LLC, is applying for a liquor license, and

WHEREAS: The hours of operation will be 11:00AM to 11:00PM from Sunday – Wednesday

and 11:00AM to 1:00AM from Thursday - Saturday, and

WHEREAS: The establishment is a total of 6,605 square feet including a dining area of 2,540

square feet with 31 tables and 132 seats and a bar area of 1,114 square feet with

five tables and 41 seats and two stand-up bars, and

WHEREAS: The establishment will be a full service seafood restaurant, and

WHEREAS: The applicant has represented that there will be recorded background music from

speakers mounted on ceiling with no subwoofers and that there will be no non-

musical entertainment, and

WHEREAS: The applicant has represented that there will be no DJ's, live music or promoted

events, 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 and notarized a stipulations sheet, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a liquor license to S Big Swing LLC d/b/a Seamore's

unless the applicant complies with the limitations and conditions set forth above.

DATE: MARCH 27, 2018

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Traffic Calming measures in Front of PS 89 Entrance

WHEREAS: There are thousands of students crossing the West Side highway at Warren and

Chambers Streets every day from PS/IS 89, Stuyvesant High School and Borough

of Manhattan Community College, and

WHEREAS: Warren St between North End Avenue and West Street is now a major

thoroughfare between the buildings in northern Battery Park City and Tribeca,

and other points up and down the West Side Highway, and

WHEREAS: There are illegally parked city vehicles with placards habitually on the street in

front of the school entrance that are not parked there on school business, and

WHEREAS: Many school events, including Manhattan Youth after school sports programs

require the students to walk across Warren Streets to the ball fields, and

WHEREAS: The entrance to PS/IS 89 is mid-block and students walk directly across Warren

Street to the ball fields, and

WHEREAS: A child was just struck by a car while running out the front door of PS 89 and into

the street, now

THEREFORE

BE IT

RESOLVED

THAT: Traffic calming measures, including but not limited to two additional crossing

guards, be stationed at the school entrance from 2:30-4:00pm weekdays, and flashing school zone signs installed from both directions on Warren St, just before

the school entrance, and

BE IT

FURTHER

RESOLVED

THAT: Placard car parking on this block, and all blocks with school entrances should be

reviewed and regulations should be enforced.