

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 108-110 Franklin Street, application for replacement windows

WHEREAS: This building, in the Tribeca East Historic District, began life in 1861 as a classic Italianate store and loft; and

WHEREAS: While it has gone through several changes in use, it has remained surprisingly intact; and

WHEREAS: This is one of those “original” Tribeca structures converted to artist live-work residences by the artists themselves, some of whom remain in the building, and whose studios are there; and

WHEREAS: This proposal would return to the street façade penetrations true weight-and-chain wood-frame windows; and

WHEREAS: Unlike floors three and four, the westernmost fifth (top) floor would be 2-over-4 instead of 4-over 4 to facilitate the continued use of the loft as an artist studio for necessary air circulation; and

WHEREAS: The proposal for the second floor is to replace 1-over-1 windows with new 1-over-1 windows. Although the applicant doth protest too much about the original, conjectural, nineteenth century function of this floor, the compelling argument remains a question of use as an artist building, despite Landmarks Preservation Commission staff’s concerns for what might be most authentic; and

WHEREAS: The ground floor proposal is to replace like with like, and install transom lights as the building had when new; and

WHEREAS: The transformation of Tribeca into what it is today began with the history of buildings like this in art production over the last 40 years, and that it still operates as such must be given its due, or there would not be an historic district to preserve; now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	2 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	2 Rescued

RE: LMCC's Arts Center at Governors Island (no building address given)
An application to install multiple signage types on the building's East and South facades

WHEREAS: The building is built in the neo-classical style with a triangular pediment above the entablature, supported by engaged columns; and

WHEREAS: The signage proposal includes two foot tall pin lettering, metal vertical banner hanging clips, and two 3 varieties of plate signs with cut letters; and

WHEREAS: The applicant withdrew the signage design for all seven foot tall surface painted letters at the request of the committee; and

WHEREAS: The banners are proposed to run vertically on the South façade's engaged columns; and

WHEREAS: The pin letters are proposed around the area of the entablature on the South façade's engaged columns; and

WHEREAS: The plate signs are proposed around building entries and at the southeast corner of the building; and

WHEREAS: The corner plate signs are in keeping with the historic district's existing way finding and building address signage; and

WHEREAS: The committee requests that all mechanical connections be reversible; and

WHEREAS: Despite the robust signage proposal, it does not overwhelm the façade taking attention away from the building's original classic form; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends approval of the proposed signage proposal absent of any oversized surface painted letters.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 100 Church Street, application for liquor license for IfNotNow LLC

WHEREAS: The applicant, IfNotNow LLC, is applying for an on-premises liquor license; and

WHEREAS: The establishment is an American restaurant; and

WHEREAS: The applicant has represented 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 represented that there are three or more establishment with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment includes approximately 825 square foot dining area with 40-45 tables and 80-90 seats and a 225 square foot bar area with 6 tables and 12 seats and 3 stand up bars; and

WHEREAS: The hours of operation will be 10 a.m. to 2 a.m. Sunday through Saturday; and

WHEREAS: The applicant has represented that there will be recorded music, and no DJ's, live music, promoted events, scheduled performances, dancing or cover fee events; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant has stipulated that all patrons will enter the establishment on 63 Barclay Street; and

WHEREAS: The applicant has signed and notarized stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to IfNotNowLLC at 100 Church Street *unless* the applicant complies with the limitations and conditions set forth above.

RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: One World Trade Center, 64th Floor, application for liquor license for WTC Tower 1, LLC and Convene One World Trade, LLC

WHEREAS: The applicant, WTC Tower 1, LLC and Convene One World Trade, LLC, is applying for a liquor license for TBD; and

WHEREAS: The applicant has represented 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 represented that there are not three or more establishment with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment will be a seasonal American restaurant; and

WHEREAS: The establishment is a 36,828 square foot restaurant with a 335 persons public assembly capacity, and a 1,948 square foot dining area with 14 tables and a 1,948 square foot bar area, and a 228 square foot kitchen area with 60 seats and 1 L-shaped stand-up bar, with 1 food counter; and

WHEREAS: The hours of operation will be 7 AM to 12 AM Sunday through Saturday; and

WHEREAS: The applicant has represented that there will be DJs, live music, recorded background music, and scheduled performances, and no promoted events, dancing or cover fee events; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant has signed and notarized stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a liquor license to WTC Tower 1, LLC at One World Trade Center, 64th Floor, unless the applicant complies with the limitations and conditions set forth above.

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	TABLED			

RE: 120 Broadway, application for liquor license for Great Performances/Artists as Waitresses, Inc.

WHEREAS: The applicant, Great Performances/Artists as Waitresses, Inc., is applying for a liquor license for TBD; and

WHEREAS: The applicant has represented 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 represented that there are not three or more establishment with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment is a 6887 square foot cafe/bar and a 2128 square foot dining area with 24 tables, with a 889 square foot kitchen area, and 1 stand-up bar, 1 service bar, 3 food service counters, and a 434 persons public assembly capacity; and

WHEREAS: The hours of operation will be 8 AM to 9 PM Monday through Friday; and

WHEREAS: The applicant has represented that there will be DJ's, live music, recorded background music, but no promoted events, no scheduled performances, no dancing and no cover fee events; and

WHEREAS: The applicant intends to have rooftop dining, where the hours of bar service will be from 4 PM to 9 PM; and

WHEREAS: The applicant has agreed there will be no liquor service on the outdoor rooftop terrace, and only quiet activities; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside by neighbors; and

WHEREAS: The applicant may return in 6 months after the beginning of operations to request any changes in the stipulations; and

WHEREAS: The applicant has not signed a stipulations sheet; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to Great Performances/Artists as Waitresses, Inc. at 120 Broadway unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	1 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	1 Rescued

RE: 121 Chambers Street, Uniform Land Use Review Procedure (ULURP) application for a special permit to modify height regulations
190277 ZSM

WHEREAS: 121 Chambers St LLC (the “Applicant”) has filed an application with the NYC Department of City Planning (DCP) for a special permit to add one story to a building at 121 Chambers/103 Reade Street within the Tribeca South Historic District; and

WHEREAS: The proposed development would be a seven-story mixed use building with residential uses on the second through seventh floors (the second floor would be converted from office and storage use to residential use) and retail/restaurant on the first floor. There would be eight market-rate residential rental units; and

WHEREAS: The Applicant seeks a special permit pursuant to ZR Section 74-711 for a waiver of the one-story and height limit of Section 111-20(c)(2) in order to allow the construction of a seventh floor and an increase in the height of the building of 3’3” from 90’1” to 93’4”; and

WHEREAS: In January 2017 Manhattan Community Board 1 (CB1) adopted a resolution recommending that the Landmarks Preservation Commission (LPC) reject the application on the grounds that the rooftop mechanicals would be highly visible from the street. In response to these concerns the Applicant amended its plan and moved the mechanicals more towards the center of the roof so that they would be minimally visible from the street, and on January, 28, 2019, LPC issued a Certificate of Appropriateness for this project; and

WHEREAS: CB1’s Land Use, Zoning and Economic Development Committee notified the public of the Application and held a hearing and public meeting at the offices of the Manhattan Borough President on May 13, 2019, beginning at 6:00 p.m., during which no members of the public elected to provide testimony regarding the Application. During the public meeting, the Committee reviewed the Application, discussed various concerns and issues, and voted to adopt the recommendations set forth in this resolution; and

WHEREAS: CB1 thereafter held a public meeting at the Borough of Manhattan Community College on May 28, 2019, beginning at 6:00 p.m., during which the full board of CB1 reviewed the Application and voted to adopt the recommendations set forth in this resolution; now

THEREFORE
BE IT
RESOLVED

THAT: Pursuant to Section 197-c(e) of the New York City Charter and Section 2-03(f) of the ULURP Rules promulgated by the NYC City Planning Commission (CPC), ***CBI recommends the CPC approve ULURP application 190277 ZSM*** for a special permit for a waiver of the one-story and height limit of Section 111-20(c)(2).

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	10 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	1 Recused

RE: Borough Based Jail System Plan & Manhattan Detention Center Complex
Uniform Land Use Review Procedure (ULURP) Applications

WHEREAS: In 2016 the New York City Council created the Independent Commission on New York City Criminal Justice and Incarceration Reform, chaired by former New York Court of Appeals Chief Judge Jonathan Lippman (the Lippman Commission), to study conditions and possible reforms in the City’s criminal justice system and particularly the jails of Rikers Island; and

WHEREAS: The Lippman Commission issued its report in March 2017, entitled *A More Just New York City*, which among other things called for “reforms at multiple stages of the criminal justice process: arrest, arraignment, case processing, and sentencing” to reduce the daily jail population to less than 5,000. The Lippman Commission’s report concluded that, with those reforms and the resulting reduction in the daily jail population, the City should phase the full closure of Rikers Island over 10 years while “developing state-of-the-art jails in each of the five boroughs with a much smaller system bed capacity.” Specifically regarding “Community Involvement,” the Lippman Commission’s Report advised, “Conversations with local communities concerning potential locations for the jails must begin early and the City must ensure that the process is as fair, transparent, and responsive to community concerns as possible. The new jails should be integrated into their surrounding neighborhoods, both in terms of design and uses;” and

WHEREAS: Mayor Bill de Blasio announced at that time that New York City would commit to closing Rikers Island within 10 years, on the assumption that the population of incarcerated individuals could be reduced to 5,000, but the commitment offered no detailed plans; and

WHEREAS: On February 14, 2018, the Mayor announced plans to build a system of borough based jails (BBJs) in each borough except Staten Island in place of Rikers, including a “new, modified or renovated” facility at the site of the existing Manhattan Detention Complex (MDC) at 125 White Street. In an August 15, 2018 follow-up announcement, the Mayor revealed publicly, for the first time and without explanation, that the City changed the Manhattan site selection to 80 Centre Street; and

WHEREAS: Manhattan Community Board 1 (CB1), jointly with Manhattan Community Board 3 (CB3) which includes the Chinatown neighborhood directly East of the proposed 80 Centre Street site, held a public meeting on September 6, 2018 at 1

Centre Street where administration officials presented their BBJ plans and community board members and the public posed questions and comments;

WHEREAS: The City began the legally-required environmental review process, including scoping meetings and a public hearing to identify potential environmental impacts from the planned BBJ project, and the City extended the comment period for the draft scope of work for the environmental impact statement until October 29, 2018; and

WHEREAS: CB1 adopted a resolution dated September 25, 2018 (copy attached), objecting to the administration's "opaque site selection and lack of community input" for the 80 Centre Street site and calling for a "renewed process to look at a variety of sites that serve both the local community impacted and satisfy the goals of an improved justice system"; and

WHEREAS: Following the community's outcry and what the administration characterized as "challenges associated with relocating various offices at 80 Centre Street," the City announced on November 28, 2018 its intention to return to earlier plans to build the Manhattan BBJ at the site of the existing MDC at 124-125 White Street. The City, however, did not conduct a further scoping meeting or public hearing with regard to the different site selected; and

WHEREAS: The South tower of the MDC, known as the "Tombs," forms part of the Manhattan Criminal Courts Building, built by Wiley Corbett and Charles B. Meyers in 1938-1941, and is a NYC Landmark eligible and NY State Registry eligible building; and

WHEREAS: The City issued a Draft Environmental Impact Statement (DEIS) in March 2019, which identified the proposed facility at 124-125 White Street as consisting of a single-tower facility with approximately 1.27 million gross square feet, built to a maximum zoning height of 450-feet tall using a design-build project method; and

WHEREAS: The NYC Department of Correction (DOC), the Mayor's Office of Criminal Justice (MOCJ) and the NYC Department of Citywide Administrative Services (DCAS) as co-applicants submitted to the New York City Department of City Planning (DCP) two Land Use Review Applications (the "Applications")¹ dated March 18, 2019: one a systemwide Application related to the creation of a BBJ system and selection of the four borough sites, and the second a Manhattan-specific Application for actions requested to create the Manhattan BBJ site; and

WHEREAS: These Applications are procedurally unprecedented as this is the first design-build project to go through the ULURP process. Since this is a proposed design-build project, the Applications have much less information and detail than is customary during the ULURP process. Therefore, CB1 has been tasked with evaluating and making recommendations on a significantly impactful

¹ The co-applicants submitted to DCP additional borough-based applications for specific actions related to proposed sites in Queens, Brooklyn, and the Bronx. Those borough-specific applications are not before CB1 as an affected community board.

proposal and has been provided only information up to the maximum possible building envelope; and

WHEREAS: The systemwide Application describes the BBJ proposal as a system to “provide approximately 5,748 beds to accommodate an average daily population of 5,000 people, while allowing space for population-specific housing requirements, such as those related to safety, security, physical and mental health, among other factors, and fluctuations in the jail population.” The systemwide Application includes a “Fair Share Analysis,” dated March 28, 2019, which among other things regarding the Manhattan site states that “the Community District’s 26.6 bed/population ratio (per 1,000 population) for correctional facilities is ranked second-highest in the city and exceeds the citywide ratio (2.1).” The systemwide Application requests the following land use actions for the overall BBJ project:

- A public facility-site selection to approve the siting of the four BBJs, and;
- A zoning text amendment to create a new special permit for borough-based jails to allow modification of zoning regulations related to ground floor use; bulk, including an increase in floor area ratio (FAR) related to courthouse and prison use; and accessory and public parking and loading;
- However, the city has not adequately explained how the average daily prison population can consistently be maintained at a maximum of 5,000 people

WHEREAS: The Manhattan-specific Application describes the proposed project and “preliminary illustrative design,” and it requests the following land use actions the co-applicants claim are necessary to facilitate the Manhattan BBJ:

- A special permit to modify the existing commercial FAR from 10.0 to a total of 13.12 FAR;
- A special permit to modify the existing height requirement, existing 85-foot base setback requirement, and existing sky exposure plane regulations to allow for a maximum base above street level (without setbacks) to between 449.10 and 453.43 feet and an overall maximum building height of 489.10 to 493.43 feet;
- A modification of loading regulations (which require four loading berths) to allow for only two loading berths;
- A City map change narrowing the street right-of-way of White Street from 50 to 35 feet and eliminating, discontinuing and closing a volume of a portion of White Street above and below vertical limiting planes, and;
- An acquisition by DCAS of leases for approximately 6,300 square feet of space in MDC North held by Walker Street-Chung Pak Local Development Corporation.

WHEREAS: DCP certified the Applications for public review on March 25, 2019 and provided notice to CB1 as an affected community board; and

WHEREAS: CB1 notified the public of the Applications and held a public hearing on April 8, 2019, beginning at 6:00 p.m., at the Southbridge Towers Community Room at 90 Beekman Street in Manhattan, where over 150 people attended and dozens of members of the public spoke against or in favor of the Applications; and

WHEREAS: CB1 also received and reviewed hundreds of pages of written comments and testimonies from various organizations and members of the public, both in favor of and against the Applications; and

WHEREAS: Manhattan CB3, which covers the Chinatown neighborhood directly East of the proposed 124-125 White Street site, adopted a resolution on April 23, 2019 which set forth numerous “recommendations [that] must be incorporated into the proposal for the Manhattan detention facility at 124-125 White Street.” CB3’s resolution enumerated many concerns regarding the scale and capacity of the project, its impact on seniors and other residents in the area, impacts to small businesses, construction impacts, eventual community benefits, *etc.*, and CB3 offered thoughtful recommendations for ensuring that all recommended mitigations are realized; and

WHEREAS: According to news reports in early May 2019, the administration promised to further reduce the size of the four proposed BBJs owing to state-level criminal justice reforms, including bail reform and expected parole reforms, which the City predicted will further reduce the jail population figures and therefore require less space in the detention facilities; and

WHEREAS: CB1’s Land Use, Zoning and Economic Development Committee held a public meeting at the offices of the Manhattan Borough President on May 13, 2019, beginning at 6:00 p.m., during which the Committee reviewed the Applications and discussed various concerns and issues. Representatives from the co-applicants presented at the meeting and confirmed the news that the City expected further downward adjustments in the jail population projections, but they were unprepared to expand on what that news might mean, generally or specifically, for any reductions in the size, bulk and height of the proposed Manhattan BBJ. After discussion of the Applications, the Committee voted to adopt the recommendations set forth in this resolution; and

WHEREAS: CB1 thereafter held a public meeting at the Borough of Manhattan Community College on May 28, 2019, beginning at 6:00 p.m., during which the full board of CB1 reviewed the Applications and voted to adopt the recommendations set forth in this resolution; now

THEREFORE
BE IT
RESOLVED

THAT: While CB1 supports the goals of criminal justice reform and the conclusions of the Lippman Commission’s report, for the reasons set forth above and below, pursuant to Section 197-c(e) of the New York City Charter and Section 2-03(f) of

the ULURP Rules promulgated by the NYC City Planning Commission (CPC), ***CB1 recommends the CPC disapprove the Applications unless the following modifications and conditions are satisfied:***

- CB1 is on record objecting to the administration’s “opaque site selection and lack of community input” for the Manhattan BBJ project, and CB1 continues to believe the administration should reconsider its selection of the Manhattan site in conjunction with a process of meaningful community engagement on site selection;
- CB1 believes the Applications should be withdrawn in light of recent news of significant reductions in the projected daily jail population, as confirmed by the co-applicants at the Committee’s meeting, and the projects (and resulting ULURP applications) should be refiled with a reduction in the requested modifications for allowed FAR, height, base and setback requirements, and sky exposure plane regulations;
- As the City’s “Fair Share Analysis” states, this community’s bed-to-population ratio “is ranked second-highest in the city and exceeds the citywide ratio,” meaning that any further reductions in the projected daily jail population must be spread more fairly to other facilities, including by establishing a facility in the borough of Staten Island, thereby reducing the need for an over-zoned facility in Manhattan;
- The City must present an alternative proposal which analyzes razing and replacing only the MDC North tower, while keeping the MDC South tower of the four-tower Manhattan Criminal Court Complex intact with interior renovations for MDC South. This alternative would allow for the called-for reduction of size, reduction of anticipated significant environmental impacts, and preservation of the historic architectural complex of the Manhattan Criminal Courts;
- CB1 believes the Manhattan BBJ project as currently proposed is grossly out of scale, being more than 30% bigger and bulkier than the zoning allows, and any design for the proposed Manhattan BBJ site should respect the current C6-4 zoning and character of the surrounding area by recognizing a minimum of 30-40% reduction in bulk with no modification of existing base and setback requirements. While the proposed height would be allowed under the current zoning, CB1 believes that it should also be significantly reduced in order to be more in context with the surrounding built environment;
- The City must establish and show precedent for the proposed action of reducing the required loading berths from four to two, including demonstrating in the Applications exactly how only two loading docks can accommodate the needs of a 1.27 million square-foot facility with over 1,000 detainees and hundreds of staff and service providers in any given shift and indicating how sanitation and sidewalk parking violations can be mitigated and prevented in an area where, currently, sidewalk parking by

DOC transport busses and staff vehicles is rampant;

- The proposed City map action to narrow any width of White Street should be rejected because this important view corridor and connection between Tribeca/Civic Center and Chinatown will otherwise be further overshadowed by the bulk of the surrounding building and overhead walkway, effectively making the proposed pedestrian open space a tunnel and not an open-air walkway;
- The proposed compensating amenities to the community from these adverse land use actions are insufficient and are not particularized in any specific way. They must be further discussed and concretely enumerated and agreed, memorialized in writing, and guaranteed by a written instrument signed by a City official with the ability to bind the co-applicants and the administration;
- The City must establish a task force to more closely study the precise environmental, landmark/historic preservation, archaeological, and business displacement impacts of the proposed Manhattan BBJ project and report the findings and recommendations of the task force to CB1 and the public at large;
- The City must define and document how the proposed design-build delivery will allow for required oversight, assuring qualitative urban planning and architectural design for a project of this scale and complexity. If design-build is found to be an acceptable approach, then the City must establish a post-ULURP process for review and input by CB1 of the specific building and site designs, demolition and construction mitigation plans, and environmental impact and mitigation plans;
- The City must define and document how its “guiding urban design principle” of “neighborhood integration,” according to the Applications, is being achieved;
- The City must adopt, with ongoing community input, a robust plan approved by the community pre-demolition to protect the residents of the Chung Pak senior housing facility, the children and families utilizing the Chung Pak Day Care Center, and other patrons of the Chung Pak community facilities abutting the South building of the current MDC during demolition and construction;
- The City must establish a community advisory board or council, which must reflect a fair and true cross-section of the neighboring communities, to represent the communities immediately adjacent to the proposed Manhattan BBJ site and to provide consultation and feedback on the design, construction, post-construction operations and community space programming of the Manhattan BBJ site; and

- The City must provide a detailed analysis of the costs and timing involved in the completion of this proposal.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LANDARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 1 Broadway, application for rooftop addition

WHEREAS: This application calls for a two-story rooftop addition to one of the most prominently located buildings in New York City; and

WHEREAS: The property's privileged position makes it a beacon to its owners in the burgeoning regeneration of downtown Manhattan, but it also conveys with it heightened, as it were, responsibilities; and

WHEREAS: It is unnecessary to go into all the particulars of this extensive proposal here because it is so egregious; and

WHEREAS: To distill the very convoluted design's description, and despite all the narrative hoopla, it is really a preposterous glass box with a mansard surround; and

WHEREAS: The crass extension would be wildly and unflatteringly visible from Battery Park, Battery Place, and Beaver Street, and would put a thumb in the eye of every traveler approaching the southern terminus of Manhattan by water or air, now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 89 South Street, application for liquor license for VB Pier 16 LLC, d/b/a TBD

WHEREAS: The applicant, VB Pier 16 LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented 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 represented that there are not three or more establishment with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment is a full-service continental restaurant; and

WHEREAS: The establishment includes approximately 2,900 square foot dining area with 40 tables and 160 seats and a 160 square foot bar area with no tables and 1 stand up bar with 6 counter seats and 6 bar stools; and

WHEREAS: The hours of operation for the bar will be 11 a.m. to 1 a.m. Sunday through Saturday; and

WHEREAS: The hours of operation for food service will be from 9 a.m. to 1 a.m.; and

WHEREAS: The applicant has represented that there will be no events, no DJ's, no promoted events, no scheduled performances, and no dancing or cover fee events; and

WHEREAS: The applicant stipulated that the venue would host live "light jazz" music, but no more than once per week; and

WHEREAS: The applicant stipulated that the live music will stop at 11 p.m.; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant stipulated that management will be responsible for controlling clientele; and

WHEREAS: The applicant stipulated that management will be held responsible for any complaints; 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 VB Pier 16 LLC at 89 South Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	1 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 33 Peck Slip, application for unenclosed sidewalk cafe license for HHC 33 Peck Slip Holdings LLC d/b/a Mr. Bellini and Mr. Seaport

WHEREAS: The applicant, HHC 33 Peck Slip Holdings LLC, is applying for an unenclosed sidewalk cafe license for 10 tables and 20 seats; and

WHEREAS: The residents of the surrounding neighborhood were notified in accordance with Department of Consumer Affairs guidelines. No residents registered objections with the permit application; and

WHEREAS: This application was approved by CB1 in June, 2018, but certain modifications had to be made later related to Landmarks status; and

WHEREAS: The New York City Landmarks and Preservation Commission has reviewed the new application and finds that the work will have no effect on significant protected features of the building; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose this application for a small sidewalk cafe at 33 Peck Slip for Bellini / Mr. C Seaport as long as the applicant adheres to the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	1 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 45 Murray Street, application for a transfer of liquor license from Tribeca Restaurant LLC to Benares Fine Cuisine Inc.

WHEREAS: The applicant, Benares Fine Cuisine Inc., is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented 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 represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment is an Indian restaurant; and

WHEREAS: The establishment includes an approximately 1350 square foot dining area with 19 tables and 65 seats and a 400-500 square foot bar area with 1 stand up bar, 8 bar stools, 2 tables, and 8 seats, and a 360 square foot kitchen area with a service station food counter in the rear of the establishment; and

WHEREAS: The hours of operation will be 11 a.m. to 11 p.m. on Sunday through Thursday and 11 a.m. to 12 a.m. on Saturdays and Sundays; and

WHEREAS: The applicant has represented that there will be DJs, live music, recorded background music, dancing, and no promoted events, scheduled performances, or cover fee events; and

WHEREAS: The applicant stipulated that DJ's, live music, and dancing are only permitted for special events; and

WHEREAS: The applicant stipulated to having no more than one special event per month; and

WHEREAS: The applicant stipulated that those monthly special events are only allowed the hours of 11 a.m. to 1 a.m.; and

WHEREAS: The applicant stipulated that they will inform the neighbors with ample notice when special events are scheduled; and

WHEREAS: The applicant stipulated that they will close all doors and windows by 9 p.m. Sunday through Saturday; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant stipulated that delivery of goods and services would be only during day time business hours; 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 Benares Fine Cuisine Inc., at 45 Murray Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 57 Murray Street, application for liquor license for, d/b/a Monk McGinn's

WHEREAS: The applicant, Murray 57 LLC, is applying for an alteration to its liquor license to increase its closing hours; and

WHEREAS: The previous closing hours approved by CB1 in July 2017 were 12 a.m. Sunday through Thursday, and 1 a.m. Friday and Saturday; and

WHEREAS: The applicant had been told in 2017 he could return to CB1 to request later hours; and

WHEREAS: CB1 has received no complaints about this establishment on a street where for years residents had problems with the old legacy 4 a.m. bars; and

WHEREAS: Several Murray Street residents who have been active sources for CB1 on bar behavior on the street appeared to confirm that no one they had contacted had a problem with this establishment; and

WHEREAS: One resident wrote in to object to a 3 a.m. closing time with concerns that the whole street could revert to past conditions; and

WHEREAS: The applicant stated his lawyer had made a mistake in filing the 30-day notice asking for 3 a.m. and that he was in fact only looking to extend certain days to 2 a.m.; and

WHEREAS: The applicant will abide by the signed and notarized stipulations sheet agreed to in 2017, which includes other stipulations such as the closing of windows and doors by 9 p.m. Sunday through Thursday, and by 10 p.m. Friday and Saturday; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: Manhattan Community Board 1 agreed to the following hours of operation: Sunday 10 a.m. to 12 a.m. (midnight), Monday: 11 a.m. to 12 a.m. (midnight), Tuesday to Thursday: 11 a.m. to 1 a.m., Friday: 11 a.m. to 2 a.m., Saturday: 10 a.m. to 2 a.m.; and

WHEREAS: The applicant's attorney confirmed the same hours of operation stated above by sending the community board a letter of clarification stating the applicant's hours of operation will be: Sunday 10 a.m. to 12 a.m. (midnight), Monday: 11 a.m. to 12 a.m. (midnight), Tuesday to Thursday: 11 a.m. to 1 a.m., Friday: 11 a.m. to 2 a.m., Saturday: 10 a.m. to 2 a.m.; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an alteration of liquor license to Murray 57 LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 1 White Street, application for liquor license for Nutopian Embassy, LLC d/b/a Nu

WHEREAS: The applicant, Nutopian Embassy, LLC is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented that there are no facilities that primarily function as a school, church, synagogue or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishment with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment includes dining areas on the first, second, and third floor. The first floor will have a dining area that is approximately 275 square feet, there will be about 8 tables for approximately 24 table seats, and one (1) “L” shaped stand-up bar with 6 bar seats. The second floor will have a dining area that is approximately 300 square feet; there will be about 7 tables for approximately 16 table seats, and one service bar area. The third floor will have a dining area that is approximately 280 square feet; there will be about 5 tables for approximately 14 table seats, and one service bar area. The premises cellar and fourth floor will be used for back-of-house and storage purposes; and

WHEREAS: The hours of operation will be 11 a.m. to 12 a.m. Sunday through Thursday, and 11 a.m. to 1 a.m. on Friday and Saturday; and

WHEREAS: The applicant has represented that there will be live music and recorded background music and no DJ’s, promoted events, scheduled performances, dancing or cover fee events; and

WHEREAS: Two immediate neighbors came and expressed their concerns about music and other noise penetrating into their dwellings, as they have experienced in the past from other nearby establishments; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant stated they will close the French doors at 9 p.m. Sunday to Thursday, and 10 p.m. on Friday and Saturday on West Broadway; and

WHEREAS: The applicant agreed not to take reservations after 10 p.m.; and

WHEREAS: The applicant may return after 6 months of full operations to request an extension of hours at which time the committee will evaluate the feasibility of the application; 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 Nutopian Embassy, LLC at 1 White Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	1 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	TABLED			

RE: 112 Reade Street, application for small sidewalk cafe for 109 West Broadway Food & Wine LLC, Yves LLC, Mac 1 Food and Beverage LLC d/b/a Holy Ground and A Summer Day Cafe

WHEREAS: The applicant, 109 West Broadway Food & Wine LLC, Yves LLC, Mac 1 Food and Beverage LLC, has applied to add an unenclosed exterior sidewalk cafe with 2 tables and 8 seats on the Reade Street side of the establishment; and

WHEREAS: The Committee usually asks applicants to operate for a full year before applying for a sidewalk cafe, and the New York City Landmarks Preservation Commission has reviewed the application and finds that the work will have no effect on significant features of the building; and

WHEREAS: The residents of the surrounding neighborhood were notified in accordance with Department of Consumer Affairs guidelines; and

WHEREAS: Several residents appeared at the committee to complain about the restaurant having almost every day over the last year left the sidewalks filthy, greasy, and bloody, and not cleaning up after their garbage; and

WHEREAS: Residents said they had addressed complaints to owners, 311 and Councilmember Margaret Chin's office, but the conditions persisted; and

WHEREAS: The applicant stated they had just that week ordered a power washer, but the committee noted that should have been done much earlier, and not just when he wanted to add a sidewalk cafe; and

WHEREAS: The committee also pointed out to the applicant that in the 2017 liquor license application for 109 West Broadway, CB1 had stressed the importance of using the West Broadway exit/entrance rather than Reade, due to problems the residents had had with other establishments on Reade; and

WHEREAS: Given the ongoing trash issues it was suggested to the applicant that he withdraw and try to work out those issues with the neighbors before returning so that a likely negative resolution would not go on his record; and

WHEREAS: He was reluctant to do so, he said, because his partner was not there; and

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of the unenclosed exterior sidewalk cafe for 109 West Broadway Food & Wine LLC, Yves LLC, Mac 1 Food and Beverage LLC d/b/a Holy Ground and A Summer Day Cafe at 112 Reade Street.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 517 Clayton Road, on Governors Island, application for liquor license for Belgo Mobile LLC, d/b/a Perros y Vainas

WHEREAS: The applicant, Belgo Mobile LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented 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 represented that there are not three or more establishment with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment is a quick service kiosk serving Venezuelan street-style hot dogs and all-natural lemonades; and

WHEREAS: The establishment is a 460 square foot kiosk with a public assembly capacity of 75, and a 300 square foot dining area with 8 tables, and no food counters; and

WHEREAS: The hours of operation will be 11 AM to 9 PM Sunday through Saturday; and

WHEREAS: The applicant has represented that there will be no events, no DJs, no live music, no recorded background music, no promoted events, no scheduled performances, no dancing or cover fee events; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operation at which time the committee will evaluate the feasibility of the application; 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 Belgo Mobile LLC at 517 Clayton unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	1 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 10 South Street, application for liquor license for 10 South Street LLC d/b/a TBD

WHEREAS: The applicant, 10 South Street LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented 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 represented that there are not three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment is a catering hall/ banquet hall with public assembly of 1192 persons with all events being booked by a 3rd party; and

WHEREAS: The establishment includes approximately 9,090 square foot bar and dining area with 90 tables maximum and 900 seats maximum and 8 stand up bars; and

WHEREAS: The hours of operation will be 8 a.m. to 2 a.m. Monday through Saturday and 10 a.m. to 2 a.m. on Sundays; and

WHEREAS: The applicant has represented that there will be DJs, live music, recorded background music, dancing, promoted events, and no scheduled performances or cover fee events; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant will employ traffic and pedestrian 'officers' to deal with the congestion of an establishment with a PA of 1192 persons; 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 10 South Street LLC at 10 South Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: NEW BUSINESS

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Rescued

RE: Community Board Budget Increase

WHEREAS: NYC has 59 Community Boards that serve as the first of point of contact for all citizens to engage with City government; and

WHEREAS: Community Boards not only bring together local New Yorkers with multiple government agencies but also real estate developers, landlords, applicants for licenses and permits as well as others; and

WHEREAS: The talents and tools needed to fulfill our mandate are often strained or even overwhelmed by the resources of private entities; and

WHEREAS: CB budgets have not increased in nearly 10 years hobbling their ability to maintain a full complement of staff; and

WHEREAS: A one-time infusion of approximately \$42,500 was made in FY2019 with positive results but that had limitations and was not added to our baseline budget; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 asks that the Mayor increase the CB 1's baseline budget to at least \$300,000 for FY2020 so that it may better serve the needs of Community District 1 and all of the 58 other community boards that serve the Five Boroughs.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: QUALITY OF LIFE & SERVICE DELIVERY

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: Requesting Department of Citywide Administrative Service Engagement with Community Board 1

WHEREAS: Section 2705 of the New York City Charter elaborates the function of the District Service Cabinet of Community Board 1(CB1); and

WHEREAS: The Charter describes the function of the District Service Cabinet as to “Coordinate service functions and programs of the agencies that deliver services in the community district” and “consider interagency problems and impediments to the effective and economic delivery of services in the district”; and

WHEREAS: The Charter also requires membership of the District Service Cabinet to include “Representatives of other agencies that provide local services on a regular basis in the community district, who shall be the ranking line official assigned to the district”; and

WHEREAS: The Department of Citywide Administrative Services (DCAS) is the property manager for many municipally-owned buildings within Community District 1 as our district includes the “Civic Center,” which is the seat of city government; and

WHEREAS: The general management of one particular building, 253 Broadway, is of concern and the impact of its exterior and interior renovations, light pollution, sanitation challenges, and improper use of a curbside MPT are the sources of multiple quality of life issues within our district; and

WHEREAS: The CB 1 office has made multiple attempts to find the DCAS employee responsible for the management of 253 Broadway and has received assurances from an employee in the 253 Broadway management team that we would be contacted by the supervisor that is responsible for all building-related issues, but no such person has stepped forward; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 requests that the Commissioner of the Department of Citywide Administrative Services duly appoint a representative to the CB 1 District Service Cabinet to work with our staff and cabinet members from other city agencies to solve issues around the district.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: Stop Sign Request for Peck Slip & Front Street

WHEREAS: There have been many changes to the South Street Seaport area in recent years. There has been an influx of residents and in particular families with children, resulting in more pedestrians on the street; and

WHEREAS: Peck Slip (south) flows west-east and there is a stop sign at the intersection of Peck Slip and Front Street. However, there is no stop sign at Peck Slip (north) and Front Street, which flows east-west; and

WHEREAS: This is a highly trafficked intersection. It is next to Peck Slip Plaza and Peck Slip School is one block west; and

WHEREAS: There used to be a stop sign at the intersection of Peck Slip (north) and Front Street, but it was removed at some point. Additionally, a stop sign was recently removed at the intersection of Beekman Street and Front Street; and

WHEREAS: Based on discussions with community members, the best time to study the potential for a stop sign at this intersection would be during the weekend when activity is at its peak; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 requests that NYC Department of Transportation (DOT) study the request to install a stop sign at the intersection of Peck Slip (north) and Front Street.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: TRANSPORTATION

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: Street Co-Naming Guidelines

WHEREAS: The Community Board 1 (CB1) Street Co-Naming Guidelines Working Group has met over the past several months to review and propose an updated version of the guidelines; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 adopts the following updated Street Co-Naming Guidelines (attached).

MANHATTAN COMMUNITY BOARD 1 STREET CO-NAMING GENERAL GUIDELINES

Manhattan Community Board 1 (CB1) is unique given its narrow street grid, historical street names, and a history of human loss – and as a result, requires us as a Board to review applications for street co-namings with an additional level of stringency and great care. We encourage applicants to fully consider other ways in which to memorialize those who they believe are deserving of this honor. Only applications for street co-namings with significant and verifiable support will be considered.

Streets located within the boundaries of Manhattan Community Board #1 will be considered for co-naming in honor of individuals or organizations subject to the following criteria established by the Board. The standards set forth in this document are only guidelines for the Board. No single guideline should be determinative.

- Street co-naming requests will be heard by the CB1 Transportation Committee. If the request is approved by the committee, the application will be brought before the full Board for final approval. Should the Transportation Committee not be in existence, the Chair shall designate the appropriate committee.
- Requests for street co-namings will be considered on a rolling basis, subject to the Chair's discretion in managing workflow. All requests must be accompanied by a street co-naming application and a petition of community support in order to be considered by the CB1 Transportation Committee and must be submitted to the CB1 office at least 4 weeks prior to the scheduled committee meeting. Applicants who fail to submit the required items to the CB1 office at least 4 weeks prior to the scheduled committee meeting will not have their application reviewed by the committee until the next scheduled meeting for handling such matters.

Individuals

A prospective honoree must be deceased, and be a New York City resident or native, and/or an individual of great significance to New York City;

Have a minimum of twenty years of community involvement;

Or an individual whose death occurred under extraordinary circumstances of crime, accident, disease, social circumstance or the death itself leads to a greater awareness within society of the cause of death and a concerted effort to solve the problem;

Organizations

A prospective organizational honoree must be a not-for-profit organization;

Have a minimum of thirty years of community involvement;

Should have demonstrated an extraordinary and consistent voluntary commitment and dedication to the community;

Additional Considerations

The Board may also in its discretion, grant a naming where the applicant sets forth a rationale, that although not falling technically within these guidelines, demonstrates extraordinary and highly acclaimed accomplishment or involvement for the public good linked to Manhattan Community Board #1.

An application for an individual or an organization that has already received a street co-naming within the City of New York will be **strongly discouraged from applying to the committee.**

An individual or an organization that has already been named on a public memorial within Community Board #1 will also be discouraged by the committee.

Applicants must disclose any other street co-naming or other memorial in a public area in New York City;

The Board may deny approval of an application in its sole discretion. If an application is denied by the committee the original applicant may not reapply on behalf of the prospective honoree for 3 years from the date of the denial.

Each application will be considered on its own merit.

MANHATTAN COMMUNITY BOARD #1 STREET CO-NAMING REQUEST INSTRUCTIONS

Applicants must review attached guidelines to ensure their request will be considered. Only applications for street co-namings with significant and verifiable support will be considered.

The following items must be submitted:

1. A petition demonstrating community support for the co-naming proposal which must include the following information above the gathered signatures:
 - The proposed honorees name, address and a succinct yet detailed outline indicating why the honoree should be bestowed the honor of having a street co-named after them.
 - Include a brief biographical description such as the date and location of birth (for an individual) and when the individual/organization became part of the community, the connection between the co-named street and whomever is being honored, and why should they be memorialized with a street co-naming. Keep in mind that prospective honorees should have a minimum of 20 years community involvement for individuals and 30 years for organizations as stated in the guidelines.
2. The total number of residences and businesses located in a one-block radius (IE. One block north, south, east & west).
3. A minimum 75% of the total amount of potential signatures of residents and/or business people on the affected block(s) including their building addresses. For example, a petition from a one-block radius with 153 units would require a minimum of 115 signatures of support.
4. Letters of support are strongly encouraged.

**MANHATTAN COMMUNITY BOARD #1
STREET CO-NAMING REQUEST INSTRUCTIONS**

1. Applicant's Name

2. Applicant's Telephone Number and E-mail

3. Applicant's Address

4. Applicant's Connection to Proposed Honoree

5. Proposed Honoree's Name

6. Is proposed honoree a (check one): Individual Non-Profit Organization

7. Proposed Location for Co-naming

8. Does the proposed location already have a co-name within a one block radius?

YES NO

If yes indicate location & the current name: _____

9. Has any other public area been named after the proposed honoree? YES NO

If yes, indicate the location: _____

10. Have you applied to another community board for this co-naming?

YES NO

What was the result? If denied, why was the application denied?

To this application, please attach the required petition, number of businesses/residences, letters of support (encouraged), and any relevant documentation with this application.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MAY 28, 2019

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	35 In Favor	1 Opposed	0 Abstained	0 Rescued

RE: Barnett Newman Triangle

WHEREAS: Barnett Newman Triangle is in a portion of Tribeca that is particularly lacking in open spaces to serve local residents, workers and visitors and is a good central location for a park; and

WHEREAS: In November 2014 DDG 100 Franklin LLC came before Manhattan Community Board 1 (CB1) in regards to its application to the Board of Standards and Appeals for a bulk variance pursuant to section 72-21 of the Zoning Resolution which would enable it to construct two mixed use residential and retail buildings on a single lot; and

WHEREAS: The developers argued that they needed the variance due to the small size and unusual shape of the property which would result in inefficient and undesirable floor plates and reduced residential sales and retail rents but that the variance to ease restrictions on lot coverage, height and setback, open area along a side lot line and street wall regulations would produce a more efficient building that would generate sufficient income to amortize construction costs and provide a reasonable profit; and

WHEREAS: During their presentation to CB1, the developer discussed its submission of an application to the NYC Department of Transportation to sponsor and build an upgraded public plaza in front of 100 Franklin Street (Barnett Newman Triangle), and plans to work with the local community on the planning and implementation, and has reached out to and received support from most of the surrounding businesses; and

WHEREAS: Indeed there were also press reports on this planned upgrade of Barnett Newman Triangle in local publications including Tribeca Citizen and Curbed that included preliminary design concepts for this plaza upgrade; and

WHEREAS: DDG subsequently went on to gain approval for its project from both the Board of Standards and Appeals and the Landmarks Preservation Commission and the new buildings have indeed been constructed; and

WHEREAS: There is no sign of any improvement to Barnett Newman Triangle nor has the CB seen any pending plans; and

WHEREAS: CB1 has repeatedly asked DDG to come before the CB for more than a year to update us on this promised plaza improvement but DDG has not been willing to attend any meeting thus far and we remain in the dark as to their plans for Barnett Newman Triangle; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 is eager to begin working with DDG on their promised proposal to upgrade Barnett Newman Triangle; and

BE IT

FURTHER

RESOLVED

THAT: CB1 strongly urges DDG to appear before the community as soon as possible to update us on their plans for that important space that could urgently use the type of upgrade promised by DDG in 2014.