

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 36 Battery Place aka 16-40 1 Place, application for a new application and temporary retail permit for full-service liquor license for Lox Restaurant Group Corp, Museum of Jewish Heritage.

WHEREAS: The applicant, Lox Restaurant Group Corp, Museum of Jewish Heritage at 36 Battery Place aka 16-40 1 Place d/b/a Lox Cafe, is applying for a new application and temporary retail permit for full-service liquor 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 establishment is a cafe, coffee shop and event space with 7,500 square feet and a customer capacity of 467 people, with 52 cafe seats and 380 event seats; and

WHEREAS: The establishment is considered a large venue as defined by the NYC Department of Building designation on public assembly as it is designed to hold 75 persons or more; and

WHEREAS: The applicant currently has the hours of operation for the coffee shop from 10:00AM - 8:00PM Sunday to Friday, closed Saturday and catered events upon request 10:00AM - 1:00AM Monday to Saturday and 10:00AM - 12:00AM on Sundays; and

WHEREAS: The applicant will have live and recorded background music from an ipod, portable and existing speakers. DJs, non-musical entertainment and dancing will be for catered events only. Music will be limited to indoors only, the doors to the terrace will not remain open; and

WHEREAS: The applicant has indicated that the terrace doors will be closed during events, and terrace access will end by 1:00AM and no alcohol or music will be taken on the terrace and the terrace will have no more than 30 people; and

WHEREAS: The applicant has agreed to 26 buyouts per year; and

WHEREAS: The applicant has agreed to implement traffic control/assistance for private events; and

WHEREAS: The applicant has indicated that they **do not** intend to apply for a sidewalk cafe license in the future; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 will evaluate any alteration and/or renewal requests against large venue stipulation requirements; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of their new application and temporary retail permit of on-premise liquor license for Lox Restaurant Group Corp, Museum of Jewish Heritage at 36 Battery Place aka 16-40 1 Place unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 179 West Broadway, application for a new application and temporary retail permit for full-service liquor license for MM Food Service LLC

WHEREAS: The applicant, MM Food Service LLC d/b/a MM Kitchen Studio at 179 West Broadway, is applying for a new application and temporary retail permit for full-service liquor 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 establishment is a catering establishment for private events with 1723 square feet and a total customer capacity of 74 people; and

WHEREAS: The applicant will have hours of operation for the catering establishment from 9:00AM - 11:30PM Monday to Sunday; and

WHEREAS: The applicant will only have recorded background music from 12, 6.5” Surface mount, 70v, Sonance PS-S63T speakers. There will be no TVs, subwoofers, DJs, non-musical entertainment and dancing; and

WHEREAS: The applicant has indicated that one double door to a small balcony will be open during warmer months for ventilation and will be closed by 10pm everyday; and

WHEREAS: The applicant has agreed to have deliveries at 11:00AM to 4:00PM and garbage collection at a reasonable hour and not late at night; and

WHEREAS: The applicant has indicated that they **do not** intend to apply for a sidewalk cafe license in the future; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 will evaluate any future alteration and/or renewal requests; and

BE IT
FURTHER
RESOLVED

THAT: CB1 opposes the granting of their new application and temporary retail permit of on-premise liquor license for MM Food Service LLC at 179 West Broadway unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 86 Warren Street, application for a new application and temporary retail permit for full-service liquor license for Warren Street Hotel LLC

WHEREAS: The applicant, Warren Street Hotel LLC at 86 Warren Street, is applying for a new application and temporary retail permit for full-service liquor 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 establishment is an 11 story, rooftop hotel with a restaurant, catering to hotel guests. It is 74,878 square feet, with a capacity of 227 persons on the ground floor restaurant and bar, with a full building occupancy at 691 people; and

WHEREAS: The establishment is considered a large venue as defined by the NYC Department of Building designation on public assembly as it is designed to hold 75 persons or more; and

WHEREAS: The restaurant hours of operation will be from 7:00AM to 12:00 AM Sunday to Monday; and

WHEREAS: The applicant has acknowledged that the neighboring residential buildings on either side of the establishment and two directly across the street will be supplied with the contact information of the day and night managers of the hotels; and

WHEREAS: The building consists of 12 hotel units for stays of 30 days or longer, 5 of these units come with their own terrace and a max capacity of 6 persons each for suites and 4 persons each for the standard rooms. Hotel management will strictly enforce quiet enjoyment of private room terraces and will request that guests limit all noise out of respect for the neighbors and other hotel guests after 8:00 PM Sundays to Thursdays 9:30 PM Friday to Saturdays; and

- WHEREAS: The applicant has indicated that there is a rooftop terrace on the 12th floor with guest-only access, a maximum capacity of 11 persons and closes 9:30PM Friday and Saturday and 8:00 PM Sunday to Thursday. There is no bar or music on any part of the rooftop, however guests may order service of food and drinks until 1 hour before the terrace closes; and
- WHEREAS: The applicant has represented that the North side of the rooftop terrace is/will not be accessible to guests, and there are currently no plans to use this space; and
- WHEREAS: The applicant has represented that according to the NYC Department of Buildings the north roof terrace may be used for recreational purposes and in the future, it may be used for other not yet determined hotel purposes such as an aerobics class or similar; and
- WHEREAS: The community expressed their concerns about the north roof terrace, where any future plans or activities may require music, it should be noted that the applicant has signed the stipulation agreeing to no music on the rooftop; and
- WHEREAS: The community board heard the concerns from parents and residents of the nearby buildings, along with approximately 200 petitions with various concerns opposing the license and the board have taken their concern into account; and
- WHEREAS: The applicant represents that only the restaurant will have live, recorded background music from a digital recorded music system with 9-12 low profile 11” ceiling mounted speakers at 20 amp. There will be no TVs, subwoofers, DJs, non-musical entertainment and dancing; and
- WHEREAS: The applicant has agreed to have staff ensure cars do not idle in front of the hotel and to make sure the flow of traffic is unimpeded; and
- WHEREAS: The applicant has indicated that garbage pickup will occur 10:00 PM to 1:00AM , Monday, Wednesday and Friday from the building’s trash room, food and beverage will be delivered 6:00 AM to 11:00 AM, guest laundry 7:00AM to 11:00 AM and linens will be delivered/picked up between 9:00 PM and 12:00 AM; and
- WHEREAS: The applicant will be given an opportunity to review their method of operation with the board after 1 year; and
- WHEREAS: The applicant has indicated that they **do not** intend to apply for a sidewalk cafe license in the future; and
- WHEREAS: The applicant has signed and notarized the stipulations sheets; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 will evaluate any alteration and/or renewal requests against large venue stipulation requirements; and

BE IT
FURTHER
RESOLVED

THAT: CB1 opposes the granting of their new application and temporary retail permit of on-premise liquor license for Warren Street Hotel LLC at 86 Warren Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

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:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 40 Wall Street, Suite 100, application for a new application and temporary retail permit for full-service liquor license for Italian Food Zone USA Corp.

WHEREAS: The applicant, Italian Food Zone USA Corp d/b/a Nerolab at 40 Wall Street, Suite 100, is applying for a new application and temporary retail permit for wine, beer and cider liquor 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 establishment is a full service traditional Italian restaurant on the ground floor, 17,909 square feet, with a capacity of 466 persons; and

WHEREAS: The establishment is considered a large venue as defined by the NYC Department of Building designation on public assembly as it is designed to hold 75 persons or more; and

WHEREAS: The applicant will have hours of operation for the restaurant from 7:00AM - 12:00AM Sunday to Thursday and 7:00AM to 1:00AM Friday and Saturday; and

WHEREAS: The applicant will have live music once per week, recorded background music and a DJ, and 3 TV/monitors in the establishment; and

WHEREAS: The applicant has agreed to 12 buyouts per year and will be responsible for traffic control during these buyouts; and

WHEREAS: The applicant will have deliveries after 7am and will coordinate with neighboring establishment's carting service for garbage pickup; and

WHEREAS: The applicant has agreed that their delivery bikes have reflective tape and noise makers so pedestrians can see and hear them coming, in addition they are not to ride on the sidewalk; and

WHEREAS: The applicant has indicated that they **do not** intend to apply for a sidewalk cafe license in the future; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 will evaluate any alteration and/or renewal requests against large venue stipulation requirements; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of their new application and temporary retail permit of on-premise liquor license for Italian Food Zone USA Corp at 40 Wall Street, Suite 100 unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: ENVIRONMENTAL PROTECTION

COMMITTEE VOTE:	5 In Favor	1 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	25 In Favor	7 Opposed	3 Abstained	0 Recused

RE: Manhattan Community Board 1 Guiding Principles for Lower Manhattan Coastal Resiliency

WHEREAS: Manhattan Community Board 1 (CB1) has reviewed a set of Principles for Coastal Resiliency which are based on resiliency principles set forth by the City in December 2021 in a document entitled *Neighborhood Coastal Flood Protection Project Planning Guidance*; and

WHEREAS: The document was published in December of 2021 by the NYC Mayor’s Office of Climate Resiliency, now the Mayor’s Office of Climate and Environmental Justice (MOCEJ); and

WHEREAS: The following City agencies provided guidelines for neighborhood coastal flood protection projects to reduce impacts of coastal flooding from sea level rise and more frequent and intense coastal storms: New York City Department of City Planning, New York City Department of Design and Construction, New York City Department of Environmental Protection, New York City Department of Parks & Recreation, New York City Department of Transportation, New York City Economic Development Corporation, New York City Emergency Management, New York City Housing Authority, Mayor’s Office of Environmental Coordination, New York City Office of the Deputy Mayor for Operations, New York City Mayor’s Office of Management and Budget, and the Mayor’s Office of Climate & Environmental Justice; and

WHEREAS: CB1 previously adopted the city’s Waterfront Edge Design Guidelines (WEDG) in 2019¹ which is a nationally recognized standard to enhance resilience, ecology and access in waterfront development; and

¹ Manhattan Community Board 1 Website:

<https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/19-01-22.pdf> Accessed on 03/28/2023

WHEREAS: In 2021, The city set forth 3 goals and 16 guiding principles in the Neighborhood Coastal Flood Protection Guidance² which are summarized as follows:

- GOAL I: Equitably address Local Neighborhood Needs
 - Guiding Principle 1: Center Equity
 - Guiding Principle 2: Conduct Neighborhood-based Planning and Analysis
 - Guiding Principle 3: Consult, engage Communicate and Partner with the Public
 - Guiding Principle 4: Maximize Community Benefits.
- GOAL II - Increase Resiliency
 - Guiding Principle 5: Apply the Latest Climate Science
 - Guiding Principle 6: Reduce Coastal Flood Risk
 - Guiding Principle 7: Mitigate Drainage Impacts
 - Guiding Principle 8: Ensure Flood Hazards and Other Environmental Burdens are not shifted to other Neighborhoods
 - Guiding Principle 9: Maximize Resiliency Benefits
 - Guiding Principle 10: Maximize Environmental Benefits
 - Guiding Principle 11: Design a Closed System that Functions Independently
 - Guiding Principle 12: Align with Broader City Policy and Project Goals
- GOAL III: Apply Good Design Standards
 - Guiding Principle 13: Improve Neighborhood Quality of Life and Urban Design
 - Guiding Principle 14: Prioritize Natural and Nature-Based Features Where Feasible
 - Guiding Principle 15: Maximize Passive Infrastructure Features and Components Guiding
 - Guiding Principle 16: Minimize Operations and Maintenance Needs; and

WHEREAS: CB 1 cites the following additional principles, which are to be balanced against the cost-benefit analysis of all proposed resiliency measures as follows:

- GOAL IV: Apply Local Priorities
 - Resiliency measures that prioritize making lower Manhattan resilient while preserving and increasing open green space for community enjoyment

² City of New York Website: <https://www.nyc.gov/assets/orr/pdf/publications/Coastal-Protection-Guidance.pdf>
Accessed on 03/28/2023

- Resiliency measures with minimal impact and disruption to existing community urban scapes, vistas and parks wherever possible
- Resiliency measures that prioritize the most at risk and vulnerable areas in the neighborhood
- Resiliency measures that prioritize community needs and demonstrate an engaged partnership in all levels of design, particularly at inception
- Resiliency measures which favor nature based resiliency solutions prioritizing greenscape and supporting the city’s commitment to reducing greenhouse gas emissions
- Resiliency objectives which are clearly defined and shared early on in the community engagement process
- Resiliency objectives which define any areas allowed to flood, defining flood impacts, remediation measures and well-considered alternatives that would avoid such flooding
- Resiliency measures that clearly detail the scientific assumptions underlying the overall design of the area (i.e., Design Flood Elevation, DFE)
- Resiliency measures that allow for flexibility to meet the inevitable changes in climate science both during design, construction and after completion
- Resiliency measures that look to improve overall environmental conditions
- Resiliency measures that minimize construction time and disruption to community’s quality of life
- Resiliency measures that minimize changes to the built environment, such as mature tree removal, demolition of buildings and existing park space and that provide alternatives for concerned community members who do not support major changes to neighborhood open space
- Resiliency objectives that provide for a cost-benefit analysis & accompanying visualization for all alternatives; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 adopts the city’s 2021 *Neighborhood Coastal Flood Protection Guidance* documents and the aforementioned additional principles addressing Local Priorities to guide the community when evaluating future plans for Lower Manhattan Coastal Resiliency (LMCR) as well as any other future resilience-focused capital projects sponsored by local, state, & federal government bodies; and

BE IT
FURTHER
RESOLVED

THAT: CB 1 calls upon the New York City Department of City Planning, New York City Department of Design and Construction, New York City Department of Environmental Protection, New York State Department of Environmental Conservation, New York City Department of Parks & Recreation, New York State Department of Parks Recreation and Historic Preservation, New York City Department of Transportation, New York State Department of Transportation, New York City Economic Development Corporation, New York City Emergency Management, New York City Housing Authority, Mayor's Office of Climate & Environmental Justice, The Battery Park City Authority, the Hudson River Park Trust and the United States Army Corps of Engineers to review these additional local principles and to the fullest extent possible, incorporate them into their planning processes and project designs wherever possible; and

BE IT
FURTHER
RESOLVED

THAT: All agencies, authorities, public benefit corporations, and advocacy groups must do everything in their respective powers to make sure that their resiliency efforts are complementary to those working at the local, state, and federal levels and abide by the aforementioned principles as well as possible.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: EXECUTIVE COMMITTEE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	5 Opposed	0 Abstained	0 Recused

RE: Int. No. 501-A - Civilian Reporting Of Hazardous Obstruction Violations

WHEREAS: On April 26, 2022, Manhattan Community Board 1 (MCB1) passed a resolution urging our councilmember, the Honorable Christopher Marte, to support and/or reconsider legislation authorizing civilian reporting of hazardous obstruction violations by motor vehicles; and

WHEREAS: On June 2, 2022, Councilmember Lincoln Restler introduced Int. No. 501, which would have amended the administrative code of the City of New York (NYC) to allow civilian complaints to the Department of Transportation (DOT) for illegal parking in bike lanes, bus lanes, and crosswalks, at a fire hydrant and on sidewalks. Violations would have been punishable with a \$175 fine, with 25% awarded to the complainant; and

WHEREAS: At the time it was introduced, 28 members of the City Council, along with the Brooklyn Borough President, signed on as sponsors to Int. No. 501; and

WHEREAS: In its resolution supporting Int. No. 501, MCB1 did not take a position on the 25% incentive payment, but stressed the importance of tackling the burgeoning issue of illegal parking in Manhattan Community District 1 (MCD1) and across the city; and

WHEREAS: On March 3, 2023, the sponsors of Int. No. 501 introduced Int. No. 501-A. The amended legislation includes the following changes:

- It no longer entitles a successful filer to 25% of any fines that are collected.
- Individuals are required to complete a “digital training course ... before they are eligible to file such a complaint.”
- It requires that qualified filers have “a New York state driver’s license, a New York state non-driver identification card, or a New York City identity card.”
- It requires the DOT to “install signage in any area where civilian complaints ... may be filed. In the first year after it takes effect, the revised bill only allows complaints for illegal obstructions in Lower Manhattan and Downtown Brooklyn, with geographic expansion in subsequent years.
- It requires that the car be “unoccupied” when a report is filed.

- It requires the DOT to create a mobile app for citizen reporting; and

WHEREAS: Following the introduction of Int. No. 501-A, numerous transportation activists expressed concerns that the revisions will effectively gut the purpose of the bill, drastically reducing the number of complaints filed and, by extension, the bill's intended effect;¹ and

WHEREAS: The requirements that the DOT create, and those filers complete, a digital course is an unnecessary hurdle that is likely to drastically reduce the number of filers and the complaints that are needed to mitigate the problems caused by illegal obstructions ; and

WHEREAS: Existing methods for filing similar parking-related complaints, such as 311 and the already authorized citizen enforcement programs for idling trucks² and illegally parked taxis³ do not require filers to complete a digital course; and

WHEREAS: Clear instructions and an intuitive, simple online design entirely obviate the need for a digital course; and

WHEREAS: The requirement that a motor vehicle be unoccupied to file a complaint—a change reportedly aimed at reducing potential conflict⁴—is unnecessary. The existing programs for reporting idling trucks and illegally parked taxis have no such requirement, and there have been no widespread reports of violence or conflict; and

WHEREAS: If filers are required to prove that a vehicle is unoccupied, motorists can avoid enforcement by simply remaining in their vehicle, and vehicles with heavily tinted windows will be effectively immune from the law; and

WHEREAS: Vehicles that are occupied can still create dangerous obstructions; and

WHEREAS: The requirement for the DOT to “install signage in any area where civilian complaints ... may be filed” should be eliminated as (1) no other law has warning signs posted regarding potential enforcement and (2) increasing the distance from a school to define the coverage area means that all of MCD1 would be subject to the amended law (versus all but the northwest corner of Tribeca); and

WHEREAS: The requirement that DOT create a mobile app for citizen reporting is unnecessary and overly burdensome. Existing methods for filing parking-related

¹<https://nyc.streetsblog.org/2023/03/07/outrage-builds-over-watered-down-citizen-reporting-bill/>

²<https://nyc.streetsblog.org/2021/12/03/cough-cough-cough-city-must-raise-cost-of-idling-tickets-says-progressive-community-board/> (“Eighty-five percent of all idling submission are filed by just 20 people — and four people submitted roughly 50 percent of all idling complaints”).

³https://twitter.com/Reported_NYC/status/1624609083549528064?s=20.

⁴<https://nyc.streetsblog.org/2023/03/03/breaking-citizen-reporting-bill-moves-forward-but-in-a-watered-down-form/>

complaints - such as 311's web-based platform - are sufficient, and far easier to develop; and

WHEREAS: The amended bill is better than nothing, but some changes in the amended bill create unnecessary barriers to reporting that would protect drivers, rather than pedestrians, cyclists and bus riders. These changes compromise the bill's potential effectiveness in addressing the very serious problems caused by the obstructions and perpetuates the inequities that exist amongst street users in NYC; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 (MCB1) urges our councilmember, the Honorable Christopher Marte, to pursue the following amendments to Int. No. 501-A:

- Remove the provision requiring filers to complete a digital course prior to filing a complaint; and
- Remove the provision requiring that a motor vehicle be unoccupied in order to file a complaint; and
- Remove the provision requiring DOT to install signage in any area where civilian complaints may be filed.
- Remove the provision requiring DOT to create a mobile app for filing complaints.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

RE: 120 Broadway, application to replace an existing non-original ground floor storefront infill on the Broadway façade

WHEREAS: The existing ground floor storefront is not original, and

WHEREAS: As presented, the drawings and renderings are confusing as to the layouts of existing versus proposed storefronts, and

WHEREAS: Further, it is unclear how the previously LPC approved storefront master plan governs any replacement storefronts, and

WHEREAS: The proposed bronze color for the storefront framing is contradictory to the original and existing non-original polished brass storefronts, and

WHEREAS: CB1 encourages all landlords and tenants to make all their spaces fully accessible and barrier-free from the street, and

WHEREAS: However, the proposed modification does not feel in-sync with the remaining ground floor storefronts nor does it contribute to the unity in storefronts that a building of this stature deserves and those design principals which any approved LPC master plan should promote, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends LPC reevaluate the currently approved master plan such that the plan promotes thoughtful and unified designs for future replacement storefront for the entire ground floor and for this reason recommends **disapproval** of the proposed mismatched infill in a single bay on Broadway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	4 In Favor	0 Opposed	3 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 39 North Moore Street (34 Ericsson Place) improve the 1st floor facade of a residential building

WHEREAS: 39 North Moore Street (@ 34 Ericsson Place) application to renovate the ground floor façade which will now become the main entry into a new residential unit beyond. Ground floor design is a tri-partite façade; left bay is a service entry for the units above and remaining two (2) bays are to be converted into a front door entry in the center and a window to the right, and

WHEREAS: Existing marquee at this façade anchored to the building just above the ground floor, will not be altered except for the proposal to paint it black, and

WHEREAS: Left Bay is a service entry door for the units above, but it's included in this proposal to be refurbished to maintain newly renovated design harmony at this level. Existing mechanical unit above the metal door is to remain as is. Committee had issues with altering the water table level at this door with the current proposal, and

WHEREAS: Center Bay is proposed to become the main entry to the unit beyond. Design calls for painted black metal frames with metal louvers above the door and the right bay is proposed to become floor to ceiling window with louvers above to match the center bay. Committee had concerns again that both bays are spanning from the ceiling to the floor without any marcation or break at the water table, or the use of a solid panel at window to break the large glass opening, and

WHEREAS: It was explained to the Committee that large door and window openings were required to help meet the Building Code requirements for natural light and air, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends approval based on hardship that is imposed by the requirements of the Building Code for natural light and air at this unusually deep property.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	2 Abstained	0 Recused

RE: 1 Wall Street, installation of ground floor signage at Broadway, Wall Street and New Street and modifications to entrance infill at Wall Street

WHEREAS: The signage plan changes are still appropriate for, in uniform with and in scale to the building's ground floor, and

WHEREAS: The removal of any historically significant and original materials from buildings of this importance is generally not acceptable, and

WHEREAS: The removal of the historic revolving doors is unfortunate, however their removal to create legal ground floor egress and retention of other original interior materials make it necessary and worthwhile, and

WHEREAS: All finishes at the Wall Street entrance will match outside adjacent metal finishes and interior vestibule finishes (where the revolving doors were), now

THEREFORE
BE IT
RESOLVED

THAT: CBI's recommends LPC approve these modifications to the signage plan and removal of historically significant storefront materials at a primary ground floor building entrance because original materials will be saved and reinstalled inside of this entry.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

RE: Request for Evaluation (RFE) for Landmarking: 350 Canal Street, US Post Office

WHEREAS: Manhattan Community Board 1 (CB1) has a long history in supporting the preservation of lower Manhattan’s architectural heritage by urging for the designation of historic districts and architecturally distinguished buildings, many of which have often been threatened with redevelopment; and

WHEREAS: The US Post Office Canal Street Station, 350 Canal Street, located at the corner of Canal Street and Church Street in the Tribeca neighborhood of Manhattan is an excellent example of the Art Moderne style of architecture, popular in the late 1930’s; and

WHEREAS: In 1989, the New York State Historic Preservation Office designated 350 Canal Street as a building with both historical and architectural significance, both for its exterior and interior, and added it to the list of the National Register of Historic Places; and

WHEREAS: The building was completed in 1937 and is credited to the design of Alan Balch Mills from the Office of the Supervising Architect of the US Department of Treasury; and

WHEREAS: The building is a two-story symmetrical building clad with buff terra cotta panels with a black base, featuring a fluted terra cotta frieze with beautifully articulated inset bay windows which the NYC AIA Guide notes possess “wonderful mannerism ... [that] give the allusion of scanning the streets north and south, and add plasticity to the building”; and

WHEREAS: The interior of 350 Wall Street features a beautiful terra cotta bas-relief, executed in 1938 by Wheeler Williams entitled “Indian Bowman” which is an excellent example of the artworks commissioned for public buildings during the Works Progress Administration; and

WHEREAS: Despite the US Post Office at 350 Canal Street being listed on the National Register of Historic Places, the building is located outside of the Tribeca Historic

District and has not yet been designated as a NYC landmark, leaving it unprotected from major modification and demolition; and

WHEREAS: 350 Canal Street is a beloved and well used post office, an important resource for lower Manhattan and should remain as such. With the continual loss and reinvention of our great civic buildings as corporate drug chains and entertainment venues, the need to preserve this post office building becomes all the more critical; and

WHEREAS: Governor Hochul and Mayor Adams are currently hoping to change the city's zoning regulations to allow for an increase in the FAR cap which will allow for unprotected buildings like the US Post Office at 350 Canal Street Post Office to be opened to major modifications or worse, demolition, which will greatly and negatively impact the history and character of our neighborhoods in lower Manhattan; and

WHEREAS: The Historic Districts Council (HDC) has recently submitted a Request for Evaluation to the NYC LPC for 350 Canal Street to be designated as an individual landmark, noting the post office as an "outstanding and unusual example of public architecture in New York State." (see RFE for full description attached), now

THEREFORE

BE IT

RESOLVED

THAT: CB1 supports the HDC's Request for Evaluation to designate the US Post Office at 350 Canal Street as a NYC landmark and urges the LPC to act promptly in this review and designation.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

RE: Request for Evaluation (RFE) for Landmarking: 285 West Broadway, Rawitser Building

WHEREAS: Community Board 1 has a long history in supporting the preservation of lower Manhattan’s architectural heritage by designating historic districts and architecturally distinguished buildings, many of which are often threatened with redevelopment; and

WHEREAS: The Rawitser Building gracing the corner of Canal Street and West Broadway is one of lower Manhattan’s finest examples of Beaux Arts style architecture and acts as a prominent and welcoming entry to the neighborhood of Tribeca; and

WHEREAS: The Rawitser building is named after the brothers Herman and Simon Rawitser, wealthy wool merchants and philanthropists who commissioned the architectural firm of Bruner and Tyron to design the 6 story commercial investment property in c.1898; and

WHEREAS: Arnold William Brunner and Thomas Tyron were leading proponents of the City Beautiful movement and designed many important 19th century buildings in NYC including Congregation Shaaray Tefila , Shearith Israel Synagogue, Pratt Institute’s Manhattan Campus, the Downtown Hebrew Institute, the Educational Alliance, the Lewisohn Stadium at CCNY, the School of Mines at Columbia University, and First Church of Christ Scientist in Queens; and

WHEREAS: The Rawtiser building has been home to a diverse group of important commercial tenants from the late 19th century to today, including Henry Goldman, the founder of Arithmachine Co., manufacturers of the first handheld calculator, S.L Van Wezel, one of the largest diamond cutting firms in the city, Parr-Loichot Engine Corp, an important manufacturer of motor boat engines, Roberts Art Gallery and Smoke Stacks Lightning Bar; and

WHEREAS: The building’s distinctive Beaux Arts features include a chamfered corner entry with cast iron storefronts crowned with round openings surrounded by ornate terra cotta carvings of swags and garlands. The upper floors are capped with prominent cornices and carved decorations, including lions heads, roundels and flowers all set under a beautiful modillioned copper roof cornice; and

WHEREAS: The Tribeca Trust, described the building as “a beacon from another world, telling us that civilization is still around somewhere if you look...amid the commercial chaos of Canal Street”; and

WHEREAS: Despite the Rawitser building’s architectural and historical significance, excellent condition and important neighborhood corner location, the building stands entirely unprotected as it located outside the Tribeca Historic district and has not yet been designated a NYC landmark; and

WHEREAS: Governor Hochul and Mayor Adams are currently seeking to modify the city’s zoning regulations to allow for an increase in the FAR cap which will allow for unprotected buildings like the Ratswitser to be opened to major modifications or worse, demolition, which will greatly and negatively impact the history and character of our neighborhoods in lower Manhattan; now

THEREFORE

BE IT

RESOLVED

THAT

With the zoning changes currently being considered at the State and City level, it is critical, now more than ever, that the NYC Landmarks Preservation Commission support the preservation of our neighborhood’s most important and vulnerable architectural and historical monuments; and

BE IT

FURTHER

RESOLVED

THAT:

CB 1 urges the Landmarks Preservation Commission to act promptly in reviewing the Rawitser Building at 285 West Broadway (aka 380-384 Canal Street) and designate this as a NYC landmark.

REQUEST FOR EVALUATION (RFE) - INDIVIDUAL, INTERIOR, SCENIC

INSTRUCTIONS:

The Landmarks Preservation Commission is responsible for identifying and designating the special buildings and sites that represent the architectural, historical and cultural heritage of New York City. The Commission's Research Department accepts suggestions from the public regarding potential historic resources throughout the five boroughs. If a property appears to rise to the level of significance necessary to be considered for Landmark designation, the agency may conduct additional research, and may recommend it for consideration by the Commission.

Please complete all 5 sections of this form. Fields marked with an asterisk (*) are required. An incomplete submission may slow down review of your request. You may mail this form to the address above or send it by email to RFE@lpc.nyc.gov.

Requests will only be considered if a property is 30 years or older and if it is not already designated as a New York City Landmark. Please be advised that if a property is located within the boundaries of a Historic District or Scenic Landmark, the exterior of the property is already protected under the full extent of the law. LPC does not regulate the use or occupancy of Landmark buildings and sites.

1. SUBMISSION CHECKLIST

To request the evaluation of a property's Landmark eligibility, you must include ALL of the following materials:

- Completed Request for Evaluation Application Form (5 sections)
- Statement of Significance (on Page 2 of application form)
- Current photographs of the site. Photographs should comprehensively reflect current conditions.

2. PROPOSED LANDMARK TYPE (Please select ONE of the following)

- Individual:** The exteriors of individual structures, ranging from farmhouses to skyscrapers. (e.g., Woolworth Building; Pieter Wyckoff House; Cyclone Roller Coaster)
- Interior:** Building interiors that are customarily open or accessible to the public, and meet the criteria for individual landmarks (e.g. Empire State Building lobby; Grand Central Terminal concourse and waiting room). The site cannot be a private residence or religious property
- Scenic:** City-owned parks or other landscape features (e.g., Prospect Park; Central Park; Ocean Parkway)

3. REQUESTOR INFORMATION

NAME* Lucie Levine	TELEPHONE* [REDACTED]	
E-MAIL ADDRESS [REDACTED]	AFFILIATION/REPRESENTING* Historic Districts Council	
ADDRESS* [REDACTED]	APT./STE./FLR.* 2nd Floor	
CITY, STATE* New York, NY	ZIP CODE* 10003	DATE OF REQUEST* 3/8/2023

4. PROPERTY TO BE EVALUATED

PROPERTY/ADDRESS* 350 Canal Street		BUILDING OR INTERIOR NAME (IF APPLICABLE) Canal Street Station	
BOROUGH* Manhattan	TAX MAP BLOCK* 211	TAX MAP LOT* 3	DATE OF CONSTRUCTION (IF KNOWN) 1937-1939
ORIGINAL USE (IF KNOWN) Post Office		ARCHITECT (IF KNOWN) Alan Balch Mills	

5. STATEMENT OF SIGNIFICANCE

Please provide a statement explaining why you think this building or site should be considered for designation as an Individual, Interior, or Scenic Landmark by the Landmarks Preservation Commission.

When the Canal Street Post Office was added to the National Register of Historic Places in 1988, Joan Olshansky, Director of Operations at LPC, wrote that the building was " architecturally significant." It is easy to understand why the LPC has noted the significance of this building for more than 30 years:

The Canal Street Station Post Office is an outstanding and unusual example of public architecture in New York State. Designed and built between 1937 and 1939, Canal Street Station is one of New York State's only Art Moderne style post offices, and presents a dramatic contrast to the Colonial-inspired forms and decoration that dominated public architecture during the 1930s.

One of 14 postal facilities built in Manhattan during the 1930's under the auspices of the WPA, the Canal Street Post Office was designed by Alan Balch Mills, a partner in the New York City architectural firm of Pennington, Lewis & Mills. Between 1934 and 1938, Mills was executive assistant to Supervising Architect of the Treasury Louis A. Simon. In 1933-4, Mills collaborated with the New York City firm of Cross and Cross on the design of the Church Street Station Post Office/Federal Office Building (constructed 1934-1938). The Canal Street Post Office stands out as Mills' only solo post office commission in New York State.

The simple refined structure is virtually devoid of applied ornament and reflects the clear structural and utilitarian tenets of Modernism. In addition, the building is entirely clad in industrial materials, illustrating the Modernist's concern for adapting industrial forms to all building types.

The cladding is particularly significant because the Canal Street Station is the only post office in Manhattan (and one of just three in New York City, and four in all of New York State) clad in terra-cotta panels, reflecting a significant innovation in building technology. In the 1930s, a method of extruding terra cotta was developed, enabling the material, technically known as ceramic veneer, to be mass-produced at low cost.

European Modernism began to influence American buildings in the late 1920's, but it was still not a common style in this country in 1937 when Canal Street Station was designed. The simple geometric form of the post office, its regularized fenestration, its use of machine-made steel sash and its lack of applied ornamental detail are all features derived from European Modernism. Of particular interest on the exterior of Canal Street Station are the two-story windows with steel sash arranged as three-sided angled bays recessed within the plane of the facade. These recessed bays resemble forms found on early skyscrapers. It is only at the entrance that classical details appear. The entrance vestibule is set within a two-story metallic-finished terra-cotta frame with stylized coffering. The interior is also Moderne in design with horizontal bands of colored terra cotta and vertical quilted terra-cotta piers.

Besides its style, the building is outstanding for its siting. Located on the busy urban corner of Canal and Church Streets, the post office's corner is chamfered so that the entrance is set in the corner. This lends the public building an imposing quality that it would not have had if it had been designed with a more traditional corner arrangement. The innovative quality of the design and the attention paid to creating a dramatic setting combine to make Canal Street Station one of the most important post office buildings in New York City.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	7 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: Washington Market School Street Fair

WHEREAS: Washington Market School is a non-profit early childhood center founded in 1976 that provides preschool, kindergarten and afterschool in Tribeca at 55 Hudson Street, between Jay and Duane Streets. It currently serves 250 families; and

WHEREAS: The proposed street fair will close Duane Street between Greenwich Street and Hudson Street from 9:00 AM to 5:00 PM on Saturday June 3, 2023 with fair activities taking place from 11:00 AM-3:00 PM and the balance of the time used to setup and to dismantle and cleanup the area; and

WHEREAS: The school began holding street fairs for fundraisers in Tribeca on June 8th, 1986 when Phillippe Petit walked across a tightrope in front of their former site at Greenwich Street to raise money for financial aid and has continued since, although COVID caused a two year pause; and

WHEREAS: The funds raised will be used to support their scholarship program; and

WHEREAS: The street fair will include arts and crafts run by each classroom, family-sponsored food vendors, and children's entertainment including a magician, live music, and an inflatable slide; and

WHEREAS: The school has responded to CB1's concerns and has volunteered to:

- Hand-deliver a letter to all of our neighbors on Duane Street to introduce the school and the event and invite them to attend; and
- Continue communication with the Friends of Duane Park to ensure that they adhere to any rules/guidelines and that they plan around their May 7th event; and
- Make the bathrooms at their school site (55 Hudson St) available for all attendees to use; and
- Have 2-3 dedicated cleaners from the school's supplier on-site for the entirety of the fair to ensure that garbage cans are emptied and recycling is managed; and

- Work with their school security supplier (Global Operations Security Services) to have 2-3 security guards present on-site to monitor activity at the school and at the street fair; and
- Provide our contact information to address any questions or concerns; and

WHEREAS: The Friends of Duane Park have confirmed that they will not have an event on June 3 and have given their okay for the WMS street activity event; and

WHEREAS: The funds raised will go toward making much needed childcare and early education more affordable and there have been no complaints about these fairs; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 supports Washington Market School's request for a street activity permit for 9:00 AM-5:00 PM on June 3, 2023 to hold a fair on Duane Street between Greenwich Street and Hudson Street.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: MARCH 28, 2023

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: 2023 TD Five Boro Bike Tour

WHEREAS: Produced by Bike NYC, in conjunction with the City of New York, this 45th TD Five Boro Bike Tour will be held on Sunday May 7, 2023; and

WHEREAS: The approximately 40 mile Five Boro Bike Tour is a charitable ride for people of all abilities that are three years or older. The tour raises funds for free bike education programs that benefit more than 30,000 children three and older as well as adults; and

WHEREAS: The bike tour will, as usual, start in Manhattan Community District 1 (MCD1) then head north, use car-free roads through all five boroughs, cross five major bridges and end in Staten Island; and

WHEREAS: The event will run from 7:30AM – 5:30PM with setup beginning at 12:00 AM and breakdown concluding at 6:30 PM; and

WHEREAS: As in 2022, the participants will line up and start the Tour heading north on Trinity Place/Church Street in 6 waves with the first lining up and leaving from Franklin to Duane Streets, the second wave from Duane to Murray Streets, the third from Murray to Fulton Streets, the fourth from Fulton to Thames Street, the fifth from Thames to Morris Street and the sixth from Morris Street to Battery Place; and

WHEREAS: Tour participants are permitted to use any human-powered pedaled bike (recumbent, unicycle, tandem, tricycle, etc.) or a Class 1 pedal-assist e-bike. Class 2 or throttle e-bikes are not permitted on any Bike New York events; and

WHEREAS: The Main Stage and VIP area and activities will be located on Church Street between Canal and Franklin Streets so speakers will not extend farther south on Church Street than to Leonard Street; and

WHEREAS: The Mayor’s Office, not Bike New York, makes the decisions about speeches before the event starts. This year 13 of the 24 audio speakers used last year will be used; and

WHEREAS: Bike New York has consistently worked with Manhattan Community Board 1 (MCB1) to reduce the event's impact on the community. This year they will have fewer audio speakers and a hotline (347)480-8184 that will be operational for complaints Saturday night during setup and during race hours; and

WHEREAS: The Five Boro Bike Tour is an important fundraiser and an event supported by the City of New York to showcase the city's five boroughs internationally; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 (MCB1) supports approval of the 2023 Five Boro Bike Tour; and

BE IT

FURTHER

RESOLVED

THAT: MCB1 appreciates the work that Bike New York has done in the past to improve conditions in our district during the race and we request that:

- Flyers and communication be put out well in advance of the event,
- Residential buildings near the race activities be given advance notice regarding the speakers and event details
- Staff setting up for the race overnight be instructed and reminded to limit their noise including not shouting.
- Not use bullhorns before 9:00 AM,
- Sound does not exceed 80 decibels at any location,
- All speakers be angled away from residential buildings, and
- On the day of the race, a Bike New York representative be assigned to ensure that all stipulations agreed on with the community are adhered to