

COMMUNITY COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	4 In Favor	4 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	10 In Favor	21 Opposed	6 Abstained	0 Recused

FAILED (See resolution proposed under new business)

RE: 240 Greenwich Street - request for DOT revocable consent to install security bollards

WHEREAS: The Bank of New York Mellon ("BNY Mellon" or the "applicant"), located at 240 Greenwich Street in Manhattan, filed a private application for a new revocable consent from the City of New York City (NYC) Department of Transportation (DOT) “in order to construct, maintain and use security bollards against the curb line of the perimeter streets of the property”; and

WHEREAS: BNY Mellon is the owner of the property (Block 128, Lot 2), which is bordered by Greenwich, Barclay, West (Route 9A) and Murray Streets; and

WHEREAS: The stated purpose for the requested bollards is “to secure and protect the applicant, the adjacent pedestrian sidewalks and the public plaza”; and

WHEREAS: Bollard installation is planned along the curb lines for Murray Street between West Street and Greenwich Street, (2) Greenwich Street from Murray Street to Barclay Street, (3) Barclay Street from Greenwich Street to the western edge of the BNY Mellon building and (4) West Street near the Murray St intersection; and

WHEREAS: The applicant plans to install the bollards to meet or exceed NYC’s requirement that objects on sidewalks leave an unobstructed clear path of at least eight feet for pedestrian flow where there is high pedestrian traffic. The distance between bollards will be over four foot from center to center, which satisfies New York State rules; and

WHEREAS: The applicant’s private application for a "minor modification" to a Special Permit (C 800477 ZSM) to remove designated ground floor public space and to propose improvements and amenities within the zoning lot and right of way at 240 Greenwich Street property, was the subject of a January 2021 Manhattan Community Board 1 (MCB1) resolution;<sup>1</sup> and

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<sup>1</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/21-1-26.pdf>, pp 3-8.

- WHEREAS: In that resolution, CB1 opposed the use of numerous bollards for the periphery of the site and urged the applicant to work with the relevant government agencies to “design security measures that can be achieved through plantings and other landscape elements to create a secure area within their property line”; and
- WHEREAS: BNY Mellon’s proposed plan is consistent with the New York Police Department (NYPD) Guideline for Perimeter Security.<sup>2</sup> The NYPD Counterterrorism Division has determined that security hardening is warranted at this location; and
- WHEREAS: BNY Mellon is the world's largest custodian bank and securities services company with \$42.2 trillion in assets under custody and/or administration, and \$1.8 trillion in assets under management as of Sept. 30, 2022. Being high profile makes BNY Mellon’s international headquarters at 240 Greenwich Street a potential terrorist target and pedestrians on the sidewalk could be harmed; and
- WHEREAS: A Stantec civil engineer on the project reported that based on an analysis of the surrounding roadways and the acceleration speed of a vehicle, the protection to achieve the highest level of protection would require a 3-foot minimum height, which could create a planter wall. In order to protect pedestrians it would need to be in the right of way.; and
- WHEREAS: Some CB1 members and meeting attendees reiterated the demand from the January resolution that plantings and other landscape elements in the property line be used rather than a reliance on bollards around the curb line as is proposed. Others disagreed and preferred the more open proposed plan that also protects pedestrians. Plantings are included in the plan, although not for security; and
- WHEREAS: Bollards along the curb line are not atypical in the area around 240 Greenwich Street. Bollards exist along the curb line across West Street around Goldman Sachs and Brookfield Place, as well as one block south at Vesey Street around the New York New Jersey Port Authority (NYNJPA) security zone for the World Trade Center (WTC); and
- WHEREAS: The plan calls for removing and rebuilding all of the sidewalks around the block, except near DC37, when installing the bollards. This work will be done in phases so that only portions of the four perimeter sidewalks will be under construction at any one time; and
- WHEREAS: It is requested that noisy activities including jackhammering and workers calling out to others not occur before 8:00 AM; and
- WHEREAS: A protected pedestrian path will be set up on the adjacent roadbed for each portion of the sidewalk when it is closed for construction. The applicant promises that these pedestrian paths will be Americans with Disabilities Act (ADA) accessible and be of adequate width to accommodate the flow of pedestrians that is common at the location; and

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<sup>2</sup>[https://www.nyc.gov/html/nypd/downloads/pdf/counterterrorism/engineeringsecurity\\_030\\_guidlines\\_on\\_perimeter\\_security.pdf](https://www.nyc.gov/html/nypd/downloads/pdf/counterterrorism/engineeringsecurity_030_guidlines_on_perimeter_security.pdf), accessed on April 23, 2023.

WHEREAS: The Citi Bike station that is currently situated in the parking lane, just east of the driveway on Murray Street, will need to be moved when the adjacent sidewalk is under construction. Meeting participants made it clear that they want a station to continue to be located on the roadbed nearby; and

WHEREAS: The food cart vendor that is typically located on Murray Street and others that are new additions and less regular will be allowed, but asked to not block the pedestrian path. They will all need to operate within the physical constraints created by the changing construction locations; and

WHEREAS: MCB1 is glad that the applicants are concerned about protecting and accommodating pedestrians and the plaza users and acknowledges that the property warrants security hardening. However, some CB1 members are displeased with the reliance on bollards and would like to downplay the visibility of security measures, while others find the bollards inoffensive and space saving; now

THEREFORE  
BE IT  
RESOLVED

THAT: Manhattan Community Board 1 (MCB1) supports a revocable consent for Bank of New York Mellon (BNY) at 240 Greenwich if:

- Accessible, protected pedestrian paths and access to all buildings and streets are available throughout the period of construction around the entire property, which is bordered by West (Rt 9A), Murray, Greenwich and Barclay Streets; and
- A community liaison is identified and a phone number is made available to the public so that real time concerns and questions can be communicated and responded to; and
- Outreach is done to inform citizens and neighboring buildings in advance of what and when work will be performed; and
- Noisy work such as jackhammering not occur before 8:00 AM; and
- The applicant works with the DOT and Citi Bike to encourage them to maintain a Citi Bike station on the roadbed, somewhere around the building, throughout and at the end of construction.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	2 Abstained	0 Recused

RE: Open Street for The Washington Market School

WHEREAS: The Washington Market School (WMS) is a non-sectarian, 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: WMS has applied to the New York City (NYC) Department of Transportation (DOT) to renew their Full Closure Open Street for a school. WMS requested that Staple Street between Duane and Jay Streets be closed to all vehicles from 9:00 AM - 6:00 PM, Monday-Friday, year round; and

WHEREAS: WMS does not have any outdoor space that the school can use, so they started using Staple Street in 2020 due to COVID. Since then, their use has evolved and decreased. WMS currently plans to use the space for special events; not for recess or as a gathering space; and

WHEREAS: The DOT reports that this Street School with a full closure of Staple Street between Duane and Jay Streets would be a renewal for WMS. There have been no past complaints received; and

WHEREAS: According to the DOT website, Open Streets with Full Closures for public, private, and charter schools support drop off/pick up operations, recess, and outdoor learning; and

WHEREAS: No vehicle or bicycle access and no parking are allowed when Full Closures for Schools are in effect. A 15 foot emergency lane must be kept clear at all times to allow emergency vehicle access. Access-a-Ride can be allowed; and

WHEREAS: Staple Street is a two block long, narrow, one-way street for northbound traffic between Duane and Harrison Streets. There are no parking lanes and only narrow sidewalks on this alley-like block; and

WHEREAS: While no residence or business has its main entry on Staple Street, the door to 55 Hudson Street is the building's only accessible (no stairs) entrance so it is used by

residents, visitors and for deliveries. A few businesses use their doors on Staple Street for loading and unloading, even if not as public entries; and

WHEREAS: Residents of buildings along Staple Street complained that while they support WMS, they find it difficult to work from home, which many do, with children's excited voices reverberating in the narrow alley; and

WHEREAS: There is more than one nearby park that can be used for recess activities; and

WHEREAS: The neighbors were also opposed to fully closing Staple Street Monday-Friday since the intersection of Duane and Staple Streets is frequently shut down on weekends for filming by the entertainment industry, which further limits their access to their buildings; and

WHEREAS: WMS reports that they only plan to use the closed Staple Street a handful of times during the year so admit that perhaps a daily, year around Open Street that is fully closed exceeds their planned use and is counter to their desire to have a good relationship with the residents and businesses on Staple Street; and

WHEREAS: Kate Scherer, a DOT planner from the Manhattan Borough office offered to help WMS find out if and how their request could be modified for their limited needs or if another DOT program might be an option. The Street Activity Permit Office (SAPO) was also mentioned as a possible option for WMS to consider; and

WHEREAS: CB1 recognizes the importance of schools having access to safe outdoor space. However, since WMS only plans to use the space for some special events and is concerned about their neighbors' complaints about noise and the lack of access to their buildings, it is clear that more work is needed to create an acceptable plan; now

THEREFORE  
BE IT  
RESOLVED

THAT: Manhattan Community Board 1 opposes Washington Market School's (WMS) request for a year around, Full Closure, School Open Street on Staple Street between Duane and Jay Streets. However, WMS is encouraged to work with their neighbors, the NYC Department of Transportation (DOT) and the Street Activity Permit Office (SAPO), if appropriate, to develop a plan that better meets everyone's needs.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 141 Duane Street, an application to legalize an altered building's ground floor storefront located within the Tribeca South Historic District.

WHEREAS: The 141 Duane Street storefront is part of the 137-141 Duane Street building, and

WHEREAS: Most of all the building's storefronts are not original infill from the sidewalk to the second floor, and

WHEREAS: Until recently, 141 Duane Street's storefront did have most of its original transom panels and these were removed and thrown away without any regard for their historical significance, and

WHEREAS: The current proposals for a square grid in front of the storefront louvers (to imitate the adjacent original transoms), is an appropriate solution for bringing back what original fabric has already been removed and the layout should include the larger square key in the field of smaller square composition mimicking the original lost design, and

WHEREAS: To ensure that future improvements to the ground floor storefronts are reconstructed in harmony with the entire building and without removal of original fabric, an LPC storefront master plan must be put in place going forward, and

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve the proposed alterations and require a master plan be put in place to guide future storefront applications for the building 137-141 Duane Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 555 Short Avenue at Governors Island, an application to redevelop and restore Building 555 to create a Harbor School Annex across Short Avenue from Building 550

WHEREAS: The proposed window replacement and louver installation program is appropriate, and

WHEREAS: The replacement window color should match other original window colors found on the island at similar aged buildings with paint analysis data referenced, and

WHEREAS: The required screen enclosed new mechanical units on raised dunnage are an eye-soar. Additional design considerations should be made to maximize views of the building and minimize views of the equipment and screens (maybe this could be done with additional greenery), and

WHEREAS: The new Short Avenue Building 555 entrance steps, doors, railings, and their modest design is in keeping with other historic revival styles found on the island, and

WHEREAS: Short Avenue's roadway and curbs are in poor condition and non-original. Their repairs were not included in the SCA presentation/project scope, and

WHEREAS: While completing the building's development it is vital that the SCA bring Short Avenue back to first-class historically appropriate condition in order to successfully link 550 with 555 and strengthen a navigable, and safe student corridor between these two historic buildings, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve the proposed alterations to Building 555 and strongly encourages SCA to consult with the Harbor School, faculty, teachers and students and work on a rehabilitation plan for Shore Avenue under this capital improvement campaign.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LAND USE, ZONING, & ECONOMIC DEVELOPMENT and  
ENVIRONMENTAL PROTECTION

COMMITTEE VOTE:	15 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	2 Opposed	1 Abstained	0 Recused

RE: “City of Yes” – Carbon Neutrality Zoning Text Amendment

WHEREAS: As part of New York City Mayor Eric Adams’s “City of Yes” initiative, the New York City Department of City Planning (DCP) will be proposing a series of changes to the Zoning Resolution (ZR) over the next year and a half in three broad zoning categories: (1) carbon neutrality, (2) economic opportunity, and (3) housing opportunity; and

WHEREAS: As the lead City agency and applicant, DCP first proposes a citywide zoning text amendment aimed at zoning for carbon neutrality by implementing numerous changes to the ZR “to remove impediments to, and expand opportunities for, decarbonization projects within all zoning districts, and across all 59 of the City’s Community Districts.” Those changes are designed to help the City meet its 2016 promise to reduce cumulative operational carbon emissions within New York City by 80% by the year 2050, known as “80x50.”<sup>1</sup> The entire application and zoning text language are available on the DCP’s Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2022Y0438>; and

WHEREAS: The application proposes 17 specific changes in four broad categories (Energy, Buildings, Transportation, and Waste), specifically:

A. Energy

1. ***Rooftop Solar***: The text amendment would remove zoning impediments and increase opportunities for solar energy generation on roofs throughout the City.
2. ***Solar Parking Canopies***: The text amendment would remove zoning impediments and allow installation of solar canopies over parking lots.

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<sup>1</sup> In 2009, the City enacted Local Law 87 which required large buildings to conduct energy audits and “retro-commissioning” of base building systems and to submit an energy efficiency report to the City every 10 years. In 2019, the City enacted Local Law 97 (among other Local Laws as part of the “Climate Mobilization Act”) to require most buildings over 25,000 square feet to meet new energy efficiency and greenhouse gas emissions limits by 2024, and stricter limits by 2030, or face significant fines.



3. **Solar:** The text amendment would “ensure standalone solar generation” by supporting “the development of crucial, grid-supporting solar energy in residential neighborhoods.”
4. **Onshore Wind:** The text amendment would provide the City Planning Commission (CPC) “a new tool” to entertain future applications to develop wind turbines along the City’s waterfront, where they can be most effective.
5. **Energy Storage Systems (ESS):** The text amendment would add new rules to allow the development of safe energy storage systems in a wide range of zoning districts, including as primary uses in residence districts on sites up to 10,000 square feet and without size limits in commercial and manufacturing districts.

B. Buildings

6. **Electrification Retrofits:** The text amendment would “expand rooftop and yard allowances to accommodate increased need for outdoor electrified equipment such as heat pumps.”
7. **Envelope Retrofits:** The text amendment would support efforts to retrofit the walls and roofs of existing building across the City.” More specifically, the text amendment would “keep the existing ‘overcladding’ provision, but designs could now add insulation on the interior.” It also would provide a new “‘recladding’ provision that would give the deduction if the new envelope met the stringent rules in the Energy Code.” And in both instances, the text amendment would “increase the deduction to twelve inches to encourage workable retrofits.”
8. **Fix Zone Green:** The text amendment would expand and “modernize” the Zone Green deduction (for designs where a wall exceeds the Energy Code by 10 percent, it can exclude the part of the wall beyond eight inches from floor area calculations) to allow buildings to deduct five percent of their square footage from floor area calculations if they meet new standards. According to the application, “[e]xisting buildings would get the deduction if they retrofit to become a fully electric building, as defined in Local Law 154 of 2021. Most buildings constructed after 2027 will have to be electric, but the deduction could encourage existing buildings to do the same. New buildings could get the deduction if it is fully electric and meets a new standard for ‘ultra-low energy buildings.’”

C. Transportation

9. **EV Charging:** The text amendment would encourage electric vehicles by allowing charging stations to be installed in all commercial and manufacturing districts.

10. **Charge-Sharing:** The text amendment would encourage private electric vehicles by allowing parking operators to add EV charging stations to spaces in both accessory and public parking facilities. More specifically, the amendment would “make available up to 20 percent of spaces in accessory facilities (or five spaces, whichever is greater) for a mix of shared EV charging or car share,” and it would “allow this for 100 percent of the spaces in public parking facilities.” The text amendment also would remove motor fuel pump allowances to limit fossil fuel infrastructure in the City.
11. **Parking Flex:** The text amendment would “streamline car-sharing, car rental, and commercial parking rules” by allowing electrified commercial vehicles use parking spaces in commercial and manufacturing areas.
12. **Automatic Parking:** The text amendment would “expand rules to encourage more automated facilities” by extending current zoning allowances for automated parking facilities, which are usually tailored to their unique design, to make them available for all automated parking facilities, including both accessory and public parking facilities.
13. **Bike Parking:** The text amendment would promote bicycle and “other micro mobility” by creating a series of allowances for public bicycle parking, including a new “public bicycle and micro mobility parking” use to be available in all commercial and manufacturing districts and allowing storage racks and lockers in required open areas.

D. Waste

14. **Porous Paving:** The text amendment would support stormwater runoff reduction by changing rules throughout the ZR to “allow permeable paving in all cases.”
15. **Street Trees:** The text amendment would further support stormwater runoff reduction by allowing various new forms of planting and updating street tree requirements.
16. **Organics:** The text amendment would improve regulations for composting and recycling by adding small-scale composting to the list of accessory uses and allowing composting and recycling facilities in all commercial districts, subject to a 5,000 square foot size limit (while manufacturing districts would continue to allow larger facilities).
17. **Rooftop Greenhouses:** The text amendment would “support sustainable food production by making it easier to build rooftop greenhouses,” specifically by “convert[ing] the current requirements into rules that DOB can regulate.”

WHEREAS: The application was certified by the CPC and referred to all 59 Community Boards effective May 3, 2023 for a 60-day review period; and

WHEREAS: The Land Use, Zoning and Economic Development (LZE) Committee of Manhattan Community Board 1 (CB1) began review of the application at the LZE Committee's May 8, 2023 meeting, where members posed numerous significant questions around costs to building owners and residents, regulation of green roofs and solar panels, impact to landmark buildings and the landmarks process, location of wind turbines along Manhattan waterfronts, and more; and

WHEREAS: Officials with DCP provided written answers to the LZE Committee members' questions and appeared for a follow-up review at a joint meeting of CB1's LZE and Environmental Protection (EP) Committees on June 12, 2023. Upon further review at that meeting, the LZE and EP Committees jointly voted to recommend that the Carbon Neutrality Zoning Text Amendment application be Approved With Conditions; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Carbon Neutrality Zoning Text Amendment be approved with the following conditions:

- Echoing the concerns of Manhattan Community Board 5, the text amendment should be examined closely to ensure that it does not create unintended loopholes, like mechanical voids or similar created by the installation of solar panels;
- The text amendment should be examined in consultation with the Department of Buildings, and if necessary revised, to address concerns about the importance of utilizing green roofs in reducing energy consumption and emissions, where allowing for 100% solar panel coverage and green houses;
- With the push to electrify energy, buildings and transportation, the natural monopoly enjoyed by Con Edison over New York City residents and businesses would only grow deeper, making electric consumers more defenseless to oppose rate and surcharge increases and to challenge poor services by ConEd. The City therefore must enact, alongside the Carbon Neutrality Zoning Text Amendment, strong consumer protection laws and an energy customer's bill of rights specific to ConEd (or any other future electric or energy supplier or provider). The City should also obtain a legally-enforceable memorandum of understanding from ConEd detailing a commitment by ConEd not to abuse its growing monopoly, including for example, by not seeking rate increases from the Public Service Commission outside of normal or customary cases, not to raise or introduce new surcharges or delivery charges or fees, and so on.
- The text amendment should ensure all city agencies apply efforts at decarbonization, expansion of green infrastructure and use of sustainable materials where applicable, such as with the Department of Transportation

street furniture's franchise agreements for bus shelters, news kiosks and automated public toilets.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LAND USE, ZONING, & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Section 195 Office Space application for the relocation of the NYC Independent Budget Office (IBO) from 110 William Street to 80 Pine Street

WHEREAS: Manhattan Community Board 1 (CB1) received, pursuant to New York City Charter Section 195, a notice of intent to acquire approximately 10,215 square feet of office space on the 29<sup>th</sup> Floor at 80 Pine Street in Manhattan on behalf of the IBO; and

WHEREAS: IBO intends to relocate its offices from 110 William Street, where it has been located since shortly after the IBO opened in 1996, to 80 Pine Street because IBO has outgrown its current space and needs additional office space to “accommodate staff members added since it moved to 110 William Street, as well as interns and research fellows.” According to the Section 195 notice, the relocation will provide IBO staff “ample natural light, improved ventilation, and facilitates necessary technological upgrades will help [IBO] to attract and retain qualified staff needed to produce research of the highest quality”, and

WHEREAS: 80 Pine is a 38-story commercial office building with approximately 1.1 million square foot of floor area. CB1 notes the “Description of Project Area” of the Section 195 notice, presumably drafted by the New York City Department of Citywide Administrative Services (DCAS), erroneously states: “The blocks surrounding the building are predominantly commercial, with a mix of office buildings, mixed residential & commercial buildings, and some multifamily elevator buildings.” In fact, many of the sites surrounding 80 Pine are residential buildings, specifically those located at 70 Pine Street immediately to the west (a 66-story, 650-unit residential building), 110 Maiden Lane immediately to the west (a 38-story, 70-unit residential building), and 75 Wall Street one block to the south (a 42-story, 350-unit residential building). The notice’s inaccurate “Description of Project Area” perpetuates DCAS’s and other City agencies’ continued misapprehension of the substantial, established residential population in CB1, particularly in the Financial District; and

WHEREAS: During a June 12, 2023 presentation of this notice to CB1’s Land Use, Zoning and Economic Development (LZE) Committee, officials from the IBO represented that the agency currently has no placard or fleet parking needs or uses and that,

upon moving to 80 Pine, it will continue to have no placard or fleet parking needs or uses; and

WHEREAS: The LZE Committee also noted that the IBO is vacating space at 110 William Street, evidently as part of the City's relocation of the Administration for Children's Services (ACS), which will consume approximately 80% of that building. In a [November 22, 2022 resolution](#) relating to ACS's planned move, CB1 urged DCAS and our local elected officials to use DCAS's significant negotiating position with 110 William Street to "demand that the ownership and management of 110 William meet and work with the neighboring residential community to develop a plan to mitigate demolition and construction impacts" created by tenants (like IBO) leaving 110 William to make room for ACS. To date, however, there apparently has been no such outreach to the ownership and management of 110 William, CB1, or any of the neighboring residential buildings; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 does not object to the IBO's acquisition of approximately 10,215 square feet of office space on the 29<sup>th</sup> Floor at 80 Pine Street.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 102 North End Ave, Site 107 application for an alteration to a full liquor license for Site 25 Restaurant Concepts LLC

WHEREAS: The applicant, Site 25 Restaurant Concepts LLC, 102 North End Ave, Site 107, is applying for an alteration of a full liquor license to add a dining room adjacent to the kitchen and relocate customer bar and sushi counter to the back of the establishment facing the entrance, where the customer bar measures 25' x 8' with six seats; 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 Japanese restaurant on the ground floor, with a total of 4300 square feet, it will have a public capacity of 173 people, 37 tables and 128 seats, also front outdoor seating within property line as existing; and

WHEREAS: The hours of operation will be Mon – Sun: 11:30am -11:00pm; and

WHEREAS: The applicant has indicated that there **will** be recorded background music, from small existing speakers and one tv; and

WHEREAS: The applicant has agreed that there will be no dancing, no non-musical entertainment; and

WHEREAS: The applicant has indicated that they do not intend to apply for a sidewalk cafe license in the future and will come back to the community board prior to doing so; and

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

THEREFORE

BE IT

RESOLVED

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

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of their alteration to liquor license for Site 25 Restaurant Concepts LLC at 102 North End Ave, Site 107, **unless** the applicant complies with the limitations and conditions set forth above.



COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 361 Greenwich Street application for a temporary retail permit and a full liquor license for West 3rd holdings LLC

WHEREAS: The applicant, West 3rd holdings LLC 361 Greenwich Street, is applying for a temporary retail permit and a full 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 Italian restaurant on the ground floor and basement, with a total of 2900 square feet, it will have a public capacity of 74 people, 10 tables and 40 seats, also an outdoor patio; and

WHEREAS: The hours of operation will be Mon – Sat: 12:00pm -10:30pm, Sun: 12:00pm – 10:00pm; and

WHEREAS: The applicant has indicated that there **will** be recorded background music, from 12 built-in ceiling Sonos speakers and no tv; and

WHEREAS: The applicant has agreed that there will be no dancing, no non-musical entertainment however, front doors will be open weather permitting from 12 PM through 10 PM; and

WHEREAS: The applicant has indicated that deliveries are expected 8:00 AM to 10:00AM; and

WHEREAS: The applicant has indicated that they intend to apply for a sidewalk cafe license in the future and will come back to the community board prior to doing so; and

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 will evaluate any sidewalk café, alteration and/or renewal requests against stipulation requirements; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 opposes the granting of their new on-premises liquor license and temporary retail permit for West 3rd holdings LLC at 361 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 211 West Broadway, application for a new application and temporary retail permit full liquor license for Pago Bros LLC

WHEREAS: The applicant, Pago Bros LLC at 211 West Broadway, is applying for a temporary retail permit and on-premises Liquor, Wine, Beer and Cider 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 on the ground floor, with a total of 3000 square feet, it will have a public capacity of 132 people, 40 tables and 94 seats; and

WHEREAS: The establishment has a private deck on private property that wraps around the building at the front of the building from West Broadway onto the Franklin street side and elevated 3ft from the sidewalk; and

WHEREAS: The hours of operation will be Mon – Sat: 11:30am – 12:00am, Sun: 11:30am – 10:00pm; and

WHEREAS: The applicant has indicated that there **will** be recorded background music, from Sonos Speakers and 1 tv; and

WHEREAS: The applicant has agreed that there will be no dancing, no non-musical entertainment, no open windows but they will engage security personnel on an as needed basis because the establishment is not a bar, and they are not expecting large crowds; and

WHEREAS: The applicant has indicated that deliveries are expected up until 10:00PM daily; and

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

WHEREAS: The establishment is considered a “large venue” and will operate under guidelines for an establishment designated to hold 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation; 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 on-premises liquor license for Pago Bros LLC at 211 West Broadway, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 110 Chambers Street, application for a temporary retail permit and new on-premises full liquor license for an entity to be formed by Michael Mcllroy.

WHEREAS: The applicant, entity to be formed by Michael Mcllroy at 110 Chambers Street, is applying for a temporary retail permit and a new Liquor, Wine, Beer and Cider 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 Steakhouse restaurant on the 1<sup>st</sup>, 2<sup>nd</sup>, cellar and subcellar, with a total of 5175 square feet, it will have a public capacity of 249 people, 18 tables and 100 seats; and

WHEREAS: The hours of operation will be Mon – Wed 4pm-12am, Thur – Fri: 4pm-1am, Sat: 12pm-1am, Sun: 12pm-10pm; and

WHEREAS: The establishment will be hosting brunch on Sunday; and

WHEREAS: The applicant has indicated that there **will** be recorded background music, sound system to be determined but will have subwoofers and 2 TVs; and

WHEREAS: The applicant has assured the committee that they intend to fully soundproof the establishment given the inclusion of the subwoofers; and

WHEREAS: The applicant has agreed that there will be no dancing, no nonmusical entertainment and crowd control will be done by the internal host; and

WHEREAS: The applicant has indicated the windows will be closed; and

\WHEREAS: The applicant does not expect any buyouts; and

WHEREAS: The applicant has indicated that delivery of supplies, goods and services are expected 9:00AM to 4:00PM; and

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

WHEREAS: The establishment is considered a “large venue” and will operate under guidelines for an establishment designated to hold 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation; and

WHEREAS: The applicant has **NOT** 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 on-premise liquor license for an entity to be formed by Michael McIlroy at 110 Chambers Street, **because** the applicant refuses to comply with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	5 Opposed	5 Abstained	0 Recused

RE: 206 West Street aka 200 Chambers Street, application for a new on-premises full liquor license for Eighteen 04 Restaurant Group Inc.

WHEREAS: The applicant, Eighteen 04 Restaurant Group Inc dba NK Restaurant at 206 West Street aka 200 Chambers Street, is applying for a new on-premise Liquor, Wine, Beer and Cider License, formerly The Palm Restaurant; 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 restaurant, bar and private event (limited by CB) space on the ground floor, with a total of 8000 square feet, it will have a public capacity of 235 people, 25 tables and 200 seats; and

WHEREAS: The community, specifically the residential owners (250 residential unit owners) expressed great concern as to the method and ability of the applicant to operate an establishment that would not interfere with the quiet enjoyment and warrant of habitability of unit owners and tenants occupying the residential space directly above the Restaurant; and

WHEREAS: The community board would like it noted that there is some concern by all attendees, regarding the legitimacy of the lease, for this establishment; and

WHEREAS: The residents questioned the applicant's plans to have an outdoor patio on the property. The plans show that the patio will not be on the sidewalk but on their property and it will be located on the corner of Chambers and West Street. They have also agreed to come back to the community board for this outdoor patio request in the future (not less than 6 months from opening); and

WHEREAS: The applicant requested hours which were much later than the former Palm. The applicant agreed to the following hours of operation: Sun 10am - 10pm, Mon –

Thur: 6am-11pm, Fri – Sat: 6am-1am. The committee stated that they would review these hours after the first year of operation and that bar service hours will begin no earlier than 10am; and

WHEREAS: The applicant claimed that the early morning hours are intended for them to serve breakfast and they also intend to have Sunday brunch. The applicant has agreed that they would not have bottomless brunches with unlimited alcohol nor any other alcohol promotions; and

WHEREAS: The residents and committee questioned the applicant's plans for dancing and live music; the applicant has agreed to only have a live trio of musicians, in addition to recorded background music and a music manager/DJ who will be controlling the music. The applicants assured the committee that they will not have a typical DJ on a mic with amplified music. There will be 6 TVs, and sound from 30 overhead ceiling speakers on a 2000-watt 70-volt system and subwoofers; and

WHEREAS: The applicant has indicated that they will not update the establishment's soundproofing, but will instead use existing Soundblock soundproofing material-premium noise dampening solutions. They will instead use sound checks prior to opening to make sure that the sound levels will not affect the tenants nor surpass the sound levels indicated by the community board's definition of background music; and

WHEREAS: The residents felt that the applicant's business model was like that of a nightclub and not as stated, a high-end restaurant. The applicant as such, has agreed that there will be NO dancing allowed except for the 4 buyouts per year, and no non-musical entertainment, also windows will be closed; and

WHEREAS: The applicant has indicated that the general manager and floor manager will be in charge of crowd control and noise issues; and

WHEREAS: The Warren Street exit door is only an emergency exit and will not be used for anything else; and

WHEREAS: The applicant has indicated that deliveries are expected 6:00 AM to 12:00PM; and

WHEREAS: The applicant has indicated that they are keeping the same carting company and times that were used by the previous establishment the Palm; and

WHEREAS: The establishment is considered a "large venue" and will operate under guidelines for an establishment designated to hold 75 persons or more according to the NYC Department of Building definition of indoor "public assembly" designation; and

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



THEREFORE  
BE IT  
RESOLVED

THAT: Given the scope and volume of concerns expressed by residents of the building, and the responses of the applicant, CB1 recommends a review after 6 months to assess compliance with the license stipulations and quality of life impact on residents and the immediate neighborhood. CB1 will evaluate any alteration or renewal requests against the large venue stipulations; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 opposes the granting of their new on-premises liquor license for Eighteen 04 Restaurant Group Inc at 206 West Street aka 200 Chambers Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 7 Hanover Square #14 aka 100 Pearl Street, application for a temporary retail permit and new on-premises wine, beer and cider license for Open Squash Inc dba Open Squash.

WHEREAS: The applicant, Open Squash Inc at 7 Hanover Square #14 aka 100 Pearl Street, is applying for a temporary retail permit and on-premise Wine, Beer and Cider 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 establishment is a not-for-profit, members only, club with a limited food menu (tavern) on the 14th floor, with a total of 13194 square feet, it will have a public capacity of 217 people, 18 tables and 46 seats; and

WHEREAS: The hours of operation will be Mon – Sun: 6am-11pm; and

WHEREAS: Members will only have access to the 14<sup>th</sup> floor with their keycard, there will only be a small food prep area with electric appliances only; and

WHEREAS: The applicant has indicated that there **will** be recorded background music, from 10 small wall speakers and 5 TVs; and

WHEREAS: The applicant has agreed that there will be no dancing, no non-musical entertainment and no open windows; and

WHEREAS: The applicant has indicated that there will be building security during all hours of operation and all members of the squash club will have access to the 14<sup>th</sup> floor premises with their keycard; and

WHEREAS: The applicant has indicated that no deliveries are expected throughout the day; 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 stipulation requirements; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of their new on-premise liquor license for Open Squash Inc. at 7 Hanover Square #14 aka 100 Pearl Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 11 Park Place application for a temporary retail permit and new on-premises wine, beer and cider license for Jaya Enterprise Inc dba Tsubame.

WHEREAS: The applicant, Jaya Enterprise Inc at 11 Park Place, is applying for a temporary retail permit and on-premise Wine, Beer and Cider 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 establishment is a Japanese restaurant on the first floor, with a total of 660 square feet, it will have, 1 table and 9 seats; and

WHEREAS: The hours of operation will be Mon – Sun: 11am-12am; and

WHEREAS: The applicant has indicated that there **will** be recorded background music, from a CD player and 1 tv; and

WHEREAS: The applicant has agreed that there will be no dancing, no non-musical entertainment, and no open windows; and

WHEREAS: The applicant has indicated that no deliveries are expected throughout the day; 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 stipulation requirements; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 opposes the granting of their new on-premise wine, beer and cider license for Jaya Enterprise Inc. at 11 Park Place, **unless** the applicant complies with the limitations and conditions set forth above

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 24 Peck Slip, application for a class change on liquor license for Slammers Inc. d/b/a SUTEISHI

WHEREAS: The applicant, Slammers Inc at 24 Peck Slip, is applying for a class change for their on-premise to change from Beer & Wine to Liquor, Wine, Beer and Cider 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 Japanese restaurant on the ground floor, with a total of 1100 square feet, it will have a public capacity of 75 people, 18 tables and 36 seats; and

WHEREAS: The hours of operation will be Mon – Thur: 12pm-11pm, Fri – St: 12pm-12am, Sun: 12pm-10pm; and

WHEREAS: The applicant has indicated that there **will** be recorded background music, from 3 speakers at 100 amp each from a Sonos System and no tvs; and

WHEREAS: The applicant has agreed that there will be no dancing, but they will have Media screenings (TV & film), live interviews, book readings/launches, magazine launches, stand-up comedy, art exhibitions events and scheduled performances; and

WHEREAS: The applicant has indicated the windows will be open for summer hours 12pm – 11pm and closed during winter hours

WHEREAS: The applicant has indicated that deliveries are expected 12:00 PM to 10:00PM; and

WHEREAS: The applicant has indicated that they intend to apply for a sidewalk cafe license in the future and will return to the Community Board with that request; and

WHEREAS: The establishment is considered a “large venue” and will operate under guidelines for an establishment designated to hold 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation; 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 on-premise liquor license for Slammers Inc. d/b/a SUteiShi at 24 Peck Slip, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: Hiring of a College Student for July to Help Office

WHEREAS: The Emergency Executive orders from the city and state have started to elapse regarding Open Meeting Laws during the Covid-19 Pandemic; and

WHEREAS: Changes in the Executive Orders indicate Community Boards may not longer hold fully virtual meetings; and

WHEREAS: Clarity has not been provided if Community Boards are required to meet hybrid or can conduct meetings fully in person again without a virtual component; and

WHEREAS: CB1 is short staffed in the office with the departure of our District Manager and hopes to hire someone by the fall; and

WHEREAS: The MBPO has said they will offer guidance in July on the requirements looking ahead to the fall; and

WHEREAS: CB1 can pay the student an hourly rate of \$17.00 from our fundraising budget; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 will hire a college student to help the office team for committee and full board hybrid meetings to reduce the burden on the office; and

BE IT  
FURTHER  
RESOLVED

THAT: The college student will be hired for summer 2023 based on office needs.



COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2023

COMMITTEE OF ORIGIN: NEW BUSINESS

BOARD VOTE: 27 In Favor 3 Opposed 4 Abstained 0 Rescued

RE: 240 Greenwich St - request for DOT revocable consent to install security bollards

WHEREAS: The Bank of New York Mellon ("BNY Mellon" or the "applicant"), located at 240 Greenwich Street in Manhattan, filed a private application for a new revocable consent from the City of New York City (NYC) Department of Transportation (DOT) “in order to construct, maintain and use security bollards against the curb line of the perimeter streets of the property”; and

WHEREAS: BNY Mellon is the owner of the property (Block 128, Lot 2), which is bordered by Greenwich, Barclay, West (Route 9A) and Murray Streets; and

WHEREAS: The stated purpose for the requested bollards is “to secure and protect the applicant, the adjacent pedestrian sidewalks and the public plaza”; and

WHEREAS: Bollard installation is planned along the curb lines for Murray Street between West Street and Greenwich Street, (2) Greenwich Street from Murray Street to Barclay Street, (3) Barclay Street from Greenwich Street to the western edge of the BNY Mellon building and (4) West Street near the Murray St intersection; and

WHEREAS: The applicant plans to install the bollards to meet or exceed NYC’s requirement that objects on sidewalks leave an unobstructed clear path of at least eight feet for pedestrian flow where there is high pedestrian traffic. The distance between bollards will be over four foot from center to center, which satisfies New York State rules; and

WHEREAS: The applicant’s private application for a "minor modification" to a Special Permit (C 800477 ZSM) to remove designated ground floor public space and to propose improvements and amenities within the zoning lot and right of way at 240 Greenwich Street property, was the subject of a January 2021 Manhattan Community Board 1 (MCB1) resolution<sup>1</sup>; and

WHEREAS: In that resolution, CB1 opposed the use of numerous bollards for the periphery of the site and urged the applicant to work with the relevant government agencies to “design security measures that can be achieved through plantings and other landscape elements to create a secure area within their property line”; and

WHEREAS: CB1 understands and supports the need to enhance security around this very sensitive and important site as determined by the NYPD Counterterrorism Division which has determined that security hardening is warranted at this location and recognizes that BNY Mellon’s proposed plan is consistent with the New York Police Department (NYPD) Guideline for Perimeter Security; and

WHEREAS: BNY Mellon is the world's largest custodian bank and securities services company with \$42.2 trillion in assets under custody and/or administration, and \$1.8 trillion in assets under management as of Sept. 30, 2022. Being high profile makes BNY Mellon’s international headquarters at 240 Greenwich Street a potential terrorist target and pedestrians on the sidewalk could be harmed; and

WHEREAS: A Stantec civil engineer on the project reported that based on an analysis of the surrounding roadways and the acceleration speed of a vehicle, the protection to achieve the highest level of protection would require a 3-foot minimum height, which could create a planter wall. In order to protect pedestrians, it would need to be in the right of way; and

WHEREAS: The food cart vendor that is typically located on Murray Street and others will be adversely affected by the placement of the bollards near the curb, and would potentially obstruct parts of the pedestrian path. They will all need to operate within the physical constraints created by the changing construction locations and consideration for their livelihood should be included in a new design; and

WHEREAS: The Citi Bike station that is currently situated in the parking lane, just east of the driveway on Murray Street, will need to be moved when the adjacent sidewalk is under construction. Participants made it clear that they want a station to continue to be located on the roadbed nearby; and

WHEREAS: The plan calls for removing and rebuilding all of the sidewalks around the block, except near DC37, when installing the bollards; now

THEREFORE  
BE IT  
RESOLVED

THAT: Manhattan Community Board 1 (MCB1) continues to advocate that a better solution to secure this important site is to consider other elements in addition to

bollards to prevent unwanted vehicles etc. from accessing the site including planters as are deployed at other sensitive sites in Lower Manhattan including the Police Plaza, Hudson River Park etc. CB1 requests the applicant to create a new design for this site with better open public spaces that are aesthetically pleasing and available to residents, workers, students and visitors alike. It could also include benches and other elements to let the public know they are welcome; and

BE IT  
FURTHER  
RESOLVED

THAT: CB requests more time and a better design should be explored to address the CB and public repeated concerns with this design process; and

BE IT  
FURTHER  
RESOLVED

THAT: Manhattan Community Board 1 (MCB1) does NOT SUPPORT this plan and denies the application for revocable consent for Bank of New York Mellon (BNY) at 240 Greenwich Street.