

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	9 Opposed	3 Abstained	0 Recused

RE: **35 Wall Street**, application for a new application for an adult use retail dispensary license for **35 WS TH LLC dba TBD**

WHEREAS: The applicant, **35 WS TH LLC dba TBD/Michael Cohen and Jeanette Cohen** are applying for a new application for an adult use retail dispensary license at [35 Wall Street] but does not have a provisional license yet from the Office of Cannabis Management (OCM)]; and

WHEREAS: The applicant has represented that there no buildings used as churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are **no** schools on the same road and/or within 500 ft of a building and its grounds occupied exclusively as a school; and

WHEREAS: The applicant has represented that there **are no** other retail dispensaries, microbusiness retail location or ROD retail co-location within 1000ft of this location; and

WHEREAS: The applicant has represented that there is no other cannabis business related interests in NYC, no relationship with any business that sells alcohol in NYC, has never applied for a liquor license, and there is no retail tobacco store present at this location; and

WHEREAS: The applicant intends to have **NO** bicycle delivery service during the hours of operation, if added, they will inform the bicycle personnel of DOT bicycle rules and will store bicycles safely; and

WHEREAS: The applicant intends to apply for on-site consumption in the future and agrees to come back to the community board and has also represented that there is no interest in applying for any additional cannabis license types in the future; and

WHEREAS: OCM allows dispensaries to operate between the hours of 8am-2am. With consideration of the community and board, the applicant has agreed to hours of operation 11am - 9pm Monday to Thursday, 11am - 9pm Friday and Saturday; and 11am to 9pm on Sundays, and

WHEREAS: The establishment intends to be a cannabis retail location with a total of 2200 square feet, public occupancy of 200 persons, occupying the ground floor; and

WHEREAS: The applicant has indicated that there will be NO live and **ONLY** recorded background music with no subwoofers; and

WHEREAS: The applicant represented that they **DO NOT** intend to be a Cannabis events organizer, and will host NO BUYOUTS or events; and

WHEREAS: The applicant represented that they will employ ONE security personnel; and

WHEREAS: The community board is concerned about the proposed location of 35 Wall Street, due to it being a very quiet neighborhood in the evenings and weekends; applicant agreed to close at 9pm every night; and

WHEREAS: The community board requests that all cannabis products are labeled appropriately, clearly displaying their THC levels and applicant has indicated they are only selling “high end” items; and

WHEREAS: The community board urges the applicant to use only the lowest possible range of THC levels available; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation is considered a “large venue” by the community board and will be subject to additional stipulations if capacity is exceeded; and

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of a new application for an adult use retail dispensary license for **35 WS TH LLC dba TBD at 35 Wall Street, unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Application for a new license for an adult use retail dispensary license or CAUD or ROD or MicroBusiness by applicants at the following locations:

- 40 Water Street, Sadar Adil Khan
- 80 John Street, GSEBAT Inc.
- 80 John Street, NSEBAT Inc.
- 80 John Street, Canna Dreams
- 80 John Street, DTPFF Enterprises
- 96 Greenwich Street, Happy123NYC LLC
- 110 Greenwich Street, Happy123NYC LLC
- 120 Greenwich Street, OMG NY Retail Holdings LLC
- 176 Broadway, Broadway NY Canna Ventures LLC
- 176 Broadway, Encore Retailer II LLC
- 312-322 Canal Street, Jordan Forrester
- 111 Fulton Street, New York THC Company
- 161 Hudson Street, Good Day Flower LLC
- 161 Hudson Street, Nicole Polsinelli
- 88 Nassau Street, Mailk Zindani
- 386 Canal Street, Jordan Forrester

WHEREAS: The applicants **above** are applying for a new application for an adult use dispensary license for Adult-use Retail Dispensary or CAUD or ROD or Micro Business license from the Office of Cannabis Management (OCM)]; and

WHEREAS: The applicants notified the Municipality/Community Board; and

WHEREAS: The applicants have not responded to outreach, filled in the requested information or appeared at the meeting for the Community Board consideration; and

WHEREAS: The Community Board has a finite time to consider each application; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of a new application or license for any type of adult use retail dispensary license or CAUD or ROD or MicroBusiness for **the following applicants and addresses:**

- 40 Water Street, Sadar Adil Khan
- 80 John Street, GSEBAT Inc
- 80 John Street, NSEBAT Inc
- 80 John Street, Canna Dreams
- 80 John Street, DTPFF Enterprises
- 96 Greenwich Street, Happy123NYC LLC
- 110 Greenwich Street, Happy123NYC LLC
- 120 Greenwich Street, OMG NY Retail Holdings LLC
- 176 Broadway, Broadway NY Canna Ventures LLC
- 176 Broadway, Encore Retailer II LLC
- 312-322 Canal Street, Jordan Forrester
- 111 Fulton Street, New York THC Company
- 161 Hudson Street, Good Day Flower LLC
- 161 Hudson Street, Nicole Polsinelli
- 88 Nassau Street, Mailk Zindani
- 386 Canal Street, Jordan Forrester

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

RE: Applicants that have notified CB1 they have withdrawn their application for an adult use retail dispensary license or CAURD or ROD or MicroBusiness:

- 1 Broad Street, 1B TH LLC
- 15 Broad Street, 15 B TH LLC
- 23 Wall Street, 23 WS TH LLC
- 34 New Street, Green Theory
- 96 Greenwich Street
- 130 Water Street, Jungle Kingdom Flower Company
- 356 Broadway, CF Enterprises LLC
- 111 Fulton Street, Got Your Six of New York LLC

WHEREAS: The applicants, **as noted above**, are applying for a new application for an adult use dispensary license and notified the Municipality/Community Board; and

WHEREAS: The applicant has confirmed that they are no longer seeking to license the following locations and said that they are withdrawing their applications; and

WHEREAS: The withdrawals are noted as follows:

Applicant/Representative Michael Cohen withdrew the following locations:

- 1 Broad Street, 1B TH LLC- withdrawn at 11/16 CB meeting by applicant
- 15 Broad Street, 15 B TH LLC - withdrawn at 11/16 CB meeting by applicant
- 23 Wall Street, 23 WS TH LLC- withdrawn at 11/16 CB meeting by applicant

Applicant/representative:

- 34 New Street - Green Theory - withdrawn at 11/16 CB meeting by Applicant - Michael Fernandes
- 96 Greenwich Street- Robert Kremer - withdrawn at 11/16 CB meeting by Building Owner/representative/applicant- Robert Kremer

Withdrawal by notice:

- 130 Water Street, Jungle Kingdom Flower Company - withdrawn by email on 11/1
- 356 Broadway, CF Enterprises LLC - withdrawn by email on 10/29
- 111 Fulton Street, Got Your Six of New York LLC - withdrawn by email on 10/27

WHEREAS: The Community Board has confirmed with each applicant they are withdrawing;  
now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application or license for any type of adult use retail dispensary license or CAURD or ROD or MicroBusiness for **all entities listed at the addresses above.**

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COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Resolution: Community Representation on Independent Rikers Commission (aka Lippman Commission 2.0)

WHEREAS: In 2017, under former Mayor Bill de Blasio, the New York City Council voted to close the jail on Rikers Island by August 2027. In preparation for this closure, an independent commission was established in 2016, led by NY State’s former Chief Judge Jonathan Lippman, called the Independent Commission on NYC Criminal Justice and Incarceration Reform, also known as the Lippman Commission. Since July 2017, the work of the Commission staff had been supported in part by funding from the City Council. The mission of the Commission was “to close the jail complex on Rikers Island, improve the functioning of the criminal justice system, reduce the use of unnecessary incarceration, encourage the development of, more humane, state-of-the-art, borough-based jail facilities, and repurpose Rikers as a hub of green infrastructure to serve all New Yorkers”; and

WHEREAS: The Independent Commission on NYC Criminal Justice emphasized the importance of local community engagement in the locations of the borough based jails, and stated that “the City must ensure that the process is as fair, transparent and responsive to community concerns as possible”; and

WHEREAS: Since its formation 7 years ago, the Independent Commission has made little progress to close the jail complex on Rikers Island and to complete the plans for providing “smaller and more humane jails” in 4 of the City’s 5 boroughs. The Commission’s plans have suffered setbacks resulting from the significantly increased jail population, rising number of detained people with severe mental illness, and exorbitant construction cost increases and delays, inspiring Mayor Eric Adams to call the plan “flawed” and to ask for a new plan, “Plan B”; and

WHEREAS: In October 2023, NYC Council Speaker Adrienne Adams announced there would be a second iteration of the Independent Commission to be called the Independent Rikers Commission (aka, Lippman Commission 2.0) with a mission to update the plans to close Rikers Island in the “context of the changed realities of post-COVID New York City”; and

WHEREAS: According to former Chief Judge Lippman, the new Independent Rikers Commission, which he will chair, will “take a renewed and realistic look at current on-the-ground conditions” with the goal of reducing the jail’s population, including by moving people with mental illness to treatment centers outside the jail; and

WHEREAS: The original Commission included a team of 27 individuals comprised of attorneys, developers, business leaders, law enforcement officials, academics and advocacy groups; and

WHEREAS: A critical omission from the original Commission’s membership was representation of any community leadership from the Community Districts where the proposed new jails were to be located; and

WHEREAS: The new Commission will be “independent” which means neither the Mayor nor the City Council will appoint its members begging the question who will take responsibility for selecting the final membership of the new Commission; and

WHEREAS: Community leaders who live and work in the communities where the jails are proposed are best positioned to provide the requisite knowledge and experience to assist with the Commission’s mission in creating 4 new community-based jails; and

WHEREAS: Over the past 7 years, the original Independent Commission on NYC Criminal Justice and Incarceration Reform has been unable to make adequate progress with its recommendations and plans requiring a new Independent Rikers Commission be formed; and

WHEREAS: The formation of the new Independent Rikers Commission offers a welcome opportunity to make the critically needed change to include community members who live and work at the proposed location of the community based jails to become members of the Commission, now

THEREFORE  
BE IT  
RESOLVED

THAT: Manhattan Community Board 1 urges former Chief Judge Lippman, the leader of the new Commission to ensure community leaders in each Community District from the local community boards and from neighborhood nonprofit advocacy groups in the location where a new jail is proposed be appointed to serve on the newly formed Independent Rikers Commission (aka Lippman Commission 2.0) as soon as possible, and

BE IT  
FURTHER  
RESOLVED

THAT: Manhattan Community Board 1 asks that a minimum of two members from Community Board 1 and two members from two neighborhood nonprofit groups representing Chinatown and the Civic Center—the location of the existing and proposed new Manhattan Detention Center— be appointed to the new Independent Rikers Commission immediately.

Note: Quotes in the resolution are taken from documents posted on the websites for *A More Just New York City* <https://www.morejustnyc.org/> from 2016 and from 2023.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	1 Opposed	3 Abstained	0 Recused

RE: Docket #24-00195 - 32-34 Walker Street (aka 305-309 Church Street) in the Tribeca East Historic District includes demolition of 32 Walker, new construction on the lot of a new building, and a rooftop addition

WHEREAS: The 32-34 Walker Street proposal includes the demolition of a 2-story building at the corner of Walker and Church Streets (32 Walker Street) and new development in this location along with a rooftop addition of an existing L-shaped highly contributing mid 19c cast- iron building with frontages on Walker and Church Streets (34 Walker Street), and

WHEREAS: 32 Walker Street, a 2-story commercial building built in 1954 is a non-contributing taxpayer style building whose demolition can make way for an appropriately scaled building, and

WHEREAS: 34 Walker Street is a contributing cast-iron building with 2 cast iron facades, which must be preserved. Any further development or modification should in no way shape or form include the modification of the windows to provide an areaway/breezeway/terrace as proposed behind the original facades, and

WHEREAS: Community Board 1’s (CB1) supports the development of a new corner building with a maximum 75-foot-high street wall that will be in context with the neighboring 5-story building façades, and

WHEREAS: A 2-story addition is proposed to the roof of 34 Walker Street. CB1 asks that the applicant revise their design to setback a minimum of 15 feet on Walker and Church Streets to ensure no visibility of the 2 new stories and minimal visibility of new roof bulkheads, and

WHEREAS: The CB1 Landmarks Committee discussed several bulk and building code compliances such as developing a class 3 non-fireproof building to this scale and setback and street wall requirements along Walker Street. The Committee assumed

this application has been filed at DOB and has passed first zoning review, and

WHEREAS: At the CB1 Landmarks Committee meeting, the applicant confirmed that his proposal would no longer include the insertion of a terrace at each floor behind the cast iron facade, a street wall higher than 75' (similar to that of adjacent buildings), and that any additional floors would not be visible from the street, and that all roof bulkheads would only be minimally visible, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission **disapprove** the proposed project until the following is confirmed; no detaching the façade from the floors, no removal of all windows, no new street walls higher than 75', no visibility of any new floors and minimal visibility of new roof bulkheads.

COMMUNITY BOARD #1 – MANHATTAN  
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DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	1 Opposed	2 Abstained	0 Recused

RE: Docket # 24-00099 - 70 Franklin Street, rooftop garden and elevator bulkhead

WHEREAS: A proposal to add a second elevator roof bulkhead, new roof fence and new rooftop pergola, and

WHEREAS: 70 Franklin Street has one existing masonry elevator bulkhead at the Franklin Street facade, and

WHEREAS: The proposed masonry elevator bulkhead at the intersection of the Franklin Place and rear facades is visible from several points of view on White Street and Franklin Street, and

WHEREAS: The bulkhead must be a minimum of approximately 14 feet higher than the building cornice and the elevator access provided to the roof will be exclusively used by the 4<sup>th</sup> & 5<sup>th</sup> floor duplex apartment, and

WHEREAS: The building recently completed a full-scale restoration of the masonry facades, and

WHEREAS: Masonry roof bulkheads are common in the district and being that the proposed bulkhead is on the opposite side of the building from the existing bulkhead makes this intervention a palatable one, and

WHEREAS: It is unclear what the visibility of the pergola will be from the street, and it is presumed that the visibility will be absolutely zero, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission **approve** the proposed roof work.

COMMUNITY BOARD #1 – MANHATTAN  
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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:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Docket #24-00782 - 55 Hudson Street, proposed replacement windows at Staples Street Façade

WHEREAS: Replacement windows at the tenth floor and bulkhead of the Staple Street façade, and

WHEREAS: The existing tenth floor and bulkhead windows at Staples Street are not original nor of any historical significance, and

WHEREAS: The proposed replacement window pane glazing configurations are appropriate for the age of the windows that are being replaced despite not matching the surrounding non-original windows (which are a one-over-one configuration) and the masonry opening for these windows likely not being original to the building, and

WHEREAS: The choice to use steel windows is appropriate, and

WHEREAS: The decision to use 19<sup>th</sup> century materials such as cast-iron and painted wood is greatly appreciated in a time where most applicants propose materials like extruded aluminum and cast fiberglass, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission **approve** the proposed window replacements.

COMMUNITY BOARD #1 – MANHATTAN  
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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:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Docket #23-11765 - 134-140 Duane Street, facade restoration rehabilitation

WHEREAS: The proposed façade restoration is robust with major work at all bays of the ground floor and rehabilitation of the stone façade and painted wood windows above, and

WHEREAS: Despite the existing arched window transoms at the ground floor of 134 Duane Street likely not being original (probably from the early 19<sup>th</sup> century), the replication of these fancy windows across the entire façade is appropriate, and

WHEREAS: All the proposed restoration work contributes to a very thorough and respectable preservation program for the two building, and

WHEREAS: The decision to use 19<sup>th</sup> century materials such as cast-iron and painted wood is greatly appreciated in a time where most applicants propose materials like extruded aluminum and cast fiberglass, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission **approve** the proposed façade restoration work from the bottom to the top of the 75-foot wide cast-iron and stone building.

COMMUNITY BOARD 1 – MANHATTAN  
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DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	1 Opposed	0 Abstained	0 Recused

RE: **108 Greenwich Street**, application for a new license and a temporary retail permit for a full service liquor license for JRZAC LLC

WHEREAS: The applicant, JRZAC LLC at 108 Greenwich Street, is applying for a new license and a temporary retail permit for on-premise 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 restaurant on the 2nd floor, with a total of 1875 square feet, there will be a public capacity of 74 people with 16 tables with 40 seats; and

WHEREAS: The hours of operation will be 11:00AM - 12:00AM Sunday to Thursday, 11:00AM -1:00AM Friday and Saturday, the applicant may come back to the community board to review these hours after 6 months of operation; and

WHEREAS: The applicant has represented that they will have a DJ, ending at 10PM on weekdays and 12 AM on Friday and Saturday. The applicant will have the opportunity to come back to the community board and review these hours after 6 months of operation; and

WHEREAS: The applicant has represented that there will be recorded background music from 2, 15in bluetooth speakers, no subwoofer and 10 TV monitors; and

WHEREAS: The applicant has agreed to hire security at the community board's request; and

WHEREAS: The applicant has agreed to close the windows; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel but delivery services will be conducted during 11:00AM - 4:00PM; 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 license and a temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for JRZAC LLC at 108 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	1 Opposed	0 Abstained	0 Recused

RE: **100 Broad Street**, application for a new application and temporary retail permit for a full service liquor license for LLC to be formed by Tsion Bensusan

WHEREAS: The applicant, LLC to be formed by Tsion Bensusan at 100 Broad Street, is applying for a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license

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 hours of operation indoors will be 12:00PM - 12:00AM Monday to Wednesday, 12:00PM -2:00AM Thursday to Saturday and 12:00 PM - 11:00 PM on Sundays; and

WHEREAS: The hours of operation on the rooftop will be 12:00PM - 11:00PM Sunday to Wednesday, 12:00PM -1:00AM Thursday to Saturday; and

WHEREAS: The establishment is a mediterranean restaurant on the 2nd floor and rooftop with a total of 14,148 square feet, with 28 tables with 215 seats; and

WHEREAS: The applicant has represented that there will be no music on the rooftop but indoors there will be live and recorded background music from 4 speakers and subwoofer, a DJ but no TVs or monitors; and

WHEREAS: The applicant has agreed to have no more than 8 buyouts per year; and

WHEREAS: The applicant has agreed to close the windows; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel but delivery services will be conducted during the mornings; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation is considered a “large venue” by the community board and will be subject to additional stipulations if capacity is exceeded; 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 for on-premise Liquor, Wine, Beer and Cider license for LLC to be formed by Tsion Bensusan at 100 Broad Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
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DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **10-12 Cortlandt Street**, application for a new application for a full service liquor license for Barcade WTC LLC d/b/a Barcade

WHEREAS: The applicant, Barcade WTC LLC d/b/a Barcade at 10-12 Cortlandt Street, is applying for a new application for on-premise 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 hours of operation will be 12:00PM - 12:00AM Monday to Thursday, 12:00PM -1:00AM Friday and Saturday; and 12:00PM - 11:00PM on Sundays and the applicant may come back to the community board to review these hours after 6 months of operation; and

WHEREAS: The establishment is a restaurant with a total of 12,480 square feet, there will be a public capacity of 100 people with 25 tables with 107 seats, 4 ADA compliant bathrooms of 5 total bathrooms; and

WHEREAS: The applicant has represented that there will be recorded background music from consumer grade NAD & ATI amplifiers, 14 Klipsch speakers 150 W, 12 will be on the ground floor and 2 in the basement, no TVs, monitors or subwoofers; and

WHEREAS: The applicant has represented that there will be non-musical entertainment in the form of video games and pinball machines, no dancing will be permitted and windows will be closed; and

WHEREAS: The establishment will not apply for a DOT open restaurant sidewalk café; and

WHEREAS: The applicant has agreed to have crowd control in the form of door security, ID check and scan with additional personnel on the weekends; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel but delivery services will be conducted during 9:00AM - 5:00 PM; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation is considered a “large venue” by the community board and will be subject to additional stipulations if capacity is exceeded; 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 application for on-premise Liquor, Wine, Beer and Cider license for Barcade WTC LLC d/b/a Barcade at 10-12 Cortlandt Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 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	1 Abstained	0 Recused

[Quorum not met at committee]

RE: **133 Greenwich Street**, application for a new application for a full service liquor license and temporary retail permit for wine, beer and cider at 133 Greenwich LLC

WHEREAS: The applicant, 133 Greenwich LLC at 133 Greenwich Street, is applying for a new application for Liquor, Wine, Beer and Cider license and a temporary retail permit for on-premise for 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 indoor hours of operation will be 7:00AM - 11:00PM daily, and the outdoor hours of operation will be 7:00AM -9:00PM daily; and

WHEREAS: The establishment is a restaurant on the first floor of the Cloud One Hotel, with a total of 2278 square feet, there will be an indoor public capacity of 74 people with 1 ADA bathroom and 1 non-ADA bathroom, 20 tables with 51 seats, and sidewalk outdoor seating of 12 seats; and

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

WHEREAS: The establishment intends to apply for a DOT open restaurant sidewalk café; and

WHEREAS: The applicant has agreed to close the windows; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel; 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 application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for 133 Greenwich LLC at 133 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 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	1 Abstained	0 Recused

[Quorum not met at committee]

RE: **133 Greenwich Street**, application for a method of operation change for a full service liquor license for 133 Greenwich LLC

WHEREAS: The applicant, 133 Greenwich LLC at 133 Greenwich Street, is applying for a method of operation change for on-premise Liquor, Wine, Beer and Cider license

WHEREAS: There will be no changes to the hours of operation from the previous resolution and stipulation; and

WHEREAS: The establishment is a restaurant on the sixth floor of the Cloud One Hotel, which will now have live music, specifically a jazz ensemble which will perform occasionally; and

WHEREAS: There will be no other changes to the current method of operation; 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 method of operation change for on-premise Liquor, Wine, Beer and Cider license for 133 Greenwich LLC at 133 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **39 Avenue of Americas**, application for a corporate change for a full service liquor license for York Street Lessee DE LLC, York Street LLC, Hersha Hospitality Management LP d/b/a Hilton Garden Inn Tribeca

WHEREAS: The applicant, York Street Lessee DE LLC, York Street LLC, Hersha Hospitality Management LP d/b/a Hilton Garden Inn Tribeca at 39 Avenue of Americas, is applying for a corporate change for on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The applicant has represented that affiliates of KSL Capital Partners LLC is acquiring 100% of the outstanding common shares of Hersha Hospitality Trust, the indirect 100% equity owner of York Street Lessee DE LLC and York Street LLC; and

WHEREAS: The applicant has represented that management will remain the same and there will be no changes to the method of operation; and

WHEREAS: The establishment is a Hotel with a total of 65,000 square feet, there will be a public capacity of 198 people and is therefore considered a large venue; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation is considered a “large venue” by the community board and will be subject to additional stipulations if capacity is exceeded; 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 corporate change for on-premise Liquor, Wine, Beer and Cider license for York Street Lessee DE LLC, York Street LLC, Hersha Hospitality Management LP d/b/a Hilton Garden Inn Tribeca at 39 Avenue of Americas, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	33 In Favor	1 Opposed	2 Abstained	0 Recused

RE: **70-72 Laight Street**, application for a new application and temporary retail permit for a full service liquor license for Taylor Collective LLC d/b/a Sub Rosa

WHEREAS: The applicant, Taylor Collective LLC d/b/a Sub Rosa at 70-72 Laight Street, is applying for a new application and temporary retail permit for on-premise 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: There are three residential buildings neighboring/across the street from the property and four residential units up within the property; and

WHEREAS: The applicant requested hours of operation to be 5:00 PM to 1:00 AM Monday to Saturday, closed on Sunday that was strongly opposed by the local residents; and

WHEREAS: In light of the residents opposition to the requested hours the community board proposed hours of operation of 5:00PM - 10:30PM Monday to Saturday, closed on Sundays; and

WHEREAS: The establishment is a restaurant with a total of 4,400 square feet, with 30 tables with 74 seats, 1 ADA compliant bathroom and two non- ADA compliant bathrooms; and

WHEREAS: The applicant has represented that there will be live and recorded background music from 12 Bose Free Space speakers, 2.25in, 64 W with acoustical sound boards and thermal protection insulation and no TVs, monitors or subwoofers; and

WHEREAS: The applicant wants to have a DJ for special events and private parties to which the residents are opposed; and

WHEREAS: The establishment will not apply for a DOT open restaurant sidewalk café; and

WHEREAS: The applicant will have no more than 1 buyout per month; and

WHEREAS: The applicant has represented that they will have a security guard inside the front door to control capacity, prevent loitering outside the establishment and to guard the high value artwork that the applicant plans to have displayed in the establishment; and

WHEREAS: The applicant has agreed to close the windows; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery service and delivery of supplies will be conducted during 9:00AM - 11:00AM; and

WHEREAS: The specific aspects of the application from the residents of multiple buildings surrounding the establishment. Several residents from 71 Laight Street, 76 Laight Street, 78 Laight Street and 86 Laight street attended the meeting to show their opposition and express their concerns; and

WHEREAS: Concerns raised by the community include:

1. No liquor license has ever been granted in the space
2. The entryway is not ADA compliant
3. Currently there is no certificate of occupancy
4. There is no onsite super and the Landlord is overseas off premise
5. The residents are concerned that the Kitchen vents go to the back of the building where residential windows face and the smells will affect residents
6. The entrance is narrow and is shared with the residents of 68 Laight.
7. The residents of 68 Laight will have restaurants on each side.
8. The applicants feel the requested hours are too late noting the other established restaurants in the neighborhood close at 10:30pm
9. There are no other restaurant entrances on Laight Street.

WHEREAS: The applicant has agreed to comply with vent regulations; and

WHEREAS: The applicant has agreed to use the same carting company as the other restaurants in the area; and

WHEREAS: This is the second time this applicant is appeared before the community board, the first appearance was approved but they changed venues, which resulted in an overwhelmingly negative community response with over 350 signatures from the surrounding buildings; and

WHEREAS: The applicant has **refused** to sign and notarize the stipulations sheet as written; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 will evaluate all future alterations and/or renewal requests against stipulation requirements; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 opposes the granting of their new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for Taylor Collective LLC d/b/a Sub Rosa at 70-72 Laight Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **456 Greenwich Street**, application for a method of operation change to extend closing hours for a full service liquor license for BCS Washington Street LP and Hotel Barrier Management USA LLC

WHEREAS: The applicant, BCS Washington Street LP and Hotel Barrier Management USA LLC at 456 Greenwich Street, is applying for a method of operation change to extend closing hours for on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The current hours of operation for Parici courtyard cafe are 10:00PM close on weekdays, 11:00 PM close on weekends and for Marta, 12AM close on weekends and 1:00AM close on weekends; and

WHEREAS: The proposed hours of operation for Parici courtyard cafe are 11:00PM close on weekdays, 12:00 AM close on weekends and for Marta, 1:00AM close on weekdays and 2:00AM close on weekends; and

WHEREAS: The applicant has represented that there will be no other changes to the method of operation; 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 method of operation change to extend closing hours for on-premise Liquor, Wine, Beer and Cider license for BCS Washington Street LP and Hotel Barrier Management USA LLC at 456 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	7 In Favor	0 Opposed	1 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	11 In Favor	19 Opposed	5 Abstained	0 Recused

**TABLED**

RE: Thames Street Pedestrian Plaza

WHEREAS: Trinity Centre LLC c/o Colliers is seeking approval through City of New York (NYC) Department of Transportation (DOT) Plaza Program to close Thames Street to vehicular traffic between Trinity Place and Broadway to facilitate the development of a pedestrian area. The application does *not* involve demapping Thames Street; and

WHEREAS: The buildings, 111 and 115 Broadway, on either side of the proposed Thames Street Pedestrian Plaza are both landmarked buildings. In November 2017 CB1 adopted a resolution<sup>1</sup> recommending approval for façade modifications to each building conditional upon the reduction in number of lights and blade signs; and

WHEREAS: In January 2018, CB1 adopted a resolution<sup>2</sup> to not oppose the application for a pedestrian plaza on Thames Street, subject to the following conditions:

- The plaza focuses on the pedestrian experience rather than a Thames Street “mall”
- There are no more than 5 private events per year (partial or complete closure)
- A plan is worked out for the bollards that balances function, aesthetic, security and allows for emergency access
- All service deliveries are made before 10:00AM
- The DOT agrees to conduct a traffic study or otherwise review the effects this plaza plan has on Trinity Place / Church Street vehicular traffic once the World Trade Center buildings along Church Street are fully open
- Access to 111 and 115 Broadway must be maintained at all times, including ADA accessibility; and

WHEREAS: A single horizontal bar gate displaying the street name will extend across the road bed area at both ends of the plaza in order to block vehicular access. The FDNY

<sup>1</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/17-11-28.pdf> pp. 11-12.

<sup>2</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/18-01-23.pdf> pp 6-7.

and the NYPD will have access to keys to open the gate for emergency vehicles and building management will handle delivery vehicle access. Due to underground infrastructure, it is not possible to install bollards; and

WHEREAS: Thames Street is only 30 feet wide and slopes a full story over the length of buildings from Broadway, down to Trinity Place. However, the legally required 15 feet for emergency access will be available; and

WHEREAS: The plan will resurface concrete sidewalks, repair granite curbs and infill the asphalt pavement with historic granite stone paving raised to level of adjacent sidewalks; and

WHEREAS: On July 17, 2023, the Public Design Commission (PDC) gave unanimous preliminary approval with the understanding that further study regarding roadway grading transitions and accessibility, including circulation, will be required; and

WHEREAS: The plaza design seeks to go beyond minimum ADA requirements to create a positive experience for all users, including those with mobility assistance devices. The design includes the use of Deer Isle granite to create a smoother plaza surface that will be made flush with the sidewalk; and

WHEREAS: Several design issues remain outstanding, including: (i) grading transitions for the footings of the security elements; (ii) the underlying infrastructure, such as catch basins; and (iii) the downward street slope from Broadway to Trinity Place; and

WHEREAS: Accessibility between the plaza and the entrances to spaces in 111 and 115 Broadway also needs to be resolved in the final design. Both the grading and accessibility issues were referenced in the Public Design Commission certificate of preliminary approval that was adopted at their July 17, 2023, meeting; and

WHEREAS: The accessibility standard used in a 2017 Historic Districts Council (HDC) study included Americans with Disabilities Act (ADA) and Access Board guidelines, which constitute widely accepted accessibility best practices. The key standards defined for paving surfaces are: (1) surfaces should be firm, stable, and slip-resistant (ADA and Access Board), (2) changes in vertical surface level must be 1/4 inch maximum (ADA and Access Board), (3) horizontal surface discontinuities, such as gaps, must be 1/2 inch maximum (while this standard is intended for surfaces with openings such as grates, it can generally be applied to gaps between paving stones) (ADA and Access Board), (4) the clear width of accessible routes must be a minimum of 3 feet (ADA) or 4 feet (Access Board) and (5) surfaces should be smooth, having minimal gaps, rough textures, and vibration-causing features (Access Board);<sup>3</sup> and

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<sup>3</sup> [https://hdc.org/wp-content/uploads/2017/08/HDC\\_Historic-Streetscape-Study-Lo-Res.pdf](https://hdc.org/wp-content/uploads/2017/08/HDC_Historic-Streetscape-Study-Lo-Res.pdf), pp 10-11.

WHEREAS: Philip Habib and Associates and Sam Schwartz conducted a traffic analysis and found that a low volume of vehicles utilize Thames Street, and thus closing Thames Street to traffic would have no significant adverse effect on congestion; and

WHEREAS: Capital Properties (Trinity Centre) and the project team stated that commercial uses of the plaza, such as seasonal outdoor dining, are currently unknown. While the DOT will soon promulgate new rules regarding outdoor dining on pedestrian plazas, the specific requirements and procedures are currently unknown. Any application for outdoor dining would be subject to application and approval by the DOT; and

WHEREAS: The proposed design for a pedestrian plaza on Thames Street between Trinity Place and Broadway will greatly improve the current conditions and will add much needed public space in a crowded neighborhood as long as free public seating, accessibility and the proposed level of design are created and maintained in the future; now

THEREFORE  
BE IT  
RESOLVED

THAT: Manhattan Community Board One (CB1) reaffirms its past resolutions and does not oppose a pedestrian plaza on Thames Street between Trinity Place and Broadway, nor the proposed design, subject to the following conditions:

- All those stated in CB1's 2017<sup>4</sup> and 2018<sup>5</sup> resolutions,
- The road, sidewalk and building entries are flush with each other and meet or exceed the accessibility standards from the 2017 HDC study,<sup>6</sup>
- Accessible public circulation paths are created and maintained,
- Free public seating is created and maintained,
- View corridors are maintained along the length and width of the plaza.

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<sup>4</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/17-11-28.pdf> pp. 11-12.

<sup>5</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/18-01-23.pdf> pp 6-7.

<sup>6</sup> [https://hdc.org/wp-content/uploads/2017/08/HDC\\_Historic-Streetscape-Study-Lo-Res.pdf](https://hdc.org/wp-content/uploads/2017/08/HDC_Historic-Streetscape-Study-Lo-Res.pdf), pp 10-11.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 28, 2023

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	2 Opposed	2 Abstained	0 Recused

RE: Duane Park Restoration Project

WHEREAS: Duane Park within Community District 1 is one of New York City’s oldest parks. It is located on Duane Street between Hudson and Greenwich Streets; and

WHEREAS: Duane Park is frequently permitted for commercial uses including filming TV and Movies generating revenue for the City; and

WHEREAS: Over time, the park has been diminished through various iterations of redesign, both along the south side and at the western nose; and

WHEREAS: The Friends of Duane Park are working with Signe Neilson, Landscape Architect member of the Public Design Commission and the NYC Department of Parks and Recreation on a project to restore the park sidewalks. The project would restore the park to its historical footprint by replacing the sidewalk and westernmost tree that was shaved off in the 1940s-50s to accommodate egg/butter trucks; and

WHEREAS: The Friends of Duane Park have surveyed all of the buildings on the block regarding this project and have strong neighborhood support, as well as conceptual support from NYC Department of Parks and Recreation and NYC Department of Transportation. The restoration project is seeking financial support from the Friends of Duane Park and from elected officials; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 supports the Friends of Duane Park in its effort to restore the park’s historic footprint, incorporating added (resilient) greenery on the southern perimeter in response to strong community consensus and the 10th tree on the park’s western nose. It is the preference of CB1 that this footprint be set aside explicitly for park use, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 urges cooperation and coordination among the relevant City agencies and elected officials to both prioritize and help fund this restoration project