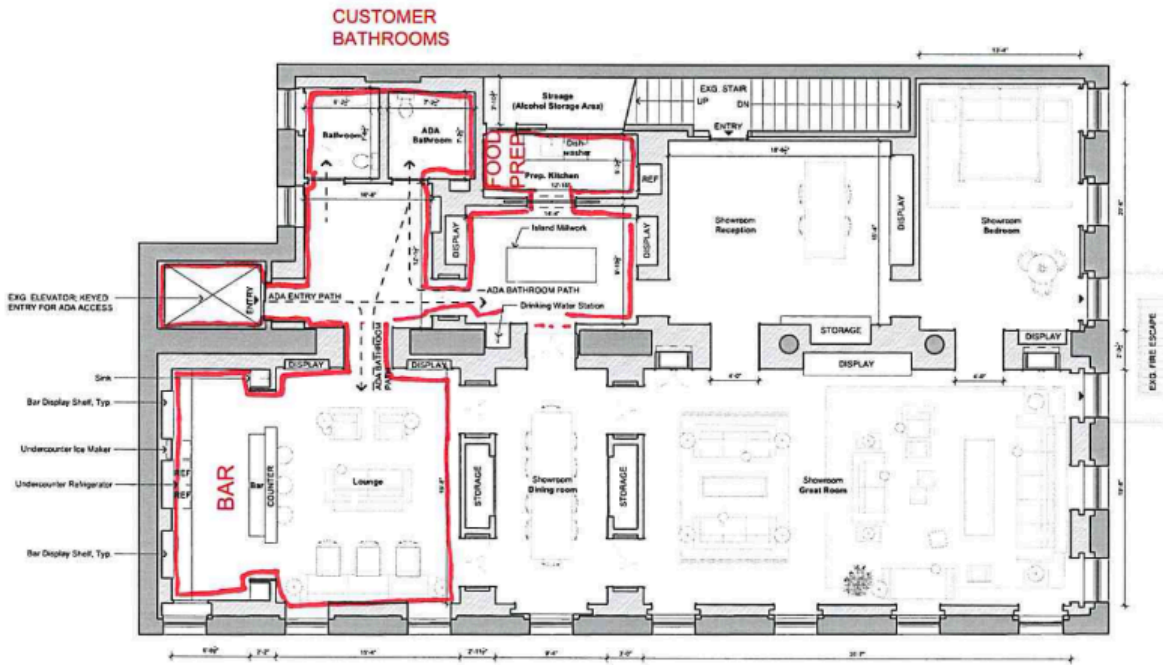


COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2024

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:	37 In Favor	0 Opposed	0 Abstained	0 Recused



RE: **381 Broadway, floor 2 (aka 68 White street)**, application for a new application and temporary retail permit for a wine, beer & cider license for Shop Quarters LLC DBA Quarters

WHEREAS: The applicant, Shop Quarters LLC at 381 Broadway, floor 2 (aka 68 White street), is applying for a new application and temporary retail permit for on-premise Wine, Beer and Cider license; and

WHEREAS: The establishment consists of two parts: 1) a wine bar (“serving small plates”) and a showroom, both on the second floor, totalling 4000 square feet with a public capacity of no more than 74 people with 7 tables, 10 seats, 1 bar with 3 stools, 2 bathrooms, one of which is ADA compliant; and

WHEREAS: The applicant confirms that the liquor license will only cover the wine bar area only of approximately 1,000 sq ft (indicated in red on submitted plan, attached

above), with a 10' bar, where the applicant has agreed to host no more than 20 people for any after hour events; and

WHEREAS: The applicant confirms that the showroom part of the establishment, will not be utilized for any purpose of congregating more than 74 people at a time and that the showroom area will not be covered by the liquor license and therefore there will be no consumption of alcohol in the showroom area; and

WHEREAS: The establishment is ADA accessible and has 1 ADA bathroom out of 2 total bathrooms, and

WHEREAS: The hours of operation Sunday to Wednesday 12:00PM - 12:00AM, Thursday to Saturday 12:00PM - 2:00AM, where the showroom will close at 6:00PM; and

WHEREAS: The applicant has represented that they will have recorded background music from 20 standard ceiling speakers throughout the premise and windows will be closed by 10PM daily; and

WHEREAS: The applicant has represented that they **do not** intend to apply for the DOT Dining Out NYC Program, as they are not eligible for outdoor seating; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel; and

WHEREAS: The applicant has agreed to solicit the same carting company as the other establishments in the area to coordinate pick up times; and

WHEREAS: The applicant states that the larger space is basically a showroom for furniture, lighting fixtures and art work presented by galleries in the area and that space will not be used for events. After a showing, the smaller area will be for a small group of people to gather and drink and they will not have any events larger than capacity stated; 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 and temporary retail permit for on-premise Wine, Beer and Cider license for Shop Quarters LLC DBA Quarters at 381 Broadway, floor 2 (aka 68 White street), **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **10 South Street (Battery Maritime Building)**, application for an alteration on for a full-service liquor license for 10 South Street Club Operator Inc dba Casa Cipriani Club South Street, (aka Battery Maritime Building)

WHEREAS: The applicant, 10 South Street Club Operator Inc dba Casa Cipriani Club South Street at 10 South Street (aka Battery Maritime Building) , is applying for an alteration on on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: A similar application was approved by CB1 in a resolution (February 2022) with stipulations including a closing time of 2:00 pm; and

WHEREAS: It is important to note that many in the community were and continue to be unaware that 10 South Street is the location of the Battery Maritime Building which is never listed by the applicant which is a problem in terms of community engagement on recent applications at this location; and

WHEREAS: The applicant is requesting for an alteration to the 5th floor of the private club at to allow for a larger dining area on the north end (called the “Living Room”), with an addition of 9 tables and 42 seats and the addition of a full 6th floor level with a private pool, kitchen, and space for 53 tables and 208 seats, all of which is private; and

WHEREAS: Committee members expressed particular concern about the rooftop level and potential noise issues; and

WHEREAS: The applicant, formerly known as 10 South Street Hotel Operator LLC, applied for a liquor license in 2020 at which time Manhattan Community Board 1 (CB1) approved via a resolution dated February 25, 2020 to allow for a bar and restaurant “open to the public from the ground floor up until the 4th floor” not including the private club which was not “part of the licensed premises”; and

WHEREAS: The CB approved the February 2020 resolution with the understanding as stated that the “applicant does not intend to license outdoor space such as a terrace or rooftop to have rooftop dining”; and

WHEREAS: CB1 has been clear and consistent over the years in their opposition to the privatization of the Battery Maritime Building (aka 10 South Street) including opposing the addition of the hotel (resolution October 2013) and opposing the addition of the rooftop level with a mechanical bulkhead and pool (resolution October 2022); and

WHEREAS: CB1 has continually urged the city and the hotel owners, Cipriani, to allow for more public access to the magnificent and beloved city landmark as is the public's right given it's landmark status; and

WHEREAS: CB1 has been promised access to public bathrooms, bar, cafe, main space and gallery yet many rarely experience full access to these amenities; and

WHEREAS: As part of this application, CB1 wants assurance that the public will be granted full access to the aforementioned areas and that public access will be provided to public bathrooms daily at the same hour of the Governors Island Ferry Service; and

WHEREAS: The current hours of operation 8:00AM -2:00AM remain the same, there are no other changes to the previous method of operation agreed upon in resolution dated February 22, 2022; and

WHEREAS: The applicant has represented that they **do not** intend to apply for the DOT Dining Out NYC Program; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel, but delivery of regular goods and supplies will be conducted daily after 7AM; and

WHEREAS: The applicant has indicated that garbage pickup will be between 12am- 6am; and

WHEREAS: The applicant has indicated that there is 24/7 security onsite monitoring traffic and entrances with additional security scheduled on busy shifts; 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 opposes the granting of an alteration on-premise Liquor, Wine, Beer and Cider license for 10 South Street Club Operator Inc dba Casa Cipriani Club South Street at 10 South Street, **unless** the public is granted full access to the public areas including public bathrooms (to be open at the hours of the Governors Island Ferry), cafe, bar, gallery and main event space (when not leased).

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **24 John Street**, application for a new application and temporary retail permit for a wine, beer & cider license for Tutto Calcio Espresso Bar II Inc dba Tutto Calcio Espresso Bar

WHEREAS: The applicant, Tutto Calcio Espresso Bar II Inc dba Tutto Calcio Espresso Bar at 24 John Street, is applying for a new application and temporary retail permit for on-premise Wine, Beer and Cider license; and

WHEREAS: The establishment is an espresso bar and restaurant on the ground floor, mezzanine, and basement, with a total of 1100 square feet, there will be a public capacity of 42 people with 7 tables, 14 seats, 1 stand up bar; and

WHEREAS: The establishment is ADA accessible and has 1 ADA bathroom; and

WHEREAS: The community board approved the following hours of operation 7:00AM - 8:00PM daily, Sunday to Saturday; and

WHEREAS: The applicant has represented that they will have recorded background music from 5 sonos speakers in the ceiling and 2 TVs; and

WHEREAS: The applicant has represented that they **do not** intend to apply for the DOT Dining Out NYC Program; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel, but delivery of regular goods and supplies will be conducted daily between 7:00AM - 8:00AM; and

WHEREAS: The applicant has indicated that garbage will be stored in the basement, pickup will be daily at 9:00PM and the committee has asked the applicant to coordinate with the Artezen Hotel for noise considerations to the residents; 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 and temporary retail permit for on-premise Wine, Beer and Cider license for Tutto Calcio Espresso Bar II Inc dba Tutto Calcio Espresso Bar at 24 John Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **24 John Street**, application for a new application and temporary retail permit for a liquor, wine, beer & cider license for The Artezen Hotel LLC

WHEREAS: The applicant, The Artezen Hotel LLC dba The Artezen Hotel at 24 John 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: The establishment is a hotel, floors 1- 21, with a Restaurant, Bar and Lounge, total of 50,616 square feet, with 21 tables, 69 seats, 2 stand up bar; and

WHEREAS: The establishment is ADA accessible and has 89 ADA bathroom out of 92 total bathrooms; and

WHEREAS: The community board approved the following hours of operation Monday to Thursday, 12:00PM - 1:00AM, Friday to Saturday 12:00PM - 2:00AM, Sunday 12:00PM- 12:00AM; and

WHEREAS: The applicant has represented that they will have recorded background music from (4) 5-inch speakers and (2) 12-inch speakers and 135 Watt amplifier in the walls and ceilings of the 20th and 21st floors and 4 TV monitors; and

WHEREAS: The applicant has agreed to no more than 2 restaurant/bar/lounge buyouts per month; and the committee reminded the representatives of prior noise complaints and rowdy behavior and asked them to notify the residential neighbors of large events and that security would be present; and

WHEREAS: The applicant has represented that they **do not** intend to apply for the DOT Dining Out NYC Program; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel, but delivery of regular goods and supplies will be conducted daily the mornings and early afternoons; and

WHEREAS: The applicant has indicated that garbage will be stored in the basement, pickup will be daily at 9:00PM; 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 opposes the granting of a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for The Artezen Hotel LLC dba The Artezen Hotel at 24 John Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2024

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:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **123 William Street**, application for a class change on a full-service liquor license for Dim Sum Now Inc dba Dim Sum Palace

WHEREAS: The applicant, Dim Sum Now Inc dba Dim Sum Palace at 123 William Street, is applying for a class change 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 Chinese restaurant on the ground floor and basement, with a total of 2600 square feet, there will be a public capacity of 107 people with 26 tables, 107 seats, 5 bar seats; and

WHEREAS: The establishment is ADA accessible and has 2 ADA bathroom out of 3 total bathrooms; and

WHEREAS: The community board approved the following hours of operation daily Monday to Sunday at 10:00AM - 11:00PM; and

WHEREAS: The applicant has represented that they will have recorded background music from 2 small speakers in the bar area with 1 TV; and

WHEREAS: The applicant has represented that they **do not** intend to apply for the DOT Dining Out NYC Program; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel, but delivery of regular goods and supplies will be conducted daily at 8:00AM; and

WHEREAS: The applicant has indicated that garbage pickup will be daily at 11PM; 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 opposes the granting of a class change on-premise Liquor, Wine, Beer and Cider license for Dim Sum Now Inc dba Dim Sum Palace at 123 William Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **36 Peck Slip**, application for a new application for a full-service liquor license for Sweet T LLC DBA Peck Slip Social

WHEREAS: The applicant, Sweet T LLC DBA Peck Slip Social at 36 Peck Slip, is applying for a new 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 applicant has represented that there are 4 residential buildings neighboring or across the street from the property, with 11 residential units **within** the property and they have secured 3 pages of signatures for resident support; and

WHEREAS: The establishment is a bar serving Mediterranean small plates on the ground floor, with a total of 1232 square feet, there will be a public capacity of 77 people with 7 tables, 69 seats, 1 stand up bar; and

WHEREAS: The establishment is ADA accessible and has 1 ADA bathroom out of 2 total bathrooms, and

WHEREAS: The hours of operation 11:00AM - 12:00AM Sunday, 11:00AM - 12:00AM Monday to Thursday, 11:00AM - 1:00AM Friday to Saturday; and

WHEREAS: The applicant has represented that they will have a monthly comedy show, live and recorded background music, as well as a DJ from one PA speaker setup for live music and 5-8 speakers of low amperage mounted to the walls and ceilings and 3 TV monitors; and

WHEREAS: The applicant has represented that they intend to have a doorman/bouncer for security control; and

WHEREAS: The applicant has represented that they **do** intend to apply for the DOT Dining Out NYC Program and have agreed to come back to the community board to discuss that application; and

WHEREAS: The applicant has indicated that they do not plan to have bicycle delivery personnel, but delivery of regular goods and supplies will be conducted daily during morning hours; and

WHEREAS: The applicant has indicated that garbage will be containerized as per landlord and has agreed to solicit the same carting company as the other establishments in that area to coordinate pick up times; 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 opposes the granting of a new application for on-premise Liquor, Wine, Beer and Cider license for Sweet T LLC DBA Peck Slip Social at 36 Peck Slip, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2024

COMMITTEE OF ORIGIN: QUALITY OF LIFE & DELIVERY SERVICES

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

RE: Application for a new license for an adult use retail dispensary license or CAURD or ROD or MicroBusiness by Cloudfather LLC at 35 Wall Street,

WHEREAS: The applicants **above** are applying for a new application for an adult use dispensary license for Adult-use Retail Dispensary or CAURD 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 withdrawn their municipal notice via email on June 13th, 2024 and has not appeared before the community board for consideration; and

WHEREAS: The applicant intends to renotify the community board in the future when they are ready to apply for the cannabis license; 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 CAURD or ROD or MicroBusiness for **Cloudfather LLC at 35 Wall Street**, until such a time that they are ready to renotify the community board for consideration.

COMMUNITY BOARD 1 – MANHATTAN.
RESOLUTION

DATE: JUNE 25, 2024

COMMITTEE OF ORIGIN: QUALITY OF LIFE & DELIVERY SERVICES

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

RE: Proposed Safe Haven by DSS/DHS at 320 Pearl Street with provider Breaking Ground

WHEREAS: Community Board 1 received notification from the Department of Social Services and the Department of Homeless Services on June 14, 2024 of the 320 Pearl Street, Manhattan planned Safe Haven to open in Fall of 2024; and

WHEREAS: CB1 currently has a DSS/DHS Safe Haven shelter with 84 beds located at 105 Washington that will open in early July but the notification stated 320 Pearl would be the first Safe Haven in the area; and

WHEREAS: The notification said this facility will provide safe haven housing with a capacity of 106 beds; and

WHEREAS: DHS/DSS notification stated that the service provider for the facility would be the not-for-profit organization Breaking Ground; and

WHEREAS: DSS/DHS notice for 320 Pearl Street did not account for the fact that the facility directly abuts a public elementary school; and

WHEREAS: The DSS/DHS notification was sent at the end of the school year with only six and a half school calendar days left, the PTA does not operate in the summer and CB1 is off in August. Insufficient notice denies any real opportunity for significant public engagement for this facility; and

WHEREAS: The building abuts The Peck Slip School, a public pre-k to 5th grade school with an active entrance and exit less than 40 feet from the entrance; and

WHEREAS: The Peck Slip school has windows that look directly into the rooms of the facility; and

WHEREAS: The Peck Slip School community supports a large group of (approximately 75) homeless migrant children; and

WHEREAS: The Peck Slip School community said they would be able to support additional children and has systems and resources to support homeless families; and

WHEREAS: Public schools will be on break with student, teachers, staffs and families not as available during the summer months; and

WHEREAS: CB1 is on holiday in the month of August and DHS/DSS already has another large topic with CB1 for July; and

WHEREAS: The Community and CB1 disagree with the siting of this location as a Safe Haven versus a Family Shelter; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 strongly opposes a Safe Haven at the 320 Pearl Street location with the anticipated Fall 2024 opening; and

BE IT

FURTHER

RESOLVED

THAT: CB1 insists that DHS/DSS change the type of shelter to a family shelter; and

BE IT

FURTHER

RESOLVED

THAT: CB1 demands that DHS/DSS give sufficient time and notice for public meeting and engagement during the regular 2024-2025 school year; and

BE IT

FURTHER

RESOLVED

THAT: CB1 demands that the first public engagement is held after the 1st PTA meeting of Peck Slip School in September 2024 to allow for transparency and engagement of the school, residents and community that abut and surround the building.

COMMUNITY BOARD 1 – MANHATTAN.
RESOLUTION

DATE: JUNE 24, 2024

COMMITTEE OF ORIGIN: QUALITY OF LIFE & DELIVERY SERVICES

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

RE: Unspent HUD funds from LMDC to increase affordable units at 5 WTC

WHEREAS: There is a great need for affordable housing in the CD1; and

WHEREAS: Unspent HUD funds from LMDC should be allocated towards 5 World Trade Center; and

WHEREAS: That allocated money should be used to increase the number of affordable units within 5 WTC; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 requests that the Federal Government and the State work together to allocate unspent LMDC funds for the purposes of increasing affordable housing on the 5 World Trade Center site.