

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of cannabis retail dispensary license application for Green Klub Inc. at 108-109 South Street New York, NY 10038**

WHEREAS: Green Klub Inc., is seeking an adult use retail dispensary license on the premises at 108-109 South Street in New York, New York; and

WHEREAS: The applicant appeared before Community Board 1 on October 17, 2024 to allow the community the opportunity to provide comments on the proposed business; and

WHEREAS: The hours of operation will be 10am-8pm Monday through Thursday and 10am-10pm Friday and Saturday and Sunday 12pm-6pm; and

WHEREAS: The applicant has agreed to host a maximum of 24 events a year and the events will not be outside of the current agreed upon operating hours as stated above and the applicant agreed to no private buyouts; and

WHEREAS: The applicant agreed to limit music to background music with no DJ's and no dancing; and

WHEREAS: The applicant agreed to frost or screen the windows half way so as light still emits out of the establishment at night; and

WHEREAS: The Community Board found no significant objection to the application; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 recommends the application for an Adult Use Micro Business for Green Klub Inc., for the premises located at 108-109 South Street, New York, NY 10038 provided that the applicant agrees to the following signed stipulations:

1. Agreed to follow all Landmark requirements for the building
2. No smoking will be permitted on the unenclosed balcony and any changes to the balcony need to go through the NYC Department of Landmarks

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COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of cannabis micro business license application for Stoned in Brooklyn Inc. at 253 Broadway New York, NY 10007**

WHEREAS: Stoned in Brooklyn is seeking an adult use retail dispensary license on the premises at 253 Broadway in New York, New York; and

WHEREAS: The applicant appeared before Community Board 1 on October 17, 2024 to allow the community the opportunity to provide comments on the proposed business; and

WHEREAS: The hours of operation will be 10am-8pm Monday through Thursday and 10am-10pm Friday and Saturday and Sunday 12pm-6pm; and

WHEREAS: The applicant has agreed to host a maximum of 24 events a year and the events will not be outside of the current agreed upon operating hours as stated above and the applicant agreed to no private buyouts; and

WHEREAS: The applicant agreed to limit music to background music with no DJ's and no dancing; and

WHEREAS: The applicant agreed to frost or screen the windows half way so as light still emits out of the establishment at night; and

WHEREAS: The Community Board found no significant objection to the application; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 recommends the application for an Adult Use Microbusiness for Stoned in Brooklyn, Inc., for the premises located at 253 Broadway, New York, NY 10007 provided that the applicant agrees to the following signed stipulations:

1. Provide by Tuesday October 22nd petition signatures from the public in support of the location

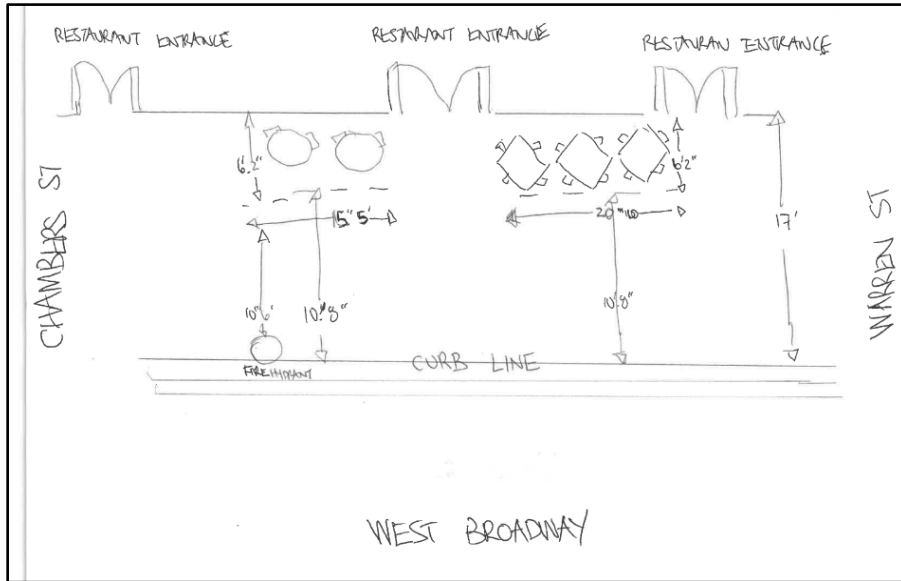
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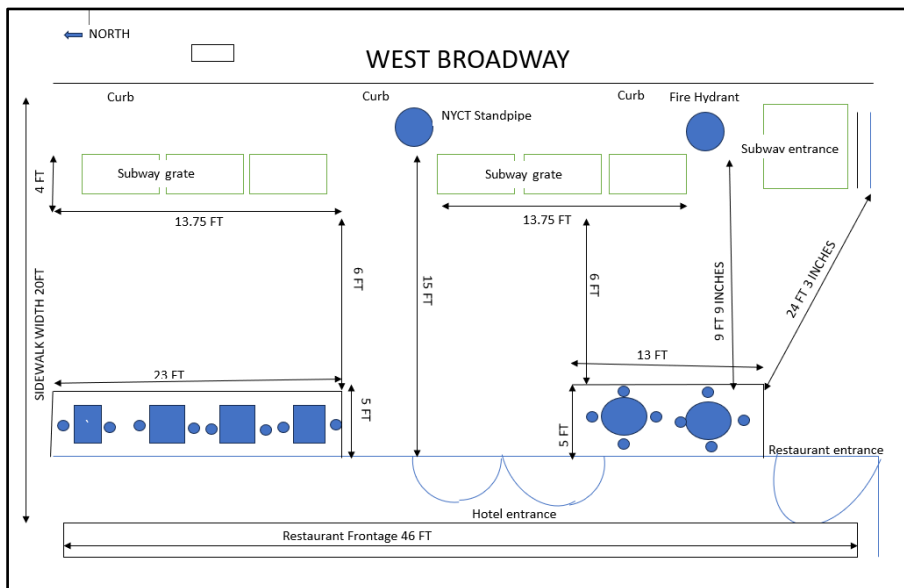
COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for Smyth Tavern LLC dba Smyth Tavern at 85 West Broadway**



**Old Site Plan
submitted to DOT and
Licensing Committee**



**Current/Updated Site
Plan
submitted to
Executive Committee**

WHEREAS: Smyth Tavern LLC dba Smyth Tavern, is seeking a sidewalk cafe permit outside the premises at 85 West Broadway in New York, New York; and

- WHEREAS: The applicant first appeared before the Community Board 1 Licensing Committee on October 9th, 2024 with an approved application by DOT which was incomplete with an incorrect site plan; and
- WHEREAS: The applicant agreed to produce an updated and accurate the site plan (current site plan above) and reappear at the Community Board 1 Executive Committee meeting, which he did on October 17, 2024; and
- WHEREAS: On the resubmitted sit plan above, the North arrow is inaccurate as it is pointing in the opposite Southern direction; and
- WHEREAS: The CB would like it on record that the updated site plan above was not submitted to and approved by DOT with the inclusions (standpipe, subway entrance, subway grate and accurate measurements) that were missing from the previous site plan; and
- WHEREAS: Some concerns that were discussed includes the fact that there is a subway exit in front of the restaurant entrance on the corner of West Broadway and Chambers Street, a number of subway grates along the edge of the sidewalk, which takes away from the walking space, leaving a 6ft clearance between the sidewalk seating and subway grates; and
- WHEREAS: The committee was further concerned that neither site plan submitted were made to scale and as a result does not illustrate an accurate visual representation of the distances between the elements on the site plan; and
- WHEREAS: The committee is concerned that applicant did not take into consideration the clear path needed within the boundaries of the sidewalk cafe for servers to reach patrons; and
- WHEREAS: At the October 17th Executive meeting the applicant agreed to the community board recommendation, to forgo the two tables nearest to the subway entrance in order to maintain a better flow of pedestrian traffic along the sidewalk and coming off the subway, in order to provide better clearance to the hotel entrance; and
- WHEREAS: The applicant has agreed to have seating facing only north and south so as to not have any patrons facing west, backing up onto the sidewalk clearance; and
- WHEREAS: The applicant has agreed to having two foot wide tables with only two chairs per table; and
- WHEREAS: The applicant is compliant with the following DOT Rules which are relevant to this location:
1. This location is NOT a Small Cafe Area as permitted under the former Department of consumer and Worker Protection sidewalk program and as such does not require a clear path of 8 feet width
 2. A clear path of 10 feet is required at 85 West Broadway, New York, since it is a designated Regional corridor type as defined in the Pedestrian Mobility Plan
 - a. This clear path requirement is maintained with the inclusion of the subway grates.

3. The sidewalk cafe setup area must maintain 1 foot 6 inches from the subway grates which are defined as vent infrastructure under DOT Rules
4. The fire hydrant is located in the Furnishing Zone and requires a minimum of 8 feet of clearance
5. The setup area must maintain 5 feet from a standpipe
6. The sidewalk cafe must maintain 15 feet minimum from a subway stair entrance (open side) and 5 feet minimum from all other sides (closed)
7. A setup area must maintain 5 feet from Primary building entrances

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 approves the application for sidewalk cafe for Smyth Tavern LLC dba Smyth Tavern **with the following modifications** for the premises located at 85 West Broadway, New York, NY 10007:

1. Approved two-foot-wide tables with only two chairs per tables with chairs facing north and south only
2. Forgo the two tables near the subway.
3. Ensure there is sufficient clearance for servers to access patron tables from within the sidewalk cafe perimeter.
4. Ensure there is ADA access within the sidewalk cafe perimeter
5. The Perimeter treatment is maintained by removable railings, and tables and chairs must be located to allow for service of patrons solely from within the perimeter of the sidewalk cafe. Restaurant staff must serve patrons from within the sidewalk cafe and cannot use the sidewalk to serve patrons.

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RE: Capital and Expense Budget Requests for Fiscal Year 2026

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends the attached funding of the following budget requests for **FY 2026**

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
1	C	Improve traffic and pedestrian safety, including traffic calming	Fund NYCs portion of any redesign and reconstruction of South End Avenue in Battery Park City.	DOT	Battery Park City Committee
2	E	Other affordable housing programs requests	Fund affordable housing protections in Battery Park City and establish a program with the aim of increasing and preservation of permanent affordable housing in Battery Park City. Gateway Plaza QRS expires in June 2030; The affordable units in rental Buildings (including but not limited to 50 & 70 Battery Place) are diminishing. Stop the conversion of buildings from rental to co-op in order to maintain rental stock and affordable housing.	HPD	Battery Park City Committee
3	E	Enhance NORC programs and health services	Designate the Gateway Plaza residential complex as a Naturally Occurring Retirement Community to allow for enhanced services and funding streams for the aging in that location.	DFTA	Battery Park City Committee
4	E	Other expense budget request for DPR	Develop improved ways to identify specific locations in parks that are solely under the jurisdiction of the Battery Park City Authority for better targeting of service requests via 911 and 311.	DPR	Battery Park City Committee
5	C	Other capital budget request for DEP	Plan for and construct long-term comprehensive resiliency infrastructure from North Moore Street-north. City needs to protect the West side of the Island and to be meaningful needs to connect with resiliency infrastructure north of Canal Street. This is especially timely as the federal government has not renewed funding for the NY & NJ Harbor & Tributaries Focus Area Feasibility Study (HATS) which was expected to address flood resiliency protection for this area.	DEP	Environmental Protection Committee
6	C	Other capital budget request for DEP	Integrate the remediation of the CSO system to reduce overflow into the East and Hudson Rivers by including them within resiliency projects, such as the Fidi/Seaport Climate Resiliency Master Plan.	DEP	Environmental Protection Committee
7	C	Other capital budget request for EDC	For short/medium flood resiliency infrastructure, we encourage innovative barrier design that is economical, effective and that can be manufactured domestically	EDC	Environmental Protection Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
8	C	Other capital budget request for DEP	Provide funding for capturing/managing stormwater runoff in connection with the Brooklyn Bridge elevated roadway downspouts.	DEP	Environmental Protection Committee
9	E	Provide more frequent organics/recycling collection service for schools and institutions	Ensure composting and recycling funds are reinstated to reduce and reuse NYC's waste. Include funding for new trash containers and funding for enforcement and education	DSNY	Environmental Protection Committee
10	E	Evaluate a street segment or intersection for green infrastructure, e.g. rain gardens, stormwater greenstreets, and plan for construction if feasible	Design plan to introduce green infrastructure such as bioswales, rain gardens and resilient surfacing to green street at Barnett Newman Triangle	DEP	Environmental Protection Committee
11	E	Other expense budget request for DEP	Fund City's "Green Infrastructure Program" to ensure all Lower Manhattan parks and green streets have green space and adequate stormwater capture. Additionally, add rain gardens and bioswales where possible.	DEP	Environmental Protection Committee
12	E	Other expense budget request for DOB	Fund financial assistance programs to assist buildings to reach compliance with local Law 97	DOB	Environmental Protection Committee
13	E	Evaluate a street segment or intersection for green infrastructure, e.g. rain gardens, stormwater greenstreets, and plan for construction if feasible	Provide or expand green infrastructure, e.g. greenbelts, bio swales - CB 1 would like to see budget increases for investment in new technologies required to advance sewage treatment plants and wastewater management.	DEP	Environmental Protection Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
14	E	Other expense budget request for DEP	Noise Camera to cut back on excess noise pollution, either via pilot program or permanent pending legislation (Int 0778-2022)	DEP	Environmental Protection Committee
15	E	Other expense budget request for DEP	Study potential locations for Desalinization and grid scale battery storage located on Governor's Island	DEP	Environmental Protection Committee
16	E	Other expense budget request for DEP	Funding for creation of the west side resiliency task force to research and plan for long term holistic comprehensive resiliency from Chambers Street to Canal Street - Chambers Street to Canal Street	DEP	Environmental Protection Committee
17	C	Other transportation infrastructure requests	Appropriate capital funding for the installation of the approved public restroom on the plaza at 1 Centre Street.	DOT	Executive Committee
18	C	Other capital budget request for EDC	Brooklyn Bridge - Renovate Stairwell and Area Around Stairwell for economic development, tourism and safety.	EDC	Executive Committee
19	C	Improve traffic and pedestrian safety, including traffic calming	Greenstreet and Shared Street to improve pedestrian and bicycle access across town. - Create new Shared and GreenStreet on Vesey Street Between West and Church Street with dedicated bike path, street furniture, paint and planters to create new public space.	DOT	Executive Committee
20	C	Improve traffic and pedestrian safety, including traffic calming	PS 150 lacks adequate outdoor gathering space and a safe place designated for buses to stop and let children on and off. Funds are needed to complete the Edgar Street project to close a lane and create an expanded sidewalk or pedestrian area on the south side of the school. Planning and approval of the needed bus stops are also requested that will accommodate the children before and after school.	DOT	Executive Committee
21	C	Invest in capital projects to improve access to waterfront	Complete construction of East River Waterfront Esplanade up to Brooklyn Bridge.	EDC	Executive Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
22	E	Provide more community board staff	Increase Community Board budget to \$400,000 which would be the first increase in over 20 years. Budget needs to include the technology and equipment required for hybrid and/or virtual meetings, new platforms for updated websites and processes are new monthly expenses.	OMB	Executive Committee
23	E	Other expense budget request for EDC	Brooklyn Bridge Economic and Social Analysis: CB1 requests an economic and social analysis to examine the cost/benefits of siting public facilities/amenities at this location (public uses such as libraries, parkland, market space, active and passive recreation space, public pools, etc); quality of life benefits of greening this space and restoring it as an active link between Community Districts 1 and 3 and not a barrier as it currently stands. The study should analyze ways to have the space generate economic growth and jobs.	EDC	Executive Committee
24	E	Other expense budget request for EDC	Fund a feasibility study on repurposing the Coast Guard building site for public/community use in conjunction with the FIDI SEAPORT MASTERPLAN	EDC	Executive Committee
25	E	Other expense budget request for DOT	Initial funding for trees and planters to define the edges of the site and crosswalk areas to be followed by completion of the greenstreet to include green infrastructure and resilient features - Barnet Newman Triangle	DEP	Executive Committee
26	E	Improve parking operations	Audit of agency parking placards issued by agency. Include number of placards by agency, what positions each placard is issued to, and provide a reasoning for each positions need for a placard (DCAS)	DOT	Executive Committee
27	E	Study land use and zoning to better match current uses or neighborhood character	Fund a study to create zoning requirements for cold waste storage rooms in newly constructed buildings as well as enlargements and conversions.	DCP	Land-use, Zoning and Economic Development Committee
28	E	As needed Land use planning, technical and urban design support	Staff the community boards with land use consultants to work directly for and with the community board staff and volunteers	DCP	Land-use, Zoning and Economic Development Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
29	E	Other business regulatory assistance requests	Study for tax breaks and/or incentives and creating small business incentive zone within CB1 to help reduce store front vacancies	SBS	Land-use, Zoning and Economic Development Committee
30	E	Study land use and zoning to better match current uses or neighborhood character	LPC should review potential impacts of remaining development rights transfer zoning at the South Street Seaport Historic District, other historic districts and landmarks buildings, including an update and search for alternative receiving sites outside of the historic district.	LPC	Land-use, Zoning and Economic Development Committee
31		Study of Public Funding for Affordable housing	HPD to provide study on all available methods and plans for federal, state and city funds to be allocated to affordable housing in CD1; including but not limited to the BPCA funds and 5 WTC as well as other	HPD	Land-use, Zoning and Economic Development Committee
32		Study for Potential Air Rights remaining stemming from current, abandoned and ghost piers within CD1	DCP and LPC should study and inform CB1 any remaining airrights stemming from current, abandoned and ghost piers within CD1 and if they exist, how far can they be transferred inland.	LPC	Land-use, Zoning and Economic Development Committee
33	C	Reconstruct or upgrade a building in a park	Expand grant programs for restorations of landmarked structures located within parks	DPR	Landmarks and Preservation Committee
34	E	Other expense budget request for LPC	Increase the budget of the enforcement division to hire more inspectors and analysts to better levy violations for property owners that disregard landmarks law protections.	LPC	Landmarks and Preservation Committee
35	E	Other affordable housing programs requests	Establish a program with the aim of increasing and preservation of permanent affordable housing in Battery Park City. Gateway Plaza QRS expires in June 2030; The affordable units in rental Buildings (including but not limited to 50 & 70 Battery Place) are diminishing. Stop the conversion of buildings from rental to co-op in order to maintain rental stock and affordable housing.	HPD	Landmarks and Preservation Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
36			City Hall Park Fountain Repair	DPR	Landmarks and Preservation Committee
37			Increased enforcement of Landmarked Facades against illicit advertising uses		Landmarks and Preservation Committee
38	C	Provide more housing for extremely low and low income households	Build income restricted housing for a mix of family sizes. (multi-bedroom residential units)	HPD	Quality of Life, Health, Housing and Human Services Committee
39	C	Other capital budget request for EDC	Funding to help support services being offered to migrant & homeless children and families such as dual language programming and after school partners; job training for adults to fill traditionally vacant jobs like crossing guards	EDC	Quality of Life, Health, Housing and Human Services Committee
40	C		Expand public hospital services into CB1	DOHMH	Quality of Life, Health, Housing and Human Services Committee
41	E	Provide programs for homeless veterans	Increase funding for mental health and outreach to the population of homeless especially veterans in CB1. Fund additional programs with local outreach groups and taskforces to spread resources.	DHS	Quality of Life, Health, Housing and Human Services Committee
42	E	Improve traffic and pedestrian safety, including traffic calming	Traffic Enforcement Agents During high-volume hours Intersection of Canal and Greenwich Street	NYPD	Quality of Life, Health, Housing and Human Services Committee
43	E		Request veteran specific Section 8 housing vouchers for WTC #5 and other housing opportunities	HPD	Quality of Life, Health, Housing and Human Services Committee
44	E		more funding for multi-lingual doulas in CB1	DOHMH	Quality of Life, Health, Housing and Human Services Committee
45	E		Increase funding for music therapy services for hospice patients	DOHMH	Quality of Life, Health, Housing and Human Services Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
46	E		Provide higher quality food at Independence Plaza Senior Center, Greenwich House	DFTA	Quality of Life, Health, Housing and Human Services Committee
47	C	Roadway maintenance (resurfacing, trench restoration, etc.)	Reconstruct and restore Staple Street between Duane and Harrison Streets, a cobblestone street in one of Tribeca's historic districts. The Staple Street Skybridge is a significant attraction for visitors, bridal parties and film crews so restoring the historic cobblestone street below it is a priority to CB1.	DOT	Transportation and Street Activity Committee
48	C	Other capital budget request for NYCTA	Study the construction of a Bus Stop in Front of P.S. 276 in Battery Park City	NYCTA	Transportation and Street Activity Committee
49	C	Roadway maintenance (resurfacing, trench restoration, etc.)	Resurface Theater Alley, which is behind buildings on Park Row between Ann and Beekman Streets	DOT	Transportation and Street Activity Committee
50	C	Reconstruct streets	The street on Pearl St between Maiden Lane and Platt St needs to be resurfaced and repaved to correct the pitch and fill potholes and address ponding.	DOT	Transportation and Street Activity Committee
51	C	Develop a capital project for specific street segments currently lacking sanitary sewers	JP Ward does not drain water properly and precipitation creates a consistent and sustained ponding condition in front of the ADA curb cuts across from the parking garage and prevents truly ADA compatible access to the new West Thames Street Bridge elevator and overpass.	DEP	Transportation and Street Activity Committee
52	C	Other capital budget request for NYCTA	Bus route on Rt 9A to serve commercial and residential development that has occurred along the westside of Lower Manhatta , as well as to connect the many piers and amenities located in Hudson River Park (HRP)	NYCTA	Transportation and Street Activity Committee
53	cs	Other expense budget request for DOT	Study locations for cargo bike parking throughout the district: Study areas within the district that serve a wider body of users than a specific commercial enterprise.	DOT	Transportation and Street Activity Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
54	E	Conduct traffic or parking studies	Do a study to bring back the left turn from southbound 9A onto Albany Street. This left turn was removed after 9-11 and the rationale from that time might no longer be valid	DOT	Transportation and Street Activity Committee
55	E	Add street signage or wayfinding elements	Safety improvements to increase visibility, by and of pedestrians are needed for the intersections on Pearl Street under the Brooklyn Bridge. The on ramps for the Brooklyn Bridge and the FDR make the intersections on Pearl St from Ave of the Finest/Robert F Wagner Sr. Place to Frankfort St/Dover St are too complex, dark and challenging, especially for seniors and people with disabilities.	DOT	Transportation and Street Activity Committee
56	E	Conduct traffic or parking studies	Study and develop a plan for a protected bike lane to connect the Brooklyn Bridge bike lane with the Hudson River Greenway	DOT	Transportation and Street Activity Committee
57	E	Conduct traffic or parking studies	Implement traffic calming measures at ALL school zones, including but not limited to well marked and easily visible signage, colorful pavement, reduced speed limits and traffic lights.	DOT	Transportation and Street Activity Committee
58	E	Other traffic improvement requests	Develop historic street design guidelines, policies and processes so that there is clarity and predictability regarding building and maintaining historic streets. Manhattan Community District One has ten historic districts with a long history of disrepair of the cobblestone (i.e., Belgian block) streets. Historic streetscape design guidelines are needed that addresses the special design needs and context of historic streets, as well as accessibility and safety for all users so that maintenance and construction of our historic streets can be addressed.	DOT	Transportation and Street Activity Committee
59	E	Improve traffic and pedestrian safety, including traffic calming	Deployables are being added to protect buildings from flood damage. Create, and make public, a plan for safe, accessible mobility for all road users, including pedestrians with disabilities, during states of emergency when deployables are activated and make the sidewalks inaccessible. Start with the Financial District neighborhood	DOT	Transportation and Street Activity Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
60	E	Improve traffic and pedestrian safety, including traffic calming	Create a street redesign plan that calms traffic and allows pedestrians, including wheelchair users and people with visual impairments, to safely walk as directly as possible to the entrance of PS 150 using realistic routes to cross Trinity Place from the east and Greenwich St from the west. The current crosswalk locations are not satisfactory or used by, many P.S. 150 families.	DOT	Transportation and Street Activity Committee
61	E	Other expense budget request of EDC	Add LaGuardia Airport as a destination on NYC Ferry from Pier 11 in Manhattan	EDC	Transportation and Street Activity Committee
62	C	Invest in capital projects to improve access to waterfront	Study if any current temporary low impact uses can exist for any part of the area. Rebuild the New Market Building for public use with community amenities. This idea comes from the 2002 Downtown East River Waterfront Concept Plan sponsored by CB 1 and the Alliance for Downtown NY.	EDC	Waterfront, Parks and Cultural Committee
63	C	Other requests for park, building, or access improvements	Parks should work with CB1 and Friends of City Hall Park to review list of recommended repairs including replacing the current pathway material with the more durable Bluestone and replace gas lights with LEDs	DPR	Waterfront, Parks and Cultural Committee
64	C	Provide a new or expanded park or amenity (i.e. playground, outdoor athletic field)	Contribute funding towards proposed expansion of Finn Square Park	DPR	Waterfront, Parks and Cultural Committee
65	C	Provide a new or expanded park or amenity (i.e. playground, outdoor athletic field)	Contribute funding to the expansion of Duane Park as proposed by the Friends of Duane Park in order to be more consistent with its historic footprint	DPR	Waterfront, Parks and Cultural Committee
66	C	Provide a new, or new expansion to, a building in a park	Contribute funding to complete buildout of the Pier 26 Estuarium	DPR	Waterfront, Parks and Cultural Committee

	Type	REQUEST	REASON	Agency Acronym	COMMITTEE for the BOARD
67	C	Reconstruct or upgrade a park or amenity (i.e. playground, outdoor athletic field)	Contribute capital funding for Governors Island athletic field upgrades (CB has previously requested and GI doesn't currently have the funding)	DPR	Waterfront, Parks and Cultural Committee
68	C	Improve access to a building in a park	Rebuild comfort station and park office in The Battery.	DPR	Waterfront, Parks and Cultural Committee
69	C	Provide a new or expanded park or amenity (i.e. playground, outdoor athletic field)	New Public Pool in CD1: Neighboring community boards have outdoor public pools which are free for public use during the summer, whereas CD1 has none. CD1's indoor community pools, such as those at Manhattan Youth, BMCC and Stuyvesant High School, have fees to swim and are rarely if ever open to the general public. Swimming lessons are very expensive and few children can participate because there are limited spots even if one can afford to pay. Now that +Pool will not be designed for CD1, a local public pool must be considered for the CD1 area. For example, a small pop up pool in a shipping container as they have at Brooklyn Bridge Park in Brooklyn, or an above-ground pool to minimize costs. CD1 should have an outdoor summer pool that is free for all; as neighboring Community Districts do.	DPR	Waterfront, Parks and Cultural Committee
70	C	Upgrade or create new plazas	The east side of CD1 has very little active recreation space for the growing youth population. "The Arches" project has been designated as current/future open recreation space for a variety of community needs. Capital funding must be allocated to make it suitable for recreational use and to convert it into a green play space.	DOT	Waterfront, Parks and Cultural Committee
71	C	Reconstruct or upgrade a park or amenity (i.e. playground, outdoor athletic field)	Renovate the pathway of Bowling Green Park, which currently pools with water after heavy rains.	DPR	Waterfront, Parks and Cultural Committee

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72	C	Upgrade or create new greenways	Beautification of Holland Tunnel park	DPR	Waterfront, Parks and Cultural Committee
73	C	Reconstruct or upgrade a park or amenity (i.e. playground, outdoor athletic field)	Bowling Green Park - Enlarge and make this major tourist destination safer. Now that the City has decided to keep the Charging Bull statue there, we need to find a way to separate visitors from vehicular traffic by enlarging this busy park.	DPR	Waterfront, Parks and Cultural Committee
74	C	Improve access to a park or amenity (i.e. playground, outdoor athletic field)	Additional funding for native plantings at Peck Slip park	DPR	Waterfront, Parks and Cultural Committee
75	C	Reconstruct or upgrade a park or amenity (i.e. playground, outdoor athletic field)	Rebuild comfort station and park office in The Battery.	DPR	Waterfront, Parks and Cultural Committee
76	E	Enhance park safety through more security staff (police or parks enforcement)	The City has reduced the number of DPR staff and Parks Enforcement (PEP) officers. Our parks are not being properly maintained and rules are not enforced. Hire additional staff to replace those eliminated.	DPR	Waterfront, Parks and Cultural Committee
77	E	Support nonprofit cultural organizations	The Seaport Museum formerly funded \$650,000 per year in operating funding from the City, administered by EDC which sunset in June of 2022. This funding was essential for the Museum's survival through COVID and has enabled the mission-focused work that has served more than 20,000 visitors, still more NYC public school students, and innumerable participants in virtual programming. Community Board 1 supports renewal of this important funding from the City of New York.	DCLA	Waterfront, Parks and Cultural Committee
78	C	Create a new, or renovate or upgrade an existing public library (NYPL)	Provide funding for a new library on the east side of CD1, where the residential population has been increasing rapidly with a particular increase in families and children.	NYPL	Youth and Education Committee

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79	C	Create a new, or renovate or upgrade an existing public library (NYPL)	Construct a new Public Library/public use center in the Vaults of the Manhattan Anchorage of the Brooklyn Bridge. CB1 does not have a public library south of Murray Street, nor servicing the East Side of Lower Manhattan. Given the growing population, especially of our youth in this area, a library is an essential civic resource.	NYPL	Youth and Education Committee
80	C	Renovate or upgrade a high school	Renovate or replace the elevators serving school facilities at 75 Broad Street.	DOE	Youth and Education Committee
81	C	Renovate or upgrade a middle or intermediate school	Renovate or replace the elevators serving school facilities at 81 New Street.	DOE	Youth and Education Committee
82	C	Renovate or upgrade a middle or intermediate	SCA Renovate interior Repair elevators serving school facilities at 26 Broadway, Lower manhattan	DOE	Youth and Education Committee
83	E	Hire additional crossing guards	Add additional hours to enable benefits and increase the pay rate for school crossing guards or add job responsibilities to include work inside each school in between school crossing guard hours in order to offer full-time positions in addition to part-time jobs.	NYPD	Youth and Education Committee
84	E	Other expense budget request for	Decouple funding from class sizes: Reduce class size - , fund classroom by teacher or class instead of funding per pupil. This will ensure funding isn't reduced as a result of creating	DOE	Youth and Education Committee
85	E	Improve traffic and pedestrian safety, including traffic calming	Signage: "NYC Law: No righthand turns on red except where permitted" Beach Street at Hudson Street, Tunnel Exit #2	DOT	Youth and Education Committee
86			Place youth recreational space at 5 WTC when it opens		Youth and Education Committee
87			Additional recreational space on the East Side waterfront for youth. Fields, courts or activity spaces		Youth and Education Committee

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: ENVIRONMENTAL PROTECTION

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	32 In Favor	1 Opposed	0 Abstained	0 Rescued

RE: [Lead Paint Right to Know Act](#) legislation

WHEREAS: Lead poisoning of children remains one of the most prevalent and preventable environmental diseases in New York State, with nearly 100,000 children newly identified with blood lead levels at or above five micrograms per deciliter (mcg/dL) between 2011 and 2015, and

WHEREAS: Medical research shows that children can suffer permanent brain damage at blood lead levels even lower than 5 mcg/dL, and that no level of lead ingestion is without adverse effects. In 2021, the Centers for Disease Control and Prevention (CDC) revised the blood lead reference level downward to 3.5 mcg/dL, and

WHEREAS: Black children and children from low-income households consistently exhibit higher levels of lead in their blood compared to their white or higher-income peers, and

WHEREAS: The primary cause of lead poisoning in young children is the ingestion of lead particles from deteriorating or abraded lead-based paint in older, poorly maintained residences. Despite the ban on the sale of lead-based paint in New York State in 1970, 74% of the housing stock was built before that time, and lead-based paint was still available outside the state until 1978, and

WHEREAS: New York State has the greatest number of housing units (over 4 million) constructed prior to 1960, with 55.08% of its housing stock built before 1960 and 41% before 1950, the oldest inventory among all states. Ninety percent of lead-based paint remains in occupied housing built before 1960, posing a significant risk to low-income children living in these older homes, and

WHEREAS: CBI is located in the oldest part of Manhattan with a large number of buildings and housing built before 1978, and

WHEREAS: Public awareness of lead-based paint hazards, as well as mitigation and prevention strategies, is insufficient. Federal law mandates the disclosure of known lead-based paint hazards during property transactions but does not require

inspections, resulting in property transfers without adequate knowledge of potential lead poisoning risks, and

WHEREAS: Local health departments lack sufficient information on which housing units contain lead-based paint, leading to inefficient prevention measures, avoidable harm to children's health, and wasted public resources, and

WHEREAS: [Lead Paint Right to Know Act](#) (Senate Bill S2353A) aims to ensure that properties not previously tested for lead-based paint are not transferred to new owners without the knowledge of potential lead hazards. The Bill requires the disclosure of lead-based paint test reports in all real estate transactions, and

WHEREAS: The Bill seeks to enhance the use of existing federal disclosure laws and promote the prevention of lead poisoning, without diminishing the responsibility of buyers to carefully examine the property and its records. The Lead Paint Right to Know Act seeks to improve the property transfer process, providing clarity to both buyers and sellers, property owners to voluntarily test for lead hazards prior to sale, and

WHEREAS: This Bill will complement existing state and local laws on lead poisoning prevention, ensuring that purchasers of residential properties built before 1978 have access to information about potential lead hazards, regardless of location or the number of units, and

WHEREAS: Inspection reports required under this Bill will be included in a lead inspection registry created by the Department of Health, enabling future renters and buyers to access lead hazard information, now

THEREFORE
BE IT
RESOLVED
THAT:

Manhattan Community Board 1 strongly supports the Lead Paint Right To Know Act (Senate Bill S2353A) sponsored by Senator Brian Kavanagh.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

(Tabled)

RE: Notification of a “5G” conversion of an existing street pole attachment William Street between Beekman Street and Ann Street (OTI #12713)

WHEREAS: The applicant is OTI and the application is for the installation of one mobile 5G telecommunication equipment box on an existing lamp post , and

WHEREAS: It’s hard to believe, but it is true that the new and improved 5G mobile telecommunications poles are even uglier than the 4G poles (that OTI never asked our community if they could install with our historic districts in the first place, and

WHEREAS: The committee requests the applicant go back to the drawing board to work with industry experts to identify alternative designs that can reduce the amount of public space needed for future installations, and come back to the community to share their findings to find a solution, and

WHEREAS: Why didn’t OTI have to come to CB1 before installing 4G pole extension kits in our local and nation historic districts (for example the addition to a Bishop Crook lamp post on the northeast corner of Beekman and Water Streets) in the heart of the South Street Seaport Historic District, and

WHEREAS: OTI did not appear at our committee meeting to answer questions and did not provide adequate presentation materials to judge the proposed installation, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends OTI come back with alternative installation concepts and sound rationale for what the use case is for these pole extensions. In the meantime, all installations should not move forward AND the community deserves to know more about all the already installed “4G” poles.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 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:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **157 Duane Street, ground floor**, a new application for liquor, wine, beer & cider license for Boteco do Casa LLC dba Casa Restaurant

WHEREAS: The applicant, Boteco do Casa LLC dba Casa Restaurant at 157 Duane Street, ground floor, is applying for a new application for 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 ground floor and basement, with a total of 2347 square feet, there will be a public capacity of 74 people with 31 tables, 73 seats, 2 bathrooms, none are ADA compliant; and

WHEREAS: Although the prior owner had a legal waiver for the non-compliant ADA bathroom, it is unclear whether this can be passed on to the new owner; and

WHEREAS: The committee has decided that the establishment's ADA non-compliance is not a liquor license issue but has advised the applicant to seek council regarding the situation; 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 8:00AM and 5:00PM; and

WHEREAS: The hours of operation are 4:00PM - 10:00PM Monday to Thursday, , 4:00PM - 10:30PM Friday, 11:00AM - 10:30PM Saturday, 11:00AM - 10:30PM Sunday; and

WHEREAS: The applicant has represented that they **do** intend to apply for the DOT Dining Out NYC Program, with outdoor sidewalk seating hours of 4:00PM - 10:00PM

Monday to Thursday, , 4:00PM - 10:30PM Friday, 11:00AM - 10:30PM
Saturday, 11:00AM - 10:30PM Sunday; and

WHEREAS: The applicant has represented that they will have recorded background music from 4 speakers in the bar and dining room and no subwoofer; and

WHEREAS: The applicant has indicated that garbage pickup will be Monday to Sunday at 11:30PM; 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 on-premise Liquor, Wine, Beer and Cider license for Boteco do Casa LLC dba Casa Restaurant at 157 Duane Street, ground floor, **unless** the applicant complies with the limitations and conditions set forth above; and

BE IT

FURTHER

RESOLVED

THAT: This approval does not cover any future outdoor dining areas.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **76 Chambers Street**, a new application for wine, beer & cider license for Au Passage LLC dba Freddy’s

WHEREAS: The applicant, Au Passage LLC dba Freddy’s at 76 Chambers Street is applying for a new application 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 establishment is a wine bar on the ground floor, with a total of 500 square feet, there will be 2 tables, 20 seats, 1 ADA compliant bathroom; and

WHEREAS: The applicant has indicated that they do not plan to have delivery services of food or wines to customers, but delivery of regular goods and supplies will be conducted daily between 9:00 PM and 7:00AM; and

WHEREAS: The hours of operation are 3:00PM - 11:00PM Monday to Sunday; 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 represented that they will have recorded background music from 2 speakers in the bar and no subwoofer; and

WHEREAS: The applicant has indicated that garbage pickup will be the same as other establishments in the area, using the same carting service; 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 on-premise Wine, Beer and Cider license for Au Passage LLC dba Freddy's at 76 Chambers Street **unless** the applicant complies with the limitations and conditions set forth above, and

BE IT
FURTHER
RESOLVED

THAT: This approval does not cover any future outdoor dining areas.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **455 North End Ave**, a new application for wine, beer & cider license for BP OPCO LLC dba Battery Park by Sunrise

WHEREAS: The applicant, BP OPCO LLC dba Battery Park by Sunrise at 90 Chambers Street, is applying for a new application for Wine, Beer and Cider license; and

WHEREAS: The applicant has represented that there are buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The establishment is a seafood and burger restaurant on the ground floor and basement, with a total of 5860 square feet, there will be a public capacity of 150 people with 25 tables, 89 seats; and

WHEREAS: The establishment has 1 ADA bathroom; and

WHEREAS: The CB approved the following hours of operation for indoor and outdoor seating 11:00AM - 10:00PM Monday to Sunday; and

WHEREAS: The applicant has represented that they will have live and recorded background music from 27 speakers in the ceiling; 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 prior to 3:00PM; and

WHEREAS: The applicant has indicated that garbage disposal will be daily at the Battery Park Compactor; and

WHEREAS: The applicant has indicated that there will be one security person stationed at the front entrance on weekends; 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 on-premise Wine, Beer and Cider license for BP OPCO LLC dba Battery Park by Sunrise at 455 North End Ave, **unless** the applicant complies with the limitations and conditions set forth above; and

BE IT

FURTHER

RESOLVED

THAT: This approval does not cover any future outdoor dining areas.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	7 In Favor	1 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **18 William St/6 Hanover St/87-89 Beaver Street**, a method of operation change to extend hours of operation for liquor, wine, beer & cider license for Submursive LLC, Hanover Hospitality LLC & 18 William PTR dba Submursive

WHEREAS: The applicant, Submursive LLC, Hanover Hospitality LLC & 18 William PTR dba Submursive at 18 William Street/6 Hanover St/87-89 Beaver Street, is applying for a method of operation change to extend hours of operation for 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 an immersive theater with accessory food and beverage areas, occupying the ground floor, mezzanine, basement, Sub-level A to D, with a total of 90,076 square feet, there will be a public capacity of 1670 people with 39 tables, 124 seats, 3 stand up bars, 9 bathrooms, 6 of which are ADA compliant; and

WHEREAS: After the applicant's last appearance before CB1 and the SLA, they did not provide to the CB1 a traffic plan; and

WHEREAS: The applicant did not sign the original stipulation the last time they appeared before the community board and as such the SLA had a hearing with the applicant, local residents and members of CB1 where the current method and hours of operations were decided upon; and

WHEREAS: The community board has approved hours of operation, 7:30AM - 12:00AM Monday to Wednesday, 9:00AM - 1:00AM Thursday to Saturday, 9:00AM - 10:00PM Sunday; and

- WHEREAS: The committee has agreed that on any night prior to a Federal Holiday, the establishment is permitted to follow the Thursday to Saturday hours of operation of 9:00AM to 1:00AM; and
- WHEREAS: The applicant has represented that they will have no more than twelve buyouts per year; and
- WHEREAS: The applicant has represented that they will have food and alcohol service until 30 minutes before closing; and
- WHEREAS: The applicant has represented that they will have a DJ, live and recorded background music with subwoofers from 10 speakers installed in the cafe and throughout performance areas and sub cellars; and
- WHEREAS: The applicant has represented that they will be non-musical entertainment and dancing: immersive theater with accompanying dance and music; and
- WHEREAS: The establishment will notify the community of any buyouts or events; and
- WHEREAS: The applicant has now agreed to monitor traffic and car service pick up, and has provided to CB1 an actual contact person and number who can be reached in real time, regarding any complaints or issues; 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 during operational hours in the daytime, 7:30AM to 3:00PM; and
- WHEREAS: The applicant has indicated that garbage pickup will be Monday to Saturday between 12:00AM and 7:00AM; and
- WHEREAS: The applicant has indicated that there will be one security person stationed at the front entrance from 5:00PM to close of business; 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 method of operation change to extend hours of operation for on-premise Liquor, Wine, Beer and Cider license for Submursive LLC, Hanover Hospitality LLC & 18 William PTR dba Submursive at 18 William Street/6 Hanover St/87-89 Beaver Street, **unless** the applicant complies with the limitations and conditions set forth above; and

BE IT

FURTHER

RESOLVED

THAT: This approval does not cover any future outdoor dining areas.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **5 Gold Street**, application for a corporate change for a liquor, wine, beer & cider license for Flames Steakhouse Inc. dba Giardino D’Oro

WHEREAS: The applicant, Flames Steakhouse Inc. dba Giardino D’Oro at 5 Gold Street, is applying for a corporate change for on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The applicant has represented that the licensee passed away and the licensee’s wife and the current restaurant operator are applying to be added to the 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: There will be no changes to the current method of operation; and

WHEREAS: The establishment is a restaurant on the ground floor and basement, with a total of 6300 square feet, there will be a public capacity of 128 people with 10 tables, 82 seats, 1 stand up bar and 2 ADA compliant bathrooms; and

WHEREAS: The current hours of operation 12:00PM - 10:00PM Monday to Sunday; and

WHEREAS: The applicant has represented that they have recorded background music from the ceiling; 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 garbage pickup will be Monday to Saturday during morning hours; 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 corporate change for on-premise Liquor, Wine, Beer and Cider license for Flames Steakhouse Inc. dba Giardino D’Oro at 5 Gold Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **130 William Street**, application for a new application and temporary retail permit for a beer & wine license for CH 130 Corp DBA Remi Flower & Coffee

WHEREAS: The applicant, CH 130 Corp DBA Remi Flower & Coffee at 130 William Street, is applying for a new application and temporary retail permit for on-premise beer & wine license; and

WHEREAS: The establishment is a coffee shop on the ground floor, with a total of 2500 square feet, there will be a public capacity of 70 people with 11 tables, 39 seats 2 bathrooms, one of which is ADA compliant; and

WHEREAS: The community board approved the following hours of operation 7:00AM to 6:00PM Monday to Sunday; and

WHEREAS: The applicant has represented that they will have recorded background music from 2 speakers over the windows and subwoofers; and

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

WHEREAS: The applicant will not provide delivery service, but regular goods and supplies will be received daily between 9:00AM and 4:00PM; and

WHEREAS: The applicant has indicated that garbage pickup will be Monday to Friday and Sunday after 7pm; 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 beer & wine license for CH 130 Corp DBA Remi Flower & Coffee at 130 William Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **185 Greenwich Street**, a new application for wine, beer & cider license for Legends Hospitality Inc.

WHEREAS: The applicant, Legends Hospitality Inc at 185 Greenwich Street, is applying for a new application 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 establishment is winter pop-up located in Oculus Mall, with a total of 1930 square feet, with 10 tables, 60 seats, 2 ADA compliant bathrooms; and

WHEREAS: The applicant requested the following hours of operation 10:00AM - 10:00PM Monday to Sunday; and

WHEREAS: The applicant has represented that they will have recorded background music from 10 speakers in the ceiling; 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 between 8:00AM and 5:00PM; 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 on-premise Wine, Beer and Cider license for Legends Hospitality Inc at 185 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Request for Bus Service to Hudson River Park

WHEREAS: The Hudson River Park (HRP) sits adjacent to Route 9A and receives 17 million visitors annually, but MTA NYC Transit (MTA NYCT) does not provide a 9A bus route along Route 9A (9A) between 14th Street and Chambers Street; and

WHEREAS: It is increasingly recognized that there's a need for a continuous public bus route that connects the entire length of the HRP, but there's no such service below W. 14th St.; and

WHEREAS: Route 9A between 14th Street and Chambers Street is home to many major attractions, including Pier 25, Pier 26, Pier 40, Gansevoort Peninsula, and Little Island, as well as businesses, residents, educational institutions, museums and more. While several tour bus companies have utilized this route and operate stops along 9A, MTA NYCT offers no such services; and

WHEREAS: In September 2024, Manhattan Community Board 2 (CB2), the district of which includes HRP from Canal Street to 14th Street, passed a resolution that requested “a continuous bus route moving both north and south of W. 14th St. along Route 9A, by extending the M12’s route south of W. 14th St., preferably to Chambers Street”; and

WHEREAS: Resolutions from community boards along 9A and the HRP Advisory Council document that the HRP Greenway, America’s busiest bikeway, is unsafe for slower riders such as young children and the elderly, as well as others. A bus route would provide a safe alternative for these, and other, individuals to travel along 9A and comfortably access HRP's many facilities; and

WHEREAS: Organizations such as the Downtown United Soccer Club and the Downtown Little League support a public bus route to provide access to sports fields along 9A, including the Battery Park City ball fields, which are one block south of Chambers Street within CB1, as well as other fields outside CB1 that they commonly use, including Pier 40; and

WHEREAS: Route 9A's design originated before the HRP existed, when manufacturing and shipping dominated buildings along the street. Today, HRP is bordered by housing for thousands of residents, high-end hotels, restaurants and substantial new construction for residential and commercial uses. Indeed, Tribeca, once industrial, is now a vibrant community that includes Citigroup's Global Headquarters and the Borough of Manhattan Community College across 9A from HRP's Pier 26 Science Playground and Downtown Boathouse; and

WHEREAS: The dense residential, commercial, educational and recreational activity along Route 9A calls for a public bus route to provide direct, continuous and reliable access and transportation; and

WHEREAS: The presence of Stuyvesant High School, Pier 25 and the Borough of Manhattan Community College, with its 25,000 students at the intersection of 9A and Chambers Street, as well as the BPC ballfields a block south of Chambers Street, are compelling reasons to extend a continuous bus route to Chambers Street; and

WHEREAS: Bus service along the length of 9A and HRP would greatly improve access along the corridor for the residents of CB1 and CB2. However, making the 9A corridor more accessible to people from a broader area via the Staten Island Ferry, the PATH at WTC and the Brookfield ferry dock would create more equitable access and increase the diversity of those who could benefit; and

WHEREAS: MTA NYCT is currently in the process of redesigning the bus networks for Queens and Brooklyn, and a study and redesign of the Manhattan bus network is anticipated to occur after that; now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board One (CB1) joins Manhattan Community Board 2 (CB2) in urging the MTA NYC Transit (MTA NYCT) to “immediately implement a continuous bus route moving both north and south of W. 14th Street along one of New York’s most traveled residential and tourist corridors, i.e., Route 9A,” and further requests that the bus route extend south to Chambers Street, the World Trade Center and South Ferry; and

BE IT
FURTHER
RESOLVED

THAT: CB1 joins CB2 in urging “that MTA NYCT establish a frequent and consistent schedule for this much needed 9A north-south route, especially during peak hours, with buses arriving at 10-minute intervals.”

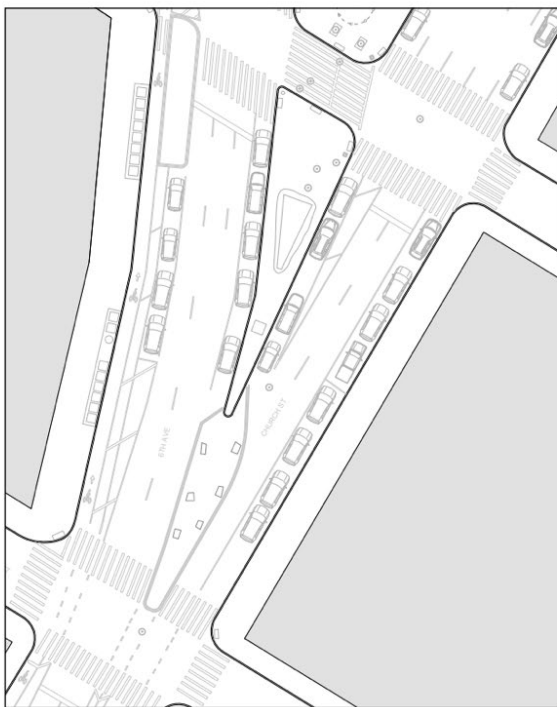
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 22, 2024

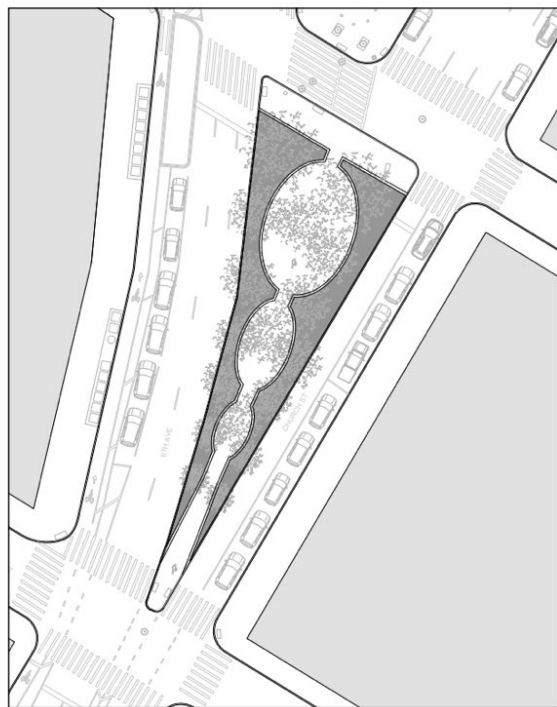
COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	1 Recused

RE: **Support for Friends of Barnett Newman Triangle Concept Design**



Current Conditions



Design Proposal

WHEREAS: Barnett Newman Triangle Plaza (BNT) holds the esteemed and singular co-designation as being part of both New York City's Green Infrastructure Program (formerly Greenstreets), an initiative which converts paved traffic islands into crucially needed resilient green space, and as being a part of the NYC Plaza Program, responsible for transforming underutilized city streets into vibrant social public places; and

WHEREAS: The NYC Plaza Program development partner for Barnett Newman Triangle was identified in 2014 to be DDG Partners, a real estate and investment firm who promised to beautify and maintain the Plaza in return for the variance the developer received to build two luxury residential buildings on a single zoning lot

with added bulk and height at the former parking lot located at 100 Franklin Street; and

WHEREAS: Manhattan Community Board 1 (CB1) has issued two resolutions (November 20, 2014; May 28, 2019), and former Manhattan Borough President Gale Brewer and former Council Member Margaret Chin wrote a letter (November 15, 2019) urging DDG to fulfill their promise to the community to complete the Barnett Newman Triangle, highlighting the environmental importance of the plaza in lower Manhattan; and

WHEREAS: The improvement and completion of the Barnett Newman Triangle has been included in CB1's Annual Budget Requests for over 15 years; and

WHEREAS: Barnett Newman Triangle is the only designated Green Street and Plaza in lower Manhattan that has been left incomplete, in one of the district's lowest-lying areas, with no trees and resilient surfaces; and

WHEREAS: In light of the facts that there has been 1) no improvement to the plaza for over 15 years despite many attempts for follow-up at all levels; 2) that the BNT Plaza has fallen into a state of disrepair with unsafe and unsanitary conditions; and 3) that the Plaza Partner, DDG, does not respond to numerous attempts at outreach to fulfill their commitment to complete and maintain the plaza, a non-profit called the *Friends of Barnett Newman Triangle* was formed in March 2024 to assist the Department of Transportation (DOT), Department of Parks and Recreation (DPR), and Department of Environmental Protection (DEP) with the completion of the plaza; and

WHEREAS: *Friends of Barnett Newman Triangle* cites that their mission "is to create a vibrant and resilient green space through thoughtful landscaping and sustainable design which honors Barnett Newman's enduring legacy and transforms Barnett Newman Triangle into a unique destination that celebrates nature, art and community"; and

WHEREAS: *Friends of Barnett Newman Triangle* supports a concept plan that seeks to provide a clear pedestrian path and community garden spaces; and

WHEREAS: The completion of Barnett Newman Triangle directly aligns with New York City's laudable goals of increasing critically needed green space in the city, improving climate resilience, and enhancing the quality of life for its residents; now

THEREFORE
BE IT
RESOLVED
THAT:

1. Community Board 1 fully supports the mission of the *Friends of Barnett Newman Triangle* and commends their proactive approach in addressing this long-standing community need to improve and complete the plaza; and

2. CB1 endorses the initial concepts plans (as presented by architects, Alice Blank and Marie Stargala), including the proposed plaza expansion, recognizing that the design will significantly increase the usable public space and green area (existing condition and proposed concept plan copied above, for full presentation, see: <https://drive.google.com/file/d/1aguEHvTosGtpAcBMXpiPn4ejmLJih9r4/view?usp=sharing>); and
3. CB1 strongly urges the DOT, DPR, and DEP to prioritize the completion of the Barnett Newman Triangle Plaza in Community District 1, allocating necessary resources and personnel to expedite the project; and
4. CB1 urges that the DOT Manhattan Commissioner Ed Pincar and our local electeds urge the original Plaza Partner, DDG Partners to fulfill their promised commitment to sponsor the completion of the design and maintenance of the plaza, and in absence of the fulfillment of this commitment, they seek any available legal remedy for the Plaza's completion; and
5. In absence of any remedy being found to ensure DDG's promised participation in the Plaza program, CB1 requests the DOT designate the *Friends of Barnett Newman Triangle (501c3)* to be the new Plaza Partner; and
6. CB1 calls upon Manhattan Borough President Mark Levine and City Council Member Christopher Marte to support the project through advocacy and allocation of discretionary funds; and
7. CB1 emphasizes the importance of incorporating sustainable and resilient design elements in this plaza, such as permeable surfaces, native plantings, and green infrastructure features to address local environmental challenges; and
8. CB1 asks that the design development phase of the project take into account the needs of dog walkers, refuse collection, street furniture security and open sight lines ensuring pedestrian safety.