

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	2 Opposed	0 Abstained	1 Recused

RE: 112-114 Chambers Street; this is an expired but previously approved LPC 2007 project. The proposal at hand is to merge two (2) separate existing four (4) story brick townhouses into a single lot property, to convert use from commercial to a mixed-use with all residential above ground floor, adding a proposed one (1) story roof top addition with a new elevator and stair bulkheads.

WHEREAS: Proposed removal and new infill of the ground floor storefronts including the second floor at only 114 Chambers Street using painted wood and glass components was of significant concern to this Committee. The new infill design appears heavy and because of the configuration at 114 Chambers Street, there is no clarity if the two (2) properties are merging into one (1) or if the intent is to maintain their separate identities, and

WHEREAS: Proposed scope at the rear elevations is to remove existing (deteriorated) metal shutters, to install new aluminum windows replacing existing wood, and to cover the brick in stucco to create a uniform look since there are several different existing brick types. As per LPC's previous request and approval, the roof top addition at the rear façade with its new aluminum windows is to also have metal shutters making a reference to the metal shutters below which are proposed to be removed; the Committee did not have an issue, and

WHEREAS: Proposed roof top addition is partially seen from Chambers Street, not a big concern to the Committee, but the addition at the rear façade is seamless and in-line with the existing wall which the Committee thought lacked any archaeological footprint and asked that the design reflect a setback to mark the new addition from the old, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 does not approve this design, requesting that the applicant review their overall strategy for the two properties now that a change in use is being proposed and to find a solution that is more in line with either maintaining the look of two separate structures or to show a more harmonious design affirming the look of a single building; neither of these directions is clear in the current proposal. The applicant has agreed to review their proposal and plans on returning to this Committee with a revised design in January 2025.



WHEREAS: The DOT rules and guidelines state that the waitstaff may not serve patrons from the sidewalk area outside of the cafe perimeter and applicant stated the clear path of the sidewalk (outside the perimeter) would be used for a service pathway; and

WHEREAS: The community board requests that the applicant utilize the more narrow two seater tables in place of the the 8 four seater tables, to accommodate an adequate service path within the perimeter shown on the submitted site plan enclosed; and

WHEREAS: The community board requests sidewalk cafe hours of operation Sun: 9:00 AM- 10:00 PM, Mon to Thurs: 9:00 AM- 11:00 PM, Fri to Sat: 9:00 AM- 12:00 AM; and

WHEREAS: All other aspects of the application appear to be compliant with DOT rules and guidelines relevant to this location; and

WHEREAS: After the committee meeting, the applicant notified CB1 on 12/18/24 the applicant **declined** to agree to the modifications requested and was advised the CB would recommend denial of the application and request a public hearing; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 **denies** the application for sidewalk cafe permit for premises CBCS Washington Street LP dba Fouquet **unless** applicant agrees **with the following modifications** for the premises located at 456 Greenwich Street, NY.

- Hours of operation Sun: 9:00 AM- 10:00 PM, Mon to Thurs: 9:00 AM- 11:00 PM, Fri to Sat: 9:00 AM- 12:00 AM
- Replace four seater tables with two seater tables to accommodate an adequate service path of more than 1ft (12 inches); and

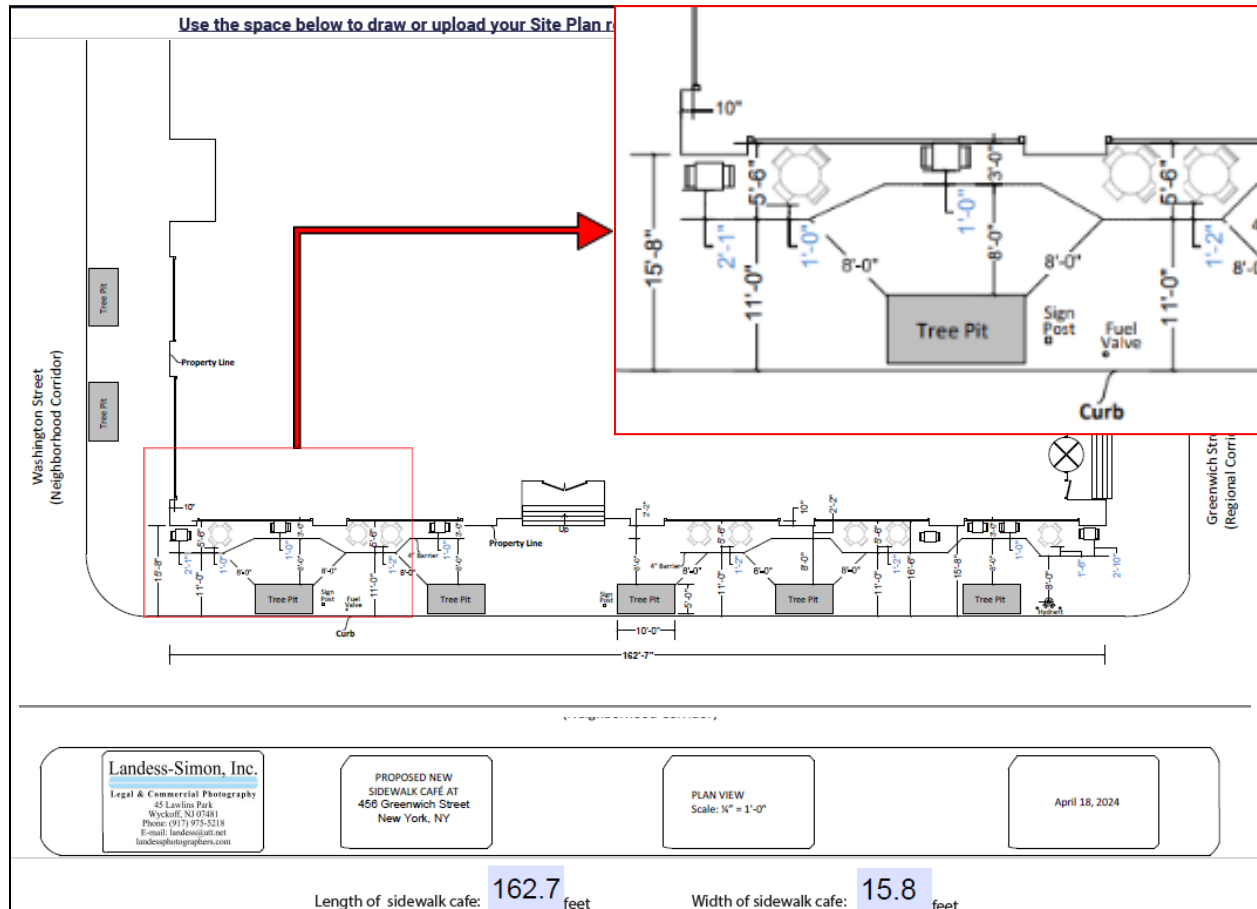
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

FULL BOARD: NEW BUSINESS

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **456 Greenwich Street**, application for an alteration to add municipal space (sidewalk cafe) to their Liquor, Wine, Beer & Cider license for CBCS Washington Street LP dba Fouquet



**Proposed Site Plan**

WHEREAS: CBCS Washington Street LP dba Fouquet, is seeking an alteration their Liquor, Wine, Beer & Cider license to add municipal space (sidewalk cafe) to the licensed premise at **456 Greenwich Street** in New York, New York; and

WHEREAS: The community board is of the opinion that the service path was not represented on the site plan and the 12” spacing is too narrow to allow for seated patrons and a service path as defined by DOT rules and regulations; and

WHEREAS: The DOT rules and regulations state that the waitstaff may not serve patrons from the sidewalk area outside of the cafe perimeter, so the community board requests that the applicant only utilize two seater tables in place of the the 8 four seater tables to accommodate a service path within the sidewalk cafe perimeter; and

WHEREAS: The community board requests that the sidewalk cafe only serve alcohol and be opened and utilized by patrons of the establishment during the hours of Sun: 9:00 AM- 10:00 PM, Mon to Thurs: 9:00 AM- 11:00 PM, Fri to Sat: 9:00 AM- 12:00 AM; and

WHEREAS: The community board for all sidewalk cafes modify hours in residential areas so that applicants only serve alcohol with earlier closing hours than the interior of the establishments and seeks to have the same for this operator who is approved for closing at 12:00AM on weekdays and 1:00AM weekends for inside the restaurant with no open windows<sup>21</sup>; and

WHEREAS: The community board has already approved for the hotel’s Parici courtyard cafe, Monday - Thursday closing at 10:00PM and Friday and Saturday at 11:00PM and seeks to have parity with the hotel for outdoor hours; and

WHEREAS: The community board has approved these hours to be added to the outdoor portion of the applicant’s liquor license in response to the SLA standardized notice to add municipal space, which was included with their application; and

WHEREAS: The applicant notified the CB on 12/18/24 that they **decline** to sign stipulations; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board **opposes** the license application for alteration to add municipal space to the licensed premises CBCS Washington Street LP dba Fouquet for the premises located at 456 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	2 Opposed	3 Abstained	0 Recused

RE: **386 Canal Street**, application for a new application for an adult use retail dispensary license for **Cannabis Spot Inc.**

WHEREAS: The applicant, **Cannabis Spot Inc** is applying for a new adult-use cannabis dispensary license at 386 Canal Street (OCM-RETL-24-000032); and

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

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

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

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

WHEREAS: The applicant intends to have bicycle delivery service during the hours of operation, will inform their bicycle personnel of the DOT bicycle rules and will store bicycle inside the premises; and

WHEREAS: The community board requests that the applicant apply to DOT to have a bike rack installed in the roadbed parking area, because the community board objects to any parking of bikes on the sidewalk outside the store; and

WHEREAS: The applicant has **no** intention of applying for an on-site consumption permit in the future but agrees to come back to the community board if this changes and has also represented that there is **no** interest in applying for any additional cannabis license types in the future; and

WHEREAS: OCM allows dispensaries to operate between the hours of 8am-2am. With consideration of the community and board, the applicant has agreed to hours of operation 11:00AM - 8:00PM Monday to Thursday, 10:00AM - 12:00AM Friday and Saturday; and 12:00PM- 6:00PM on Sundays; and

WHEREAS: The establishment intends to be a cannabis retail location with a total of 800 square feet, public occupancy of 9 persons, occupying the ground floor; and

WHEREAS: The applicant has indicated that there will be recorded background music from 8 inch speakers. There will be no subwoofer; and

WHEREAS: The applicant has represented that delivery of their supplies will be received between 8:00AM-5:00PM; and

WHEREAS: The applicant represented that they **do not** intend to be a Cannabis events organizer; and

WHEREAS: The applicant represented that they will employ security personnel at the entrance and install OCM approved security cameras; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application for an adult-use retail dispensary license for **Cannabis Spot Inc at 386 Canal Street**, unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	4 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **451 Washington Street**, renewal of a liquor, wine, beer & cider license for Maxwell Social Club Tribeca Inc dba Maxwell Tribeca

WHEREAS: The applicant, Maxwell Social Club Tribeca Inc dba Maxwell Tribeca at 451 Washington Street, is renewing on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The applicant represented that there are 8 residential units within the property and 5 residential buildings next to and adjacent to the property; and

WHEREAS: The applicant has represented at the May 12th, 2021 meeting that the business establishment would be a Private Members Club for approximately 600 members and their guests. It would **not** be open to the public for private events or nightclub like parties and members would sign a code of conduct agreement to ensure there are no quality of life burdens to the community; and

WHEREAS: The applicant represented that the Public Assembly Capacity would be no more than 162 people in 4900 sq ft of space, with 10 table seats, 12 counter seats, 50 lounge seats, 10 outdoor seats; and

WHEREAS: The applicant also represented at this meeting, that this members club will not operate with a traditional food and beverage service, but they will be partnering with local food establishments to provide members with different culinary experiences and the premises **will not** have a bar as members will purchase liquor from Maxwell Social to store in their assigned personal lockers for use whenever they utilize the shared space for themselves or with guests; and

WHEREAS: The current stipulations on file with the community board and SLA signed by Maxwells describes the method of operation of their private members club as having a DJ (weekends only), live jazz music, recorded music, with windows closed (background level volume only; not to be heard outside or by neighbors), other entertainment to include comedy nights, quarterly supper club, idea dinners, dinners celebrating culinary and creative talents while actively managing crowds on the street, but **no** bands, **no** promoted events, **no** cover fee events, **no** dancing, **no** scheduled performances; and

WHEREAS: The applicant's current licensed hours of operation are Monday to Sunday 9:00AM - 1:00AM; and

WHEREAS: The community board, since September 2023, has been receiving complaints directly from residents and it was recommended that the residents file their complaints through 311. After months of still receiving these complaints, the community board advised the residential co-op board within the building to meet with the applicant to collaborate on an action plan and to reach a compromise on their issues but these conversations were unsuccessful; and

WHEREAS: The community board then wrote a letter to the SLA on March 28th, 2024 outlining the violated stipulations reported; and

WHEREAS: The residents were subsequently advised to go through though the SBS MEND process, which was done in June, 2024 but later reported to the community board that there were no resolutions from the MEND process; and

WHEREAS: The community board invited the residents to a licensing & permits committee meeting on September 11, 2024 and invited Maxwell Social to attend on November 13, 2024, to discuss the continued complaints in a public forum; and

WHEREAS: The building's residents have filed a number of complaints to the community board, 311 and the SLA's enforcement bureau, making the following claims, regarding the quality of life issues surrounding the violations of the applicant's stipulation agreement; and

WHEREAS: The residents have complained that loud conversations can be heard clearly through the pipes in residential spaces, pounding music and general party noise is making it difficult for residents to sleep as they are often woken up at 2am by drunken revelers gathering and shouting on the sidewalks from large nightclub-like gatherings on many weeknights and every Friday, Saturday as Maxwells has become a venue for dance parties and to this day, their website proclaims, "The Dinner Party That Turns into the Dance Party", which violates their currently stipulated method of operation; and

WHEREAS: The community board has received numerous complaints of the applicant utilizing the cellar area illegally as part of the general space accommodating drinking and dancing; and

WHEREAS: The building residents have also complained that they are not informed in advance of any events hosting more than 75 persons. The establishment has allegedly hosted 5-10 corporate buyouts since April 2023 with events which are frequently over capacity, having even louder noise from amplified sound systems and advertise on their website capacity numbers over the legal limits, in addition to, the illegal use of the cellar which only has a legal public assembly capacity of 6, as event space; and

- WHEREAS: The applicant has represented that the premises has a valid Certificate of Occupancy which permits 200 persons on the the ground floor and 6 persons in the cellar area which is restricted for boiler room, storage, dressing room and toilet use; and
- WHEREAS: The Department of Building rules state that any occupancy of 75 persons or more requires a valid Public Assembly Permit which is renewed annually; and
- WHEREAS: The Department of Buildings has confirmed that the last Public Assembly Permit on file for this establishment is invalid because it expired in July of 2017 and has not been renewed since; and
- WHEREAS: In addition, there is a discrepancy regarding the establishment's Public Assembly Permit, their original liquor license application was for a public assembly of 162, however, the applicants now represent the public assembly is 240, and as of the date of this document, DOB has confirmed that their permit is **not** current and therefore does **not** legally allow for public capacity of more than 75 people; and
- WHEREAS: Members of the community have submitted photo and publicly published evidence of Maxwell Social violating their licensed occupancy, the no dancing stipulations and their agreement of not having events open to the public as per their operational agreement as a private members club ([evidence enclosed](#)); and
- WHEREAS: The residential complaints also cite the lack of security and crowd control of the patrons; and
- WHEREAS: Residents in the building have stated they have had no issues with the two former tenants which were both restaurants which served liquor and had music but observed house rules; and
- WHEREAS: The opposing residents' position is that Maxwell's should be able to operate similarly to the previous tenants and maintain their currently stipulated method of operation and liquor license agreement without any additional soundproofing being necessary; and
- WHEREAS: According to complaints by both the residents within the building and adjacent residential buildings, the establishment is disturbing the peace whereby numerous patrons are partying on the sidewalk, with loud talking, music and glasses in hand, allegedly drinking well after 2am; and
- WHEREAS: At the licensing and permits committee meeting on November 13, 2024, CB1 asked the applicant to address the complaints and outline any strategies they have implemented to reduce negative impact on the quality of life of the community; and

WHEREAS: At the November meeting both parties were urged by the community board to come to some type of agreement before the applicant's liquor license renewal date; and

WHEREAS: At the November and December committee meetings in 2024, the applicant was invited to, the owner reiterated that the space is not a nightclub, acknowledged that mistakes were made and stated that they have been responsive to complaints, tried to solve all issues within 24hrs and are willing to work with community members and building residents to solve problems and expressed apologies; and

WHEREAS: The applicant and community were invited to the December 11, 2024, meeting to discuss both the license renewal and a license alteration, where a new plan is being developed to convert the cellar into a liquor licensed lounge area, but this alteration application was postponed per the applicant's request at this meeting; and

WHEREAS: The applicant brought to the meeting 28 letters of support for the establishment and told the community board that:

- They changed the security company and updated closing protocols to solve the street crowd and noise issues
- They believe the noise issue is a structural problem not a behavioural problem
- They installed noise limiters and done extensive testing in regards to noise levels
- They made a proposition to the building to finance approximately \$300k for the soundproofing of the ceilings and columns of the establishment which the co-op board refused to approve
- conversations wouldn't be heard through the pipes if the residents claim music is blasting
- They can hear the phones ringing in the apartments above them
- The drinking glasses seen in their patrons hands on the sidewalk after hours contain water and not alcohol

WHEREAS: Members of the co-op board indicated that they are against the soundproofing because it will only encourage Maxwell's to continue to disregard the current liquor license stipulations, the DOB occupancy and continue to negatively impact the quality of life in the neighborhood; and

WHEREAS: The community board has received no less than 29 email complaints and written statements about Maxwell's continued violation of the stipulation agreements and use of space and there are currently 25 complaints to 311 for "loud music/party" and "loud talking" from April 2023 to December 2024; and

WHEREAS: The community board during the December meeting, heard a continuation of the same complaints from the neighboring residents in buildings adjacent to the establishment, even after the Maxwell's alleged attempt at changing closing and security protocols; and

WHEREAS: According to Maxwell representatives they are experiencing difficulty implementing improved security and crowd control protocols, and Maxwell's leadership has stated on record that leadership is being woken up by their employees on these occasions to assist with the enforcement of their newly implemented protocols for security, noise and crowd control outside the establishment; and

WHEREAS: From this extensive dialogue, the community board is of the opinion that Maxwell's leadership and staff, are currently not equipped to handle the crowd control and security enforcement needed for a daily closing time of 1AM ; and

WHEREAS: The community board while acknowledging that the SLA does not usually deny license renewals, requests as an alternative, to please reduce their licence hours of operation to an earlier closing time of 12:00AM until they are able to demonstrate to the community board that they can adhere to the stipulations they have continuously violated, actively control the patrons of their establishment and adequately address the many quality of life concerns of the community; and

WHEREAS: The applicant has represented to the community board, post December committee meeting, that they have heard the community concerns and have continued a dialogue with some of their neighbors towards evaluating how to alleviate the issues that have occurred in the past outside of the premises; and

WHEREAS: The applicant has represented that in the hope that upcoming changes will have a positive effect, they will monitor the developed changes over the coming months before applying for any alterations to their license or premises; and

WHEREAS: Maxwell Social has stated, post meeting, that they will try to stop serving alcohol by 12AM and their closing time will remain at 1AM but they will not make any assurances that this adjustment will be enforced every night as their operational issues are still being thought out; and

WHEREAS: The applicant has refused the community board's request to sign an updated stipulation document reflecting these changes; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 **opposes** the granting of the renewal of on-premise Liquor, Wine, Beer and Cider license for Maxwell Social Club Tribeca Inc dba Maxwell Tribeca at 451

Washington Street, **unless** the applicant complies with the following limitations and conditions set forth:

- Reduced hours of operation and alcohol service to 9:00AM-12:00AM daily for 6 months
- Demonstrate to the community board that they will adhere to the original stipulations they agreed to, no dancing, no scheduled performances, no promoted or cover events and actively manage the crowds entering and exiting the establishment
- Will not come back to the community board for at least 6 months for any alteration or method of operation changes

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	1 Abstained	0 Recused

RE:           **78 Leonard Street ground fl, basement, mezzanine**, application for a new application and temporary retail permit for a liquor, wine, beer & cider license for Taste of NY LLC dba Farzi

WHEREAS: The applicant, Taste of NY LLC dba Farzi at 78 Leonard Street ground fl, basement, mezzanine, is applying for a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The establishment is an Indian restaurant, with dining on the ground floor, mezzanine and basement, with a total of 6011 square feet, there will be a public capacity of 168 people with 18 tables, 88 seats, 1 stand up bar, 2 service bars, 5 bathrooms, 2 of which are ADA compliant; 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 agreed to the community board approved hours of operation Sunday 9:00AM - 10:00PM, Monday to Thursday 9:00AM - 11:00PM, Friday to Saturday 9:00AM - 1:00AM; and

WHEREAS: The applicant has represented that they will have DJ, live (non-amplified) and recorded background music, from 10 speakers (1ft x 6” x 4”), foam panel soundproofing, closed windows and no subwoofers; and

WHEREAS: The applicant has agreed to the community board request of having no more than 12 private events per year; 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 containerized garbage will be located at the back of the building and picked up by private carting services on weekdays before 3PM; and

WHEREAS: The applicant has indicated that they do not plan to have TV monitors, dancing, non-musical entertainment nor bicycle delivery personnel, and will have a doorman on site; 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;

WHEREAS: The applicant has signed the stipulation sheet; 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 Taste of NY LLC dba Farzi at 78 Leonard Street ground fl, basement, mezzanine, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	4 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	1 Opposed	0 Abstained	0 Recused

RE: **285 West Broadway (aka 380 Canal Street)**, application for an alteration to change floor plan, relocating the standup bar for a liquor, wine, beer & cider license for St. Helier Tavern LLC (aka The Palace)

WHEREAS: The applicant, St. Helier Tavern LLC (aka The Palace) at 285 West Broadway (aka 380 Canal Street), is applying for alteration to change floor plan, relocating the standup bar for on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The establishment is a lounge/bar on the first floor and cellar, with a total of 4000 square feet, with a capacity of about 297 people (awaiting public assembly permit) with 1 stand up bar, 12 bathrooms, 1 of which is ADA compliant; 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: There will be no change to the hours of operation approved by the community board on May 22, 2018 <sup>(pg29)</sup>, 12:00PM to 2:00AM, Sunday to Wednesday and 12 PM to 4 AM Thursday to Saturday; and

WHEREAS: The applicant represented that they will create an acoustically sound space, “a box in a box effect”, to ensure soundproofing of the establishment and they agree to install acoustic walls in front of the windows as per the submitted plan by the acoustical engineer, Acoustilog Inc; and

WHEREAS: The applicant has represented that they will have promoted events, dancing, live music, DJ and recorded background music with subwoofers; and

WHEREAS: Residents in the community were present at the committee meeting and expressed concerns about the effect of the establishment’s loud music, particularly the base which can be heard and felt in their home; and

WHEREAS: The applicant has agreed that the sound will not extend beyond the sidewalk, where the net effect will be like background music, that is, it cannot be heard or felt beyond that area; and

WHEREAS: The applicant indicated that they will employ at least four licensed security personnel to ensure that any queuing is quiet, organised and to ensure the adherence to the [security & traffic plan](#) submitted to the community board; and

WHEREAS: The establishment's entrance will be relocated to West Broadway, any queuing and patron car service pickup will also be designated to West Broadway and patrons will be asked to wait inside the establishment and to not loiter or wait in front of the establishment; and

WHEREAS: The applicant has indicated that garbage will be located on Canal Street and picked up by private carting services in the mornings; and

WHEREAS: The applicant has indicated that they do not plan to have TV monitors, bicycle delivery personnel nor outdoor seating; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an alteration to change floor plan, relocating the standup bar for on-premise Liquor, Wine, Beer and Cider license for St. Helier Tavern LLC (aka The Palace) at 285 West Broadway (aka 380 Canal Street), **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **48 Wall Street**, application for a new application and temporary retail permit for a liquor, wine, beer & cider license for 48 Wall Retail LLC

WHEREAS: The applicant, 48 Wall Retail LLC at 48 Wall Street, is applying for a new application and temporary retail permit for an on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The establishment is an entertainment venue, theater/concert hall for circus shows, performances and private events on the ground floor, mezzanine and cellar, with a total of 19,094 square feet, there will be a public capacity of 600 people with 28 tables, 146 seats, 1 stand up bar, 3 service bars, 27 bathrooms, 4 of which are ADA compliant; 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 indicated that there will be between one and four performance shows expected to take place daily, with each event expected to attract approximately 550 guests who will primarily enter the proposed venue through the main entrance on Wall Street. However, the applicant doesn’t anticipate guests to arrive or leave at the same time since tickets for events will have a staggered timed entry and available for advance purchase; and

WHEREAS: The committee is concerned that the venue will not be able to adequately manage the increased traffic and pedestrian KLM congestion that this establishment is expected to experience; and

WHEREAS: According to the traffic study provided by the applicant, no queues were formed for prior events observed even though Cipriani located across the street also had an event. There were however, many black cars in the limited pickup/dropoff zone (designated for 4:00PM to 12:00AM) creating additional pedestrian and vehicular activity that made more noticeable sidewalks being closed on the south side of Wall Street; and

WHEREAS: The traffic study proposes vehicular access via north bound William Street with the understanding that with construction along Wall Street, the streets within one block of the venue are consistently busy and makes it challenging to manage curbside and traffic operations. Meanwhile, the public transit option of the subway is located adjacent to the venue bringing a high volume of pedestrian traffic from the subway on the corner and would make it challenging for guest queuing. The traffic study also indicated that the lobby entrance should have at least three attendants available to check in guests to minimize any queuing; and

WHEREAS: The applicant has represented that they have agreed to coordinate with the adjacent event establishment Cipriani, so as to not have private events on the same nights as Cipriani; and

WHEREAS: The community board approved the following hours of operation Sunday 10:00AM - 10:00PM, Monday to Wednesday 10:00AM - 1:00AM ,Thursday to Saturday 10:00AM - 1:00AM; and

WHEREAS: On Sundays of holiday weekends, the community board has approved hours of operation to be 10:00AM - 1:00AM; and

WHEREAS: The applicant has indicated that they will post no smoking signs along the entrance which security/attendants will enforce; and

WHEREAS: The committee has approved 12 buyouts/private events per year and the applicant has agreed that operation of the private events will be the same as ticketed events; and

WHEREAS: The applicant has represented that there will be scheduled performances, promoted cover events, DJ, live and recorded background music with subwoofers from custom designed PA sound system for even distribution of sound; and

WHEREAS: The applicant has indicated that there is no plan to have TV monitors, dancing, bicycle delivery personnel nor outdoor seating; and

WHEREAS: The applicant has agreed to use the same vendors and times for supply delivery and garbage pickup as Cipriani; 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 signed the stipulations; 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 48 Wall Retail LLC at 48 Wall Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **59 Nassau Street**, application for a class change on a liquor, wine, beer & cider license for Otani & Nassau Inc dba Otani

WHEREAS: The applicant, Otani & Nassau Inc dba Otani at 59 Nassau Street, is applying for a class change for on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The establishment is a restaurant in the basement, with a total of 3,500 square feet, there will be a public capacity of 74 people with 14 tables, 60 seats, 1 stand up bar, 1 sushi bar and 2 ADA bathrooms; and

WHEREAS: The applicant represented that the April 30, 2024, community board approved hours of operation Sunday to Thursday 11:00AM- 11:00PM, Friday and Saturday 11:00AM- 12:00AM, remain the same; and

WHEREAS: The applicant has represented that they will have non- musical entertainment, recorded background music from a CD player, no subwoofer; 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 TV monitors, dancing, bicycle delivery personnel; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a class change for on-premise Liquor, Wine, Beer and Cider license for Otani & Nassau Inc dba Otani at 59 Nassau Street, **unless** the applicant complies with the limitations and conditions set forth above.

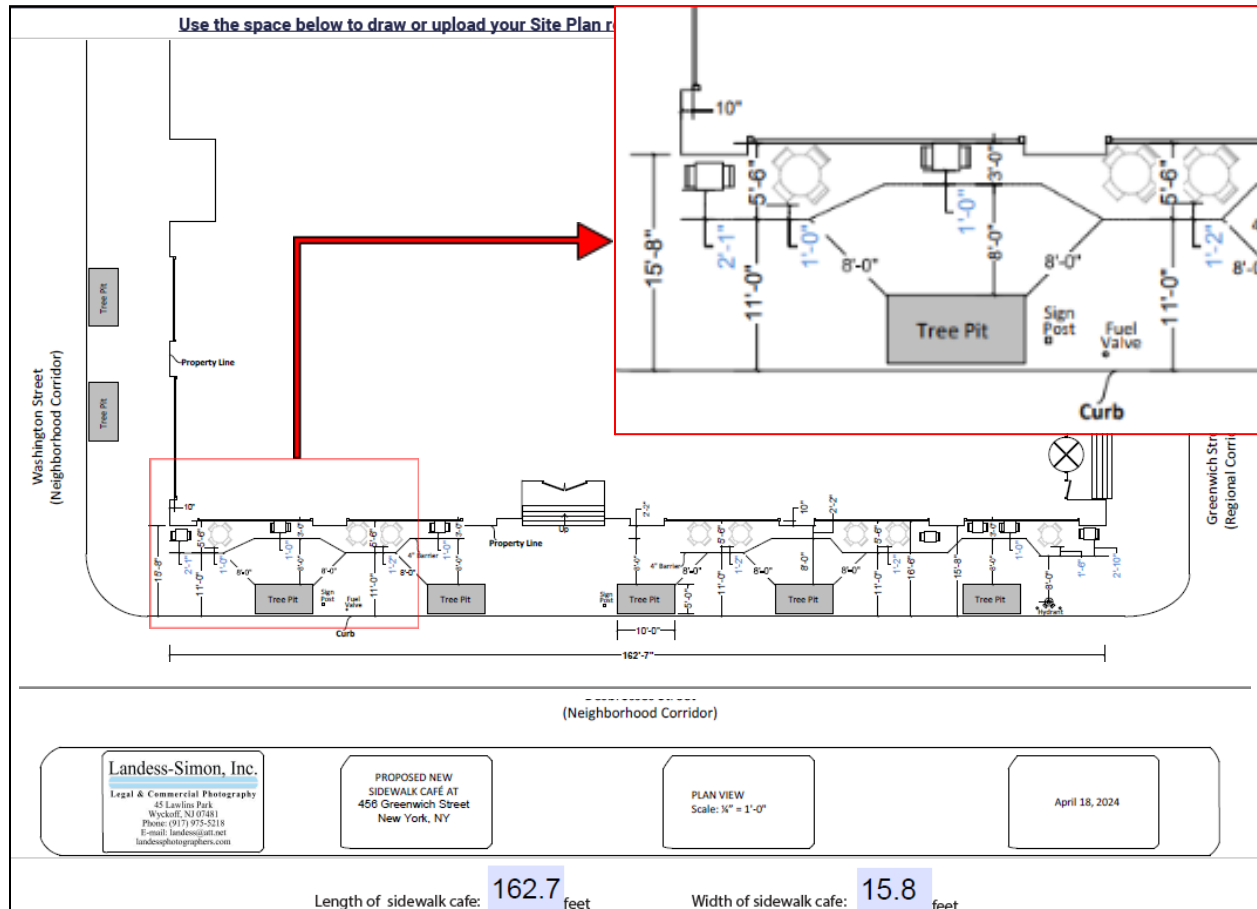
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	0 In Favor	37 Opposed	0 Abstained	0 Recused

RE: Application for sidewalk cafe permit and alteration to add municipal space to licensed premises for CBCS Washington Street LP dba Fouquet at **456 Greenwich Street**



**Proposed Site Plan**

WHEREAS: CBCS Washington Street LP dba Fouquet, is seeking a sidewalk cafe permit outside the premises and alteration to add municipal space to the licensed premise at **456 Greenwich Street** in New York, New York; and

WHEREAS: The community board is of the opinion that the service path was not represented on the site plan and the spacing is too narrow to allow for seated patrons and a service path; and

WHEREAS: The DOT rules and regulations state that the waitstaff may not serve patrons from the sidewalk area outside of the cafe perimeter, so the community board requests that the applicant only utilize two seater tables in place of the the 8 four seater tables to accommodate a service path within the sidewalk cafe perimeter; and

WHEREAS: The community board requests that the sidewalk cafe only serve alcohol and be opened and utilized by patrons of the establishment during the hours of Sun: 9:00 AM- 10:00 PM, Mon to Thurs: 9:00 AM- 11:00 PM, Fri to Sat: 9:00 AM- 12:00 AM; and

WHEREAS: The community board has approved these hours to be added to the outdoor portion of the applicant's liquor license in response to the SLA standardized notice to add municipal space, which was included with their application; and

WHEREAS: The rest of the application appears to be compliant with the DOT Rules which are relevant to this location; and

WHEREAS: After the committee meeting, the applicant notified CB1 on 12/18/24 that they respectfully **decline** to both the sidewalk permit modifications and the liquor license stipulations; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 **approves** the application for sidewalk cafe permit for premises CBCS Washington Street LP dba Fouquet **with the following modifications/stipulations** for the premises located at 456 Greenwich Street, NY.

- Hours of operation Sun: 9:00 AM- 10:00 PM, Mon to Thurs: 9:00 AM- 11:00 PM, Fri to Sat: 9:00 AM- 12:00 AM
- The use of two seater tables to replace the four seater tables in order to accommodate an adequate service path; and

BE IT

FURTHER

RESOLVED

THAT: Community Board **opposes** the license application for alteration to add municipal space to the licensed premises CBCS Washington Street LP dba Fouquet for the premises located at 456 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

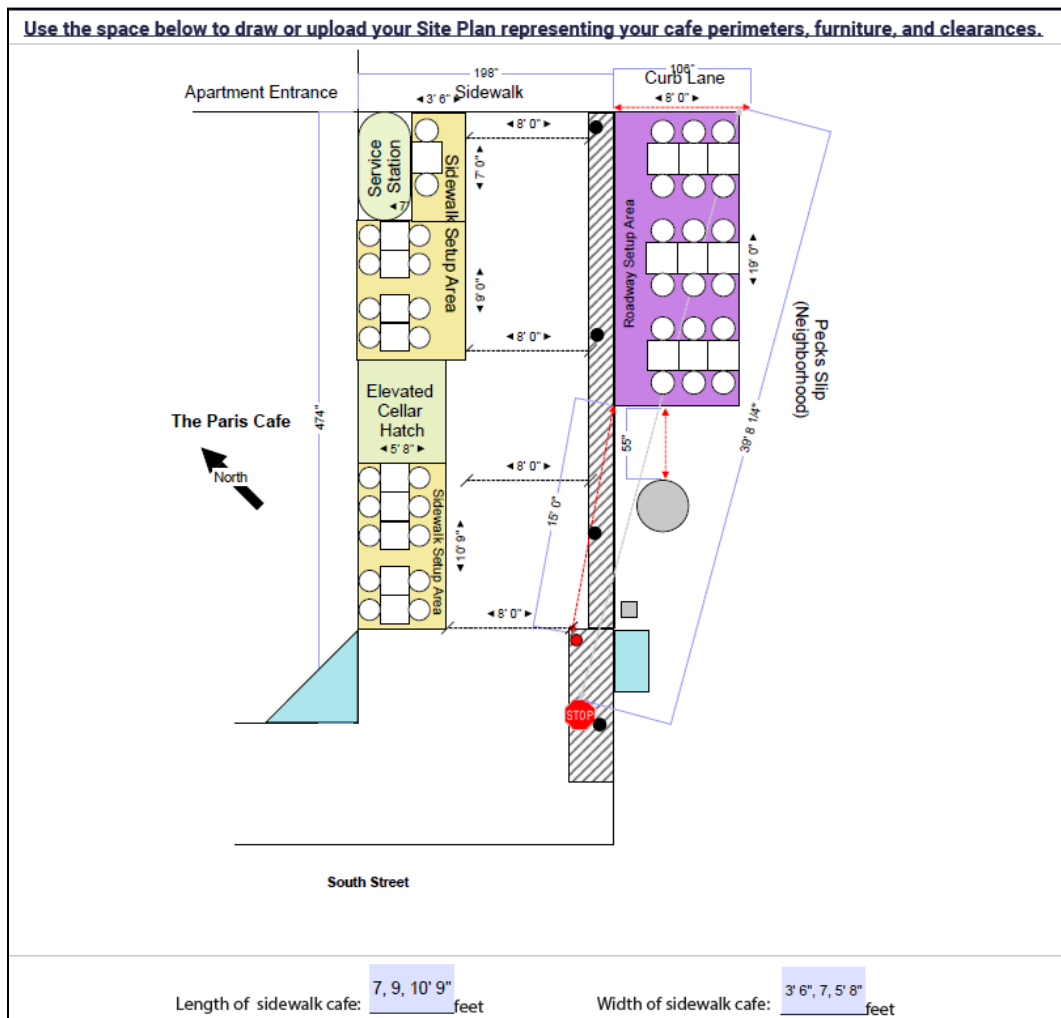
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	4 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **Approval of sidewalk & roadway cafe application for 119 Paris Cafe Corp dba Paris Cafe at 119 South Street**



CB approved Site Plan

WHEREAS: 119 Paris Cafe Corp dba Paris Cafe, is seeking a sidewalk cafe permit and a roadway cafe permit on Peck Slip outside the premises at 119 South Street in New York, New York; and

WHEREAS: The applicant has agreed that both the sidewalk and roadway cafes may only serve alcohol and be opened and utilized by patrons of the establishment during the following agreed to hours of Sun: 9:00 AM- 10:00 PM, Mon to Thurs: 9:00 AM- 11:00PM, Fri to Sat: 9:00 AM- 12:00 AM; and

WHEREAS: The applicant has agreed not to have any outdoor seating on South street; and

WHEREAS: The rest of the application appears to be compliant with the DOT Rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for sidewalk & roadway cafe for 119 Paris Cafe Corp dba Paris Cafe **with the following modifications** for the premises located at 119 South Street, NY.

- Hours of operation, Sun: 9:00 AM- 10:00 PM, Mon to Thurs: 9:00 AM- 11:00 PM, Fri to Sat: 9:00 AM- 12:00 AM

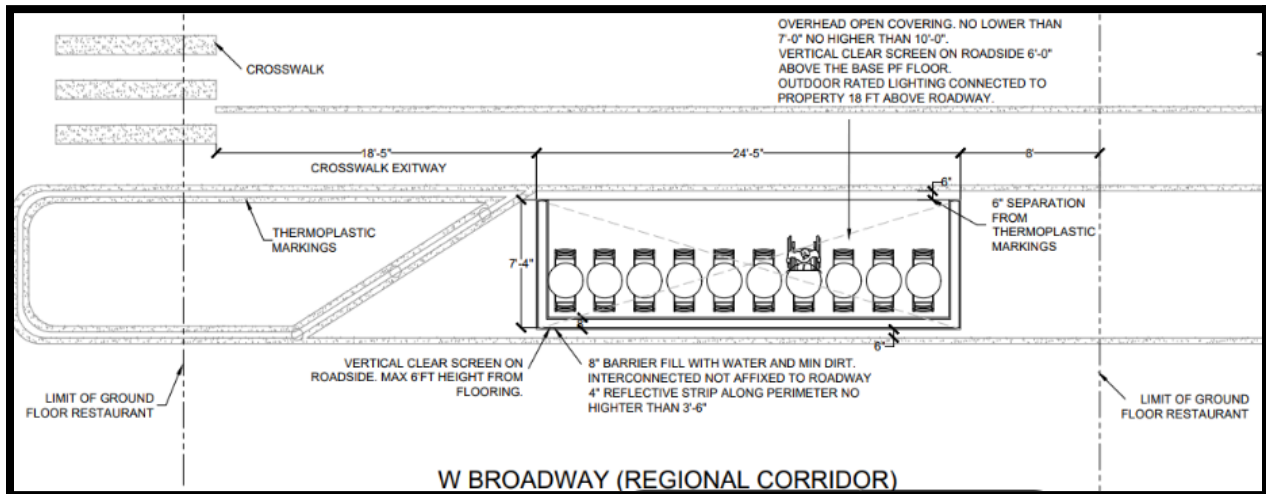
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

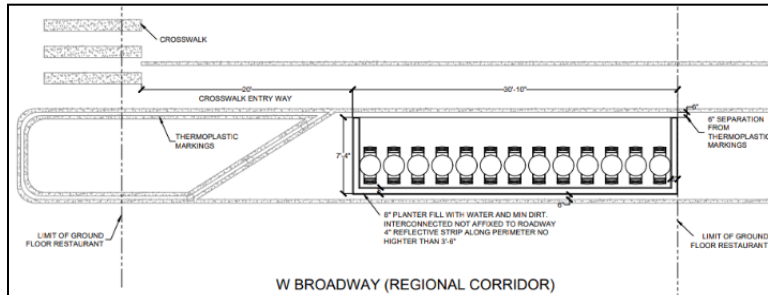
COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	4 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **Approval of roadway cafe application for The Odeon Inc dba The Odeon at 145 West Broadway**



**Revised Roadway Plan Approved by the Committee**



**Original Roadway Plan opposed by Committee**

WHEREAS: The Odeon Inc dba The Odeon, is seeking a roadway cafe permit outside the premises at 145 West Broadway in New York, New York; and

WHEREAS: The community board is concerned about the lack of spacing between the tables and requests the number of tables be reduced from 13 to 10; and

WHEREAS: The outdoor seating area may only serve alcohol and be utilized during the agreed to hours of Sun: 10:00 AM- 10:00 PM, Mon to Sat 11:00 AM- 10:00 PM; and

WHEREAS: The rest of the application appears to be compliant with the DOT Rules which are relevant to this location; and

WHEREAS: The applicant has agreed to comply with the requested modifications and has updated the site plan to reflect the changes; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for roadway cafe for The Odeon Inc dba The Odeon **with modifications** for the premises located at 145 West Broadway, NY.

- Reduce the number of tables to 10 tables for server and patron access.

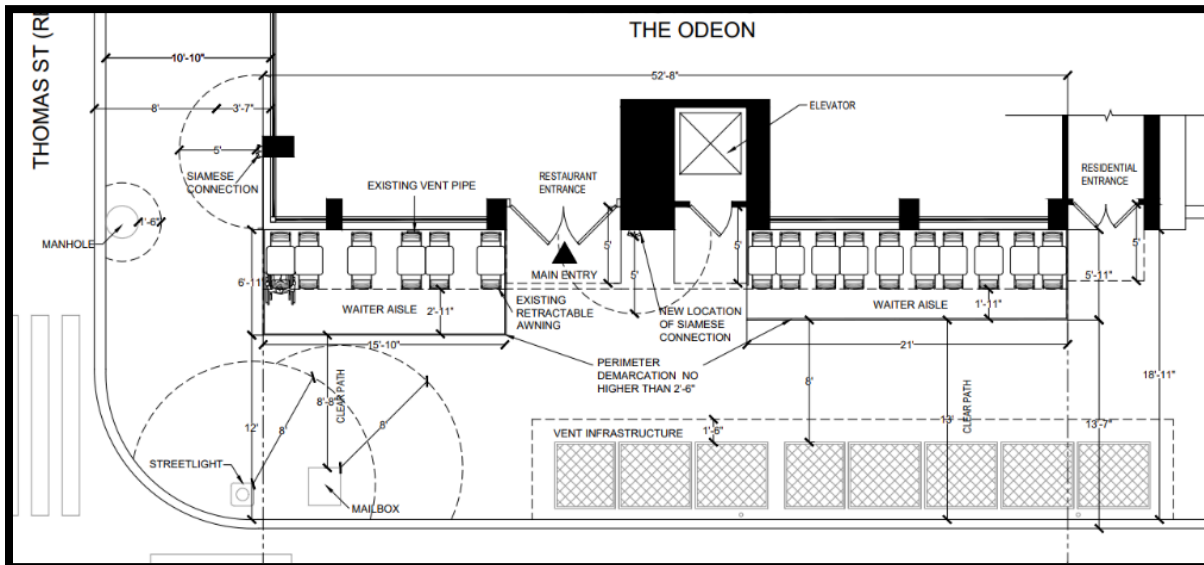
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

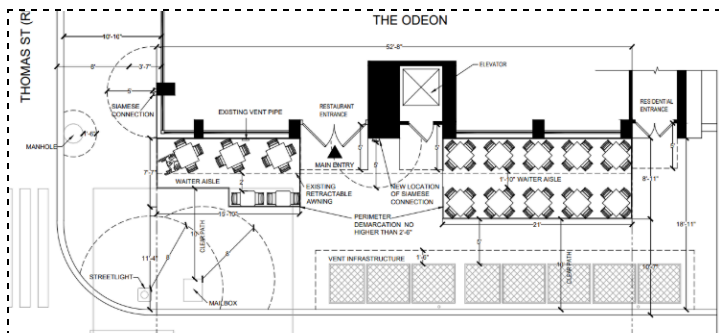
COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	4 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	1 Opposed	1 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for The Odeon Inc dba The Odeon at 145 West Broadway**



**Revised Sidewalk Plan Approved by the Committee**



**Original Sidewalk Plan opposed by Committee**

WHEREAS: The Odeon Inc dba The Odeon, is seeking a sidewalk cafe permit outside the premises at 145 West Broadway in New York, New York; and

WHEREAS: The community board is concerned about the reduced clear path between the 2 benches located on top of the subway vents (not included on site plan) and the entire second row of tables shown on the original sidewalk site plan; and

WHEREAS: The applicant has agreed to remove tables, so only one row of tables remain, as seen on revised site plan; and

WHEREAS: The outdoor seating area may only serve alcohol and be utilized during the agreed to hours of Sun: 10:00 AM- 10:00 PM, Mon to Sat 11:00 AM- 10:00 PM; and

WHEREAS: The remainder of the application appears to be compliant with the DOT Rules which are relevant to this location; and

WHEREAS: The applicant has agreed to comply with the requested modifications and has updated their site plan to reflect those changes; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for roadway cafe for The Odeon Inc dba The Odeon **with the following modifications** for the premises located at 145 West Broadway, NY.

- Remove the second row of tables. The applicant is compliant and submitted a revised site plan to reflect this change, leaving one row with a total of 16 two seat tables

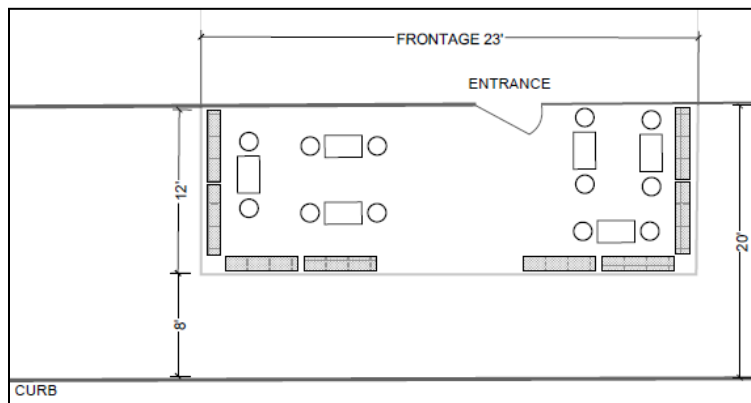
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	4 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **Approval of Sidewalk cafe application for Five And Dime Hospitality, LLC dba Five and Dim at 8 Park Place**



**Plan presented to DOT and Licensing Committee**

WHEREAS: Five And Dime Hospitality, LLC dba Five and Dim, is seeking a sidewalk cafe permit outside the premises at 8 Park Place in New York, New York; and

WHEREAS: The outdoor seating area may only serve alcohol and be utilized during the agreed to hours of Sun: 2:00 PM- 9:00 PM, Mon to Fri 8:00 AM- 11:00 PM and Saturday 10:00 PM- 12:00 AM; and

WHEREAS: The application appears to be compliant with the DOT Rules which are relevant to this location; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 approves the application for sidewalk cafe for Five And Dime Hospitality, LLC dba Five and Dim **with no modifications** for the premises located at 8 Park Place.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	1 Opposed	4 Abstained	0 Recused

RE: Concession Agreement to Downtown Skyport LLC for the Operation of the Downtown Manhattan Heliport at Pier 6

WHEREAS: The City of New York (NYC or City), acting by and through the NYC Department of Small Business Services, is entering into a concession agreement (Agreement) with Downtown Skyport, LLC for the operation of the Downtown Manhattan Heliport (DMH) at Pier 6, which is known by the Federal Aviation Administration (FAA) location identifier “JRB”; and

WHEREAS: Pursuant to the annual amended and restated maritime contract between NYC and the NYC Economic Development Corporation (NYCEDC or EDC), the City retained EDC to engage in, *inter alia*, various activities intended to promote the economic development of the City’s waterfront property and related transportation facilities, including the operation of JRB; and

WHEREAS: Downtown Skyport LLC, a joint venture between [Skyports Infrastructure](#) and [Groupe ADP](#), has been selected to have the exclusive right to act as fixed base operator for JRB subject to the terms and conditions set forth in the Agreement for the purpose of promoting aviation public and waterborne freight at DMH; and

WHEREAS: The Agreement will provide for Downtown Skyport LLC’s operation of the DMH (Concession ID: 10480) for a five (5) year term with three (3) five (5) year options to renew for a total of twenty (20) years. The Initial Term is from 02/01/2025 to 01/31/2030; and

WHEREAS: On February 6, 2023, the NYC Department of Small Business Services issued a Negative Declaration determining that a concession with a new JRB fixed base operator as described in an Environmental Assessment Statement, CEQR No. 22SBS006M would result in no significant adverse environmental impacts; and

WHEREAS: In November 2023 [Mayor Eric Adams announced](#) a new vision for a first-of-its-kind hub for sustainable transportation and deliveries at DMH. Under this plan, JRB will aim to become the first heliport in the world with the infrastructure to support electric vertical take-off and landing aircrafts (eVTOL), marine freight delivery and electric last-mile freight distribution; and

- WHEREAS: Downtown Skyport will build out the infrastructure so that JRB will be able to accommodate eVTOLs as soon as eVTOLs are certified for commercial flight by the FAA, which is anticipated in 2026; and
- WHEREAS: eVTOLs are about 20 times quieter than helicopters (65 versus 80-90 Db at 100 meters) and have zero emission in flight, which will address two of CB1's long standing complaints about helicopters;<sup>1,2</sup> and
- WHEREAS: The Agreement leaves the cap on the number of tourist flights (helicopter and eVTOL) at 30,000, but reduces the hours for tourist flights by 30%; to Mon-Sat to 9 am-5 pm versus the current 9 am-7 pm, and disallows flights on Sundays. The Agreement also provides that flight operators will not be granted an increase in allowable flights unless at least half of the fleet is made up of eVTOLs; and
- WHEREAS: The Agreement also requires incentives that will reduce the number of helicopter flights by encouraging operators to invest in eVTOLs. One option being considered is to have lower landing fees for eVTOLs than for helicopters; and
- WHEREAS: The Agreement requires improved data collection and reporting on all flight activity, which should better inform the public and future operations; and
- WHEREAS: Downtown Skyport will also build the infrastructure to support the marine and commercial bike infrastructure that will be needed so that Pier 6 can become part of the Blue Highways Initiative; and
- WHEREAS: The [Blue Highways Initiative](#), a joint NYC Department of Transportation (DOT)-EDC program will activate the robust network of local waterways for the sustainable movement of goods and pair it with commercial bikes for the last mile portion of deliveries; and
- WHEREAS: Downtown Skyport has partnered with [Racon Marine](#), which has worked with the EDC regarding NYC Ferry, and [Dutch X](#), a NYC-based logistics and zero-emission delivery solutions company that is part of the [Blue Highway](#). These partnerships bring the expertise and NYC connections to oversee the Blue Highways portion of the Agreement; and
- WHEREAS: Pier 6 will be affected by sea level rise and is part of the Financial District and Seaport Climate Resilience Plan. However, presenters from the EDC stated that JRB will not be touched during the first 10 years so that the pier's operations and modernization can proceed without interference. Pier 6 could be moved after year 10; and
- WHEREAS: The targeted completion of the design and permitting process for the eVTOL charging infrastructure is expected to be done by 2026. The second five year term

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<sup>1</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/testimonies/11-12-2015.pdf>

<sup>2</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/testimonies/07-11-2016.pdf>

of the Agreement will be contingent on the electric charging and the blue highways infrastructure being in place; and

WHEREAS: Downtown Skyport plans to work with educational programs for high school and post-secondary students in fields related to sustainable careers that will be needed and used to operate Pier 6. So far they have made contacts with [Vaughn College](#) and [Aviation High School](#) and hope to integrate into their existing curricula or perhaps create new programs. CB1 requests that they work with even more schools; and

WHEREAS: CB1 calls for a reduction in the amount of space that is allocated for parking private vehicles, especially as space is needed to carry out, or expand, JRB or the blue highway initiative; and

WHEREAS: CB1 appreciates the electrical infrastructure that will be built to support eVTOLs, continues to support sustainable deliveries,<sup>3</sup> and calls for the installation of electrical infrastructure that could supply the marine vessels and commercial bikes that will be used for the Blue Highway component on Pier 6; and

WHEREAS: CB1 appreciates that the EDC and the Downtown Skyport plan to keep the landing fees competitive and urges them to look into using some of the flight capacity to offer more destinations (e.g., airports, Southampton) that would benefit residents and workers *in lieu* of focusing so heavily on tourist flights; and

WHEREAS: The use of commercial bikes of up to 48 inches wide will place too big a demand on the existing bike lanes and greenways in the district. It will be important that the bike routes for last mile deliveries from Pier 6 are planned so that bikes and commercial bikes do not need to compete for safe space; and

WHEREAS: Converting the Downtown Manhattan Heliport (DMH) at Pier 6 to a first-of-its-kind hub for sustainable transportation and deliveries has the promise of bringing improvements to the district; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 supports the EDC and Downtown Skyport LLC plan to bring quieter and less polluting air transportation and marine plus last mile delivery to the Downtown Manhattan Heliport at Pier 6 given the conditions set forth above; and

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<sup>3</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/22-12-21.pdf> pp 29-32.

BE IT  
FURTHER  
RESOLVED

THAT:

The NYC Department of Transportation (DOT) is urged to carefully plan how the streets are used for commercial bikes making last mile deliveries from Pier 6 and elsewhere so that they do not displace bikes and e-bikes from our district's narrow bike lanes.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: DECEMBER 19, 2024

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	24 In Favor	6 Opposed	6 Abstained	0 Recused

RE: Park Row Traffic Study and Street Improvement Project (SIP) updates related to Chinatown Connections

WHEREAS: CB1’s resolutions about Park Row go back to 2001 when Park Row was closed to private vehicles after 9/11. CB1 has long been on record wanting Park Row re-opened to all forms of traffic.

WHEREAS: The current redesign process has been the topic of three CB1 resolutions since 2022 including resolutions on Park Row beautification,<sup>4</sup> Chinatown Connections,<sup>5</sup> and the current SIP.<sup>6</sup> This resolution focuses on updates regarding the SIP and the Park Row traffic study presented by the NYC Department of Transportation (DOT) at the November transportation committee meeting; and

WHEREAS: In general, most of the improvements made as part of the SIP have been welcomed. The still to be implemented parts of the project, such as the sidewalk, should move forward without delay; and

WHEREAS: Park Row should be multimodal to include: pedestrians, buses, emergency vehicles, bicycles, commercial bicycles, and private motor vehicles; and

WHEREAS: Design elements that should be incorporated throughout the SIP and the Chinatown Connections projects include:

- Daylighting,
- Protection for pedestrians and bicycle operators, the most vulnerable, by addressing all intermodal conflict points (e.g., rumble strips, signalization) while still maintaining the movement of all modes of transportation,
- The removal/minimization of barriers, including security infrastructure that hinders pedestrian or bicycle movement in the space that is dedicated for them,
- Pedestrian ramps of adequate width and frequency to allow pedestrians with wheeled devices (e.g., wheelchairs, strollers, carts) to get on and off sidewalks at multiple points, including at all crosswalks; and

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<sup>4</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/22-04-26.pdf>, pp. 31-33.

<sup>5</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/24-03-26.pdf>, pp. 1-3

<sup>6</sup> <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/24-05-28.pdf>, pp. 1-3.

WHEREAS: Barriers that slow emergency vehicles, such as security infrastructure and practices, should be removed or modified; and

WHEREAS: According to data collected by the DOT/EDC traffic counts done in Summer of 2024 and presented to [CB1 in November of 2024](#) walking is a common form of mobility in the Chatham Square area with a peak volume of 11,227 pedestrians midday. Since the staircase was painted, more of the 32,000 people per day that cross the Brooklyn Bridge appear to be using the stairs to get to/from Park Row. Wayfinding signs need to be installed at the base of the stairs for the increasing number of pedestrians on Park Row; and

WHEREAS: According to the DOT/EDC traffic counts bicycle use is 2.8% but dedicated bicycle space only takes up 1% of the space in the Chatham Square area. Roadbed space should be expanded for bicycles and include bike parking and Citi Bike stations in order to encourage this sustainable means of mobility and to help reduce the use or storage of bicycles on the sidewalk; and

WHEREAS: The bus boarding island by the southeast corner of the Park Row-Worth Street intersection needs to be modified/corrected so that:

- The current 11 inch island curb height is reduced – except in spots where it is needed for bus boarding without bus kneeling – so that it is safer for seniors to step on and off the island,
- There is seating and shelter for pedestrians from the sun and rain,
- Any bus shelter or covering is accessible for wheelchair users, and
- There are measures to prevent pedestrian-cyclist conflicts (e.g., rumble strips, traffic calming measures, increased signage, a stop signal or warning for bikes when bus is at island) added to make it safer to walk across the two-way bike lane to get to/from the bus island; and

WHEREAS: On November 18<sup>th</sup>, the DOT opened 15,000 square feet of greenspace for Gotham Park, which now allows access from Park Row's eastern sidewalk. This addition is greatly valued, but makes it essential that the DOT plan for the increasing pedestrian movement between Gotham Park and Park Row, including Americans with Disability Act (ADA) accessible pedestrian paths to/from the west side of, and west of, Park Row; and

WHEREAS: Protection for the two-way bike lane via a parking lane is valued however there is concern that creating new parking spaces for members of the NYPD's private vehicles reinforces the idea that they are entitled to free parking rather than using sustainable modes of transit; and

WHEREAS: The NYCEDC has stated the State has a strong preference for Downtown Revitalization Initiative funded projects to break ground within two years and to have substantial completion in five years, by 2029. CB1 again requests robust continuous outreach and updates to the local stakeholders without delaying the project, but enhancing it through increased data and inclusivity; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 supports a redesign and beautification of Park Row and reconnecting Community District One to Chinatown and its surrounding communities, but requests fixes for many issues (including but not limited to the bus island, design elements, pedestrian protections) mentioned above; and

BE IT

FURTHER

RESOLVED

THAT: CB1 has long been on record as wanting Park Row opened to all forms of traffic<sup>7</sup> and looks forward to learning the results of traffic modeling, which could provide opportunities to re-open Park Row to vehicles prohibited since 2001.

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<sup>7</sup> <https://www.nyc.gov/assets/manhattancbl/downloads/pdf/resolutions/24-03-26.pdf>, pp. 1-3