

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 28, 2025

COMMITTEE OF ORIGIN: OLD BUSINESS

Landmarks & Preservation

COMMITTEE VOTE: 7 In Favor 0 Opposed 1 Abstained 0 Recused

Executive

COMMITTEE VOTE: 10 In Favor 0 Opposed 1 Abstained 0 Recused

BOARD VOTE: 38 In Favor 0 Opposed 1 Abstained 0 Recused

RE: Response to Boldyn Networks Addendum to Applications for 5G Link Towers at 100 N. Moore Street, 110 William Street, 8 Spruce Street and 95 Wall Street

WHEREAS: New York City, through its Office of Technology and Innovation (OTI), contracted with CityBridge and Boldyn Network Infrastructure to install and operate a citywide wireless communications network, subject to a Public Communications Structure Franchise Agreement; and

WHEREAS: On September 16, 2024, representatives from CityBridge and OTI gave a presentation showing the seven proposed sites in Community District 1 (CD1) for the installation of the Link5G towers at 95 Wall Street, 88 Pine Street, 75 South Street, 110 William Street, 8 Spruce Street, 66 Harrison Street, and 100 N. Moore Street ; and

WHEREAS: On September 24, 2024, CB1 voted unanimously to oppose the installation of all seven sited locations citing various issues with the proposed locations including but not limited to:

1. Impact on nearby historic landmarks
2. Impact on community space
3. Environmental considerations
4. Future Flood barrier system conflicts
5. Inappropriate design
6. Adverse impacts on historic design
7. Lack of demonstrated need

WHEREAS: On October 29th 2024 CB1 submitted a letter to the FCC in opposition to the proposed sites which was co-signed by Borough President Levine, Assemblymember Fall, Assemblymember Glick and Council Member Marte, and

WHEREAS: In October of 2024 The State Historic Preservation Office (SHPO) under the New York State Park, Recreation and Historic Preservation Agency ruled on the aforementioned sites with the following results summarized:

- **100 N. Moore Street** - no advertising screen on the cell tower
- **110 William Street** - recommend that the proposed tower be moved to a different location, or that it be redesigned to be more compatible with the We mean business nearby locally designated and National Register-eligible and listed historic buildings
- **8 Spruce Street** - recommend that the proposed tower be moved to a different location, or that it be redesigned to be more compatible with the nearby locally designated properties and National Register-eligible and listed historic buildings
- **95 Wall Street** - recommend that the location be moved due to concerns with visibility from the Wall Street Historic District and proximity to 120 Wall Street which is National Register eligible; and

WHEREAS: In late December of 2024 and January of 2025 EBI Consulting prepared environmental reviews of the above sites on behalf of Boldyn Network Infrastructure as an appeal to the rulings by SHPO and chose to dispute all recommendations; and

WHEREAS: After reviewing the environmental reviews for each aforementioned site, CB1 found no changes to the original proposals and therefore has no change to its original recommendations on the four sites; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 continues to strongly oppose the proposed installation of Link5G towers at 100 N. Moore Street, 110 William Street, 8 Spruce Street and 95 Wall Street; and urges SHPO to hold to its previous recommendations to have the contracted party move or redesign the sited cell tower locations at 110 William Street 8 Spruce Street, and 95 Wall Street and not add an advertising screen to 100 N. Moore Street.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 28, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

RE: 20 Exchange Place was designed by the most notable architect, Cross and Cross to be a commercial office building to house the City Bank-Farmers Trust Company, built in early 1930's and is now an individual landmark. Today this is a (rental) residential building.

WHEREAS: First proposed scope of work for this filing is to alter the front door entry configuration by removing a pair of existing revolving doors and replacing them with a pair of sliding doors, one at each end of a newly proposed vestibule, replacing the current glazing storefront above the doors at this location, a new lantern fixture at this location with new illuminated signage, new handrails and new (illuminated) planters. The Committee did not find the new vestibule glass façade and sliding doors to be in harmony with the design of this magnificent building where all decorative ironwork is made from nickel silver surrounded by intricate stone carvings. The new stainless steel mullion design is sparse and impoverished both in mullion count and profile, and

WHEREAS: Second scope of work is to add new flags to the existing flagpoles, however the Committee would like to state that these are mere blade signs confirming the buildings street name and number; a proposed design that the Committee did not find harmonious with this façade, especially on this narrow street, and

WHEREAS: Third scope of work is to anchor numerous new exterior light fixtures onto and into existing architectural features along Exchange Place façade to create a better street lighting pathway for residents and to replace sconces and pendant in existing entry. While there are many proposed locations and interventions within the facade, the Committee found the proposed installations and types of fixtures to be discreet and acceptable while they provide safety, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not approve this entry and vestibule re-design as presented here. As per our recommendation, the architect on behalf of the owner agreed to review this design and return next month with a revised proposal.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 28, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	11 In Favor	0 Opposed	3 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	4 Abstained	0 Recused



Image by FX Collaborative shown at the 2025 Mayor's State of the City

RE: **Survey and RFP** for 100 Gold Street Sale and Redevelopment by NYC Economic Development Corporation and NYC HPD

WHEREAS: The New York City Economic Development Corporation (NYCEDC) has proposed the redevelopment of the site of 100 Gold Street, a nine-story 1960's office building purchased by the city for \$37 million in 1993 which is currently occupied by several city agencies utilizing 507 thousand square feet of office space and 18 thousand square feet occupied by the Hamilton Madison House Senior Center; and

- WHEREAS: A proposed new building showing a mixed-use residential skyscraper designed to provide approximately 2,000 housing units (image by FX Collaborative above) was revealed on January 9, 2025 during Mayor Eric Adams' State of the City address as part of the Mayor's "Manhattan Plan" initiative to add 100,000 new housing units to the borough over the next 10 years; and
- WHEREAS: Lower Manhattan, particularly within Community District 1, has experienced significant reductions in affordable housing stock, and the need for affordable housing is critical and has been identified as the number one priority in the Community Board 1 Capital Needs Assessments; and
- WHEREAS: The project would involve the relocation of the existing Hamilton Madison House Senior Center to a purpose-built facility in the vicinity, with improvements to meet both current and future community needs; and
- WHEREAS: The Department of Citywide Administrative Services (DCAS) estimates that over \$200 million would be required to bring the existing building at 100 Gold Street to a state of good repair; and
- WHEREAS: The project would involve the relocation of the City Agency office spaces with the purchase of a purpose-built facility in the vicinity, with improvements to meet both current and future office needs; and
- WHEREAS: EDC is proposing a cross-subsidy model where it uses the value of the building of market rate housing to generate affordable housing and other amenities on the site while including no subsidy from the City; and
- WHEREAS: The proposed timeline for the project includes the release of a Request for Proposals (RFP). The first discussions with EDC and HPD noted a community survey followed by a RFP at the end of the first quarter of 2025. However, at the first public meeting on January 23rd, 2025 EDC stated the RFP would be released early February 2025 (before any community feedback is included for the creation of the RFP), with developer selection by the end of the year, and subsequent stages of environmental review and public engagement extending into 2026 and beyond and construction commencement in 2030; and
- WHEREAS: Community members have raised concerns regarding the inadequacy of the current public engagement process, the rushed timeline for issuing the RFP, and the lack of incorporation of community input into the launching of the RFP and redevelopment plan, and the low number of affordable units proposed and not guaranteed; now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board 1 requests the following actions to ensure that community needs and concerns are adequately addressed:

1. Delay the release of the RFP for the redevelopment of 100 Gold Street by six months to allow for more comprehensive community engagement and analysis.
2. Ensure that the community survey remains open for a minimum of 30 days to allow sufficient time for residents, stakeholders, and local organizations to provide meaningful input.
3. Hold at least one public meeting outside and at CB1 to discuss the survey results and how they can be incorporated into the RFP to enhance transparency and community trust.
4. Commit to a continued collaborative approach, with regular updates to the Community Board and opportunities for public input at key stages of the project; and
5. Confirm with the board the current zoning, the dimensions of the massing highlighted in the rendering, what zoning changes could be made to the site and what regulatory processes would be necessary to make such changes; and

BE IT
FURTHER
RESOLVED

THAT: Manhattan Community Board 1 acknowledges the critical importance and opportunity for addressing affordable housing needs and providing other potential amenities and services to Lower Manhattan. The Board emphasizes the necessity of a deliberate, inclusive process that reflects the priorities and concerns of the community and demands that EDC and City Hall evaluate all opportunities for funding including but not limited to sale of this City-owned property.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 28, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 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 at the December 2024 presentation. The applicant revised their proposal now showing a corresponding ground floor wood and glass storefronts at the two properties, with a newly revised second floor at 114 Chambers Street location proposing a series of double hung wood windows that are concurring with the other residential windows, 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 now approves this proposed renovation at these locations.

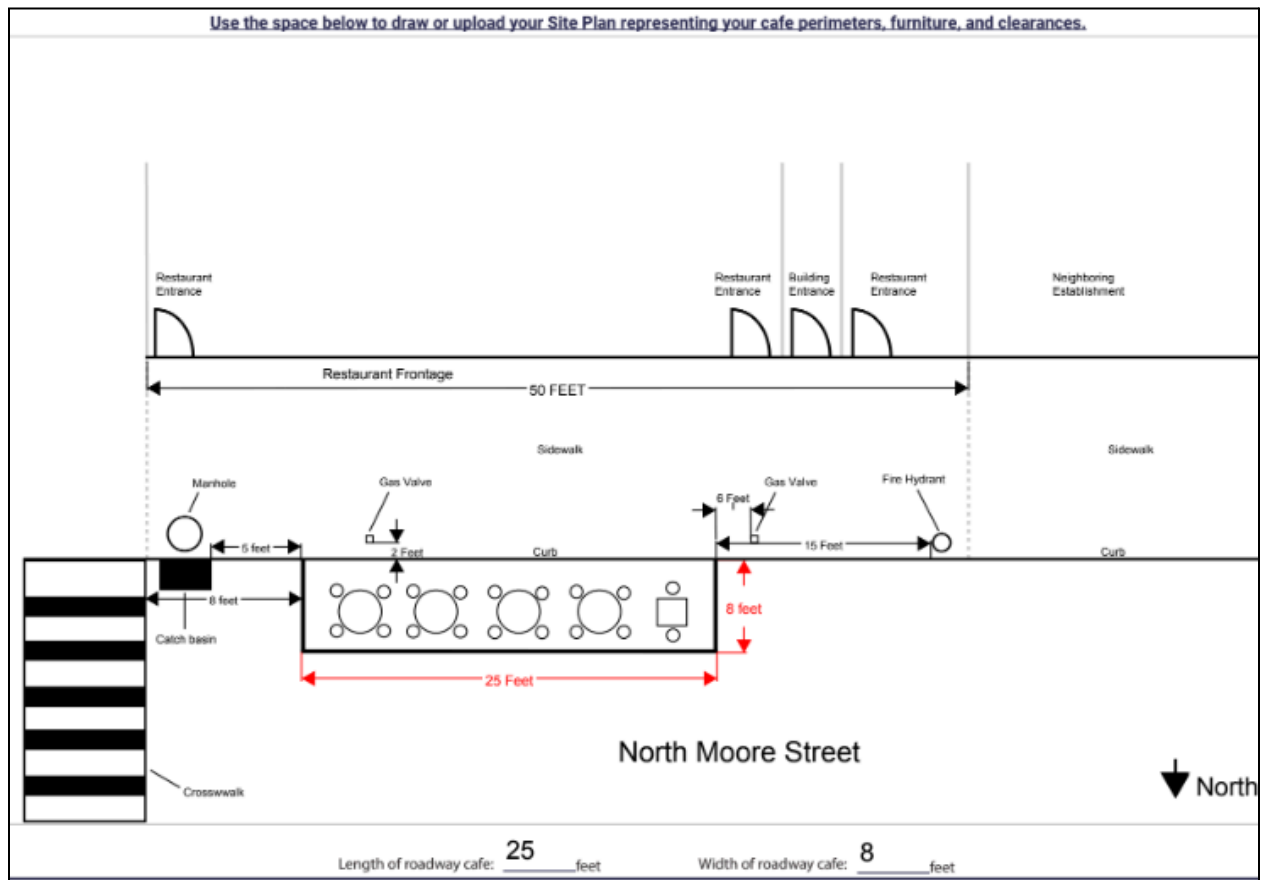
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of roadway cafe application for Walkers at 16 North Moore Street**



Plan submitted to and accepted by DOT and Licensing Committee

WHEREAS: Walkers, is seeking a roadway cafe permit outside the premises at 16 North Moore Street in New York, New York; and

WHEREAS: The applicant is permitted to have hours of operation Sunday 10AM-12AM, Monday to Saturday 8AM-12AM; and

WHEREAS: The applicant will also be applying for a sidewalk cafe in another application; and

WHEREAS: CB is concerned that there is not enough space within the roadbed and service will have to be done from the sidewalk; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for roadway cafe for Walkers located at 16 North Moore Street.

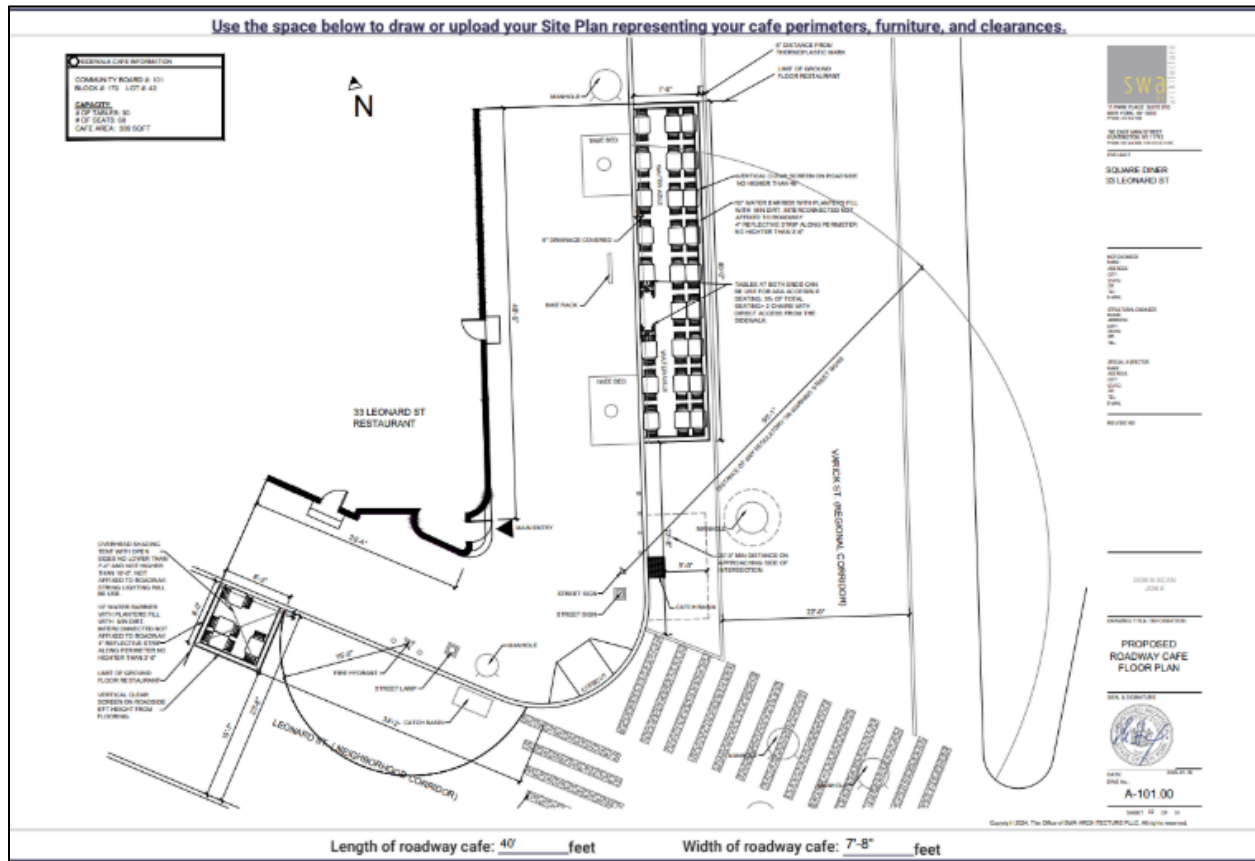
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of roadway cafe application for Square Diner at 33 Leonard Street**



Plan submitted to and accepted by DOT and Licensing Committee

- WHEREAS: Square Diner, is seeking a roadway cafe permit outside the premises at 33 Leonard Street in New York, New York; and
- WHEREAS: The applicant will also be applying for a sidewalk cafe in a separate application; and
- WHEREAS: In response to a complaint regarding late night parties, the applicant stated that they have been doing private parties for 5 years and at the time of the complaint,

Square Diner was the only occupant of the building and the only residents around were over 50ft away from the establishment and since then, there have never been any noise complaints from the new apartments that have recently opened behind the building; and

WHEREAS: The applicant has informed the committee that on occasion, when they are busy for brunch on the weekends, patrons sometimes wait on the sidewalk before being seated; and

WHEREAS: Service is 26 t 52 s is too dense to allow for proper service. CB is concerned that there is not enough space within the roadbed and service will have to be done from the sidewalk; and

WHEREAS: The committee has informed the applicant that it is their responsibility to ensure that patrons of their establishment do not disrupt the regular flow of pedestrian traffic on the sidewalk; and

WHEREAS: The applicant has assured the committee that due to the high cost of the setup, they are working closely with an architect to ensure that the roadway cafe is compliant with DOT requirements; and

WHEREAS: The applicant stated that their regular closing hours will be the same as the outdoor closing hours; Monday-Tuesday 4:00PM, Wednesday - Friday 9:00PM, Saturday 8:00PM and Sunday 6:00PM; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for a roadway cafe permit for Square Diner located at 33 Leonard Street, New York.

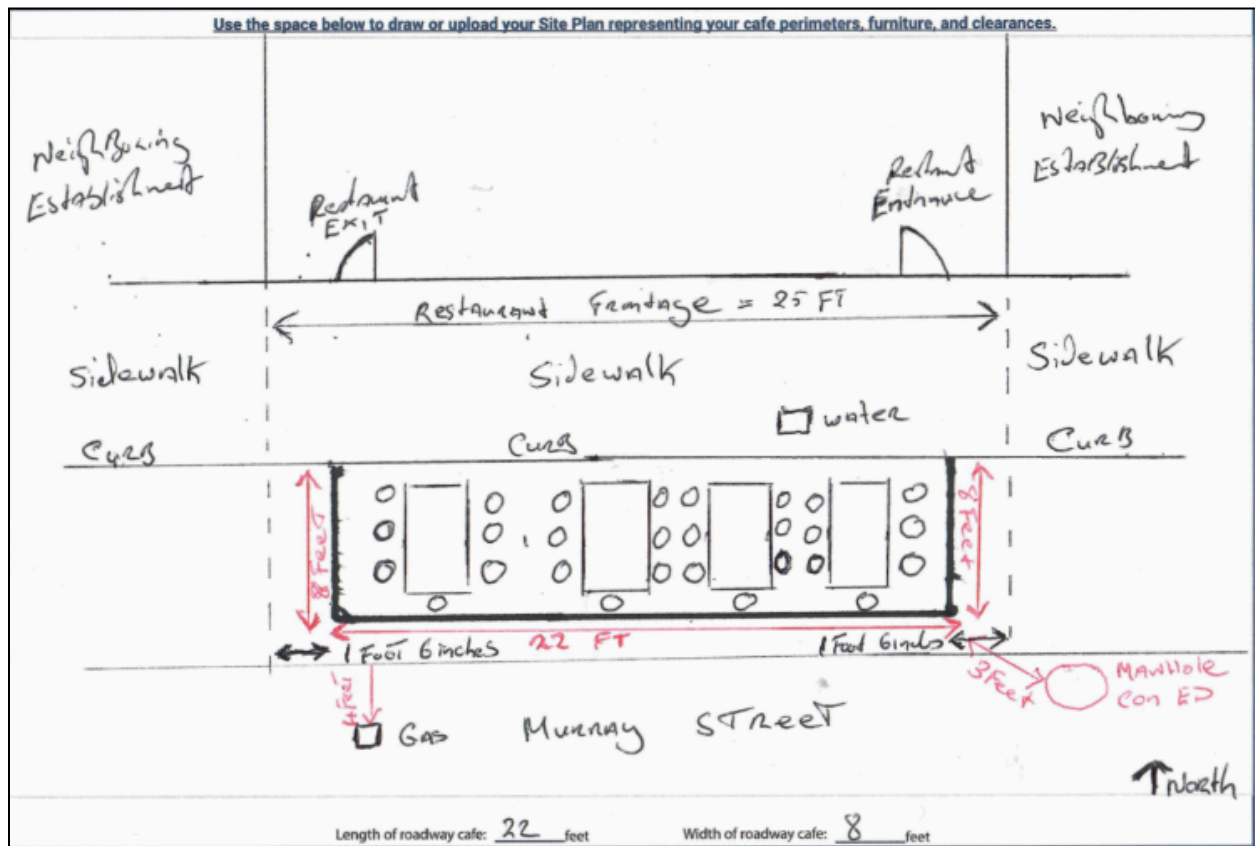
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval** of roadway cafe application for Monk McGinns at **57 Murray Street**



Plan submitted to and accepted by DOT and Licensing Committee

- WHEREAS: Monk McGinns, is seeking a roadway cafe permit outside the premises at 57 Murray Street in New York, New York; and
- WHEREAS: The applicant has informed the community board that they have no intention of applying for a sidewalk cafe at this location in the future; and
- WHEREAS: The applicant expressed a desire to fully enclose their roadway cafe setup, put televisions up and lock the space at the end of the night. CB1 has informed the

applicant that per DOT requirements, roadbed dining can not be fully enclosed and can not have amplified sound equipment such as with a television; and

WHEREAS: The hours of operation of the roadway cafe is the same as indoor closing hours, 10PM Monday to Friday and 11PM Saturday and Sunday; and

WHEREAS: CB is concerned that there is not enough space within the roadbed and service will have to be done from the sidewalk; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for roadway cafe for Monk McGinnis located at 57 Murray Street, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

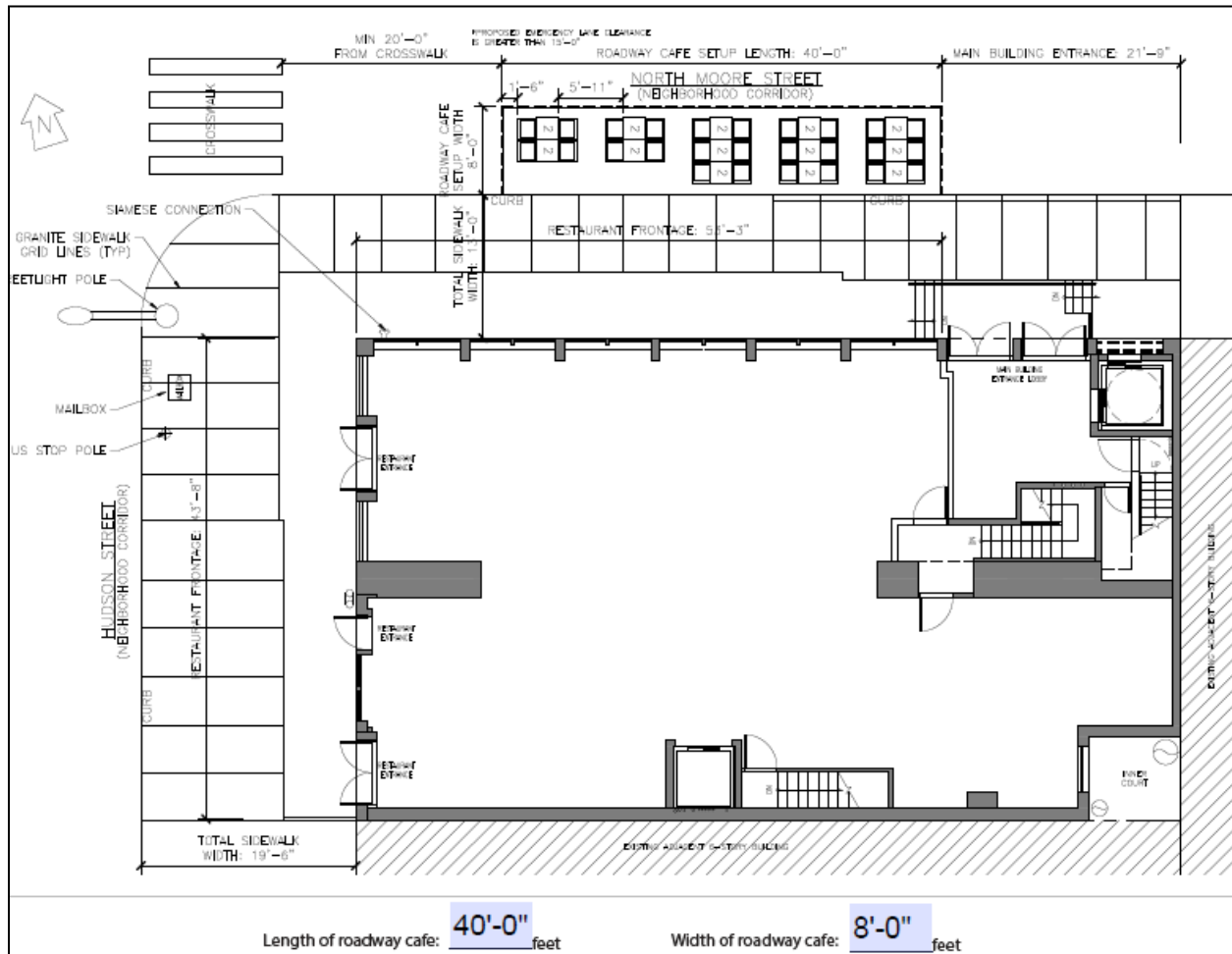
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	9 In Favor	1 Opposed	1 Abstained	0 Recused
BOARD VOTE:	34 In Favor	1 Opposed	4 Abstained	0 Recused

RE: **Approval of roadway cafe application for Bubby's at 120 Hudson Street**



Revised Plan submitted to Licensing Committee

WHEREAS: Bubby's 120 Hudson, is seeking a roadway cafe permit outside the premises at 120 Hudson in New York, New York; and

WHEREAS: The applicant will also be applying for a sidewalk cafe in a separate application in the future; and

WHEREAS: The applicant has stated that they will not need a FDNY variance because there is enough clearance in the street for emergency vehicles; and

WHEREAS: The committee highlighted the storage of chairs beside the current roadway cafe as well as the full service station that they have set up on the sidewalk. As such the applicant was informed that this is not DOT compliant with the new permit that they are applying for and these will need to be removed to a more appropriate location; and

WHEREAS: The outdoor seating closing hours will be the same as indoor closing which is 10:00PM Monday to Friday and 11:00PM Saturday and Sunday; and

WHEREAS: The proposed seating will include no more than 21 tables and 42 seats but they may choose to reduce this number for the comfortability of their customers; and

WHEREAS: CB is concerned that there is not enough space within the roadbed and service will have to be done from the sidewalk; and

WHEREAS: The committee expressed concern for the lack of service pathway and the proximity of the chairs to all other chairs as represented by the site plan and therefore recommends that the number of tables and chairs be reduced to accommodate diners, a service pathway and ADA accessibility; and

WHEREAS: The committee requested a revised site plan (see above image) showing the reduced number of tables (13) and chairs (26), ADA accessibility, and service pathway between the tables and indicate where the service entrance is on the North Moore side; and

WHEREAS: The application appears to be compliant with all other DOT rules which are relevant to this location; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 **opposes** the granting of a roadway cafe for Bubby's located at 120 Hudson Street, New York **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 28, 2025

COMMITTEE OF ORIGIN: OLD BUSINESS

Environmental Protection

COMMITTEE VOTE: 5 In Favor 0 Opposed 1 Abstained 0 Recused

Executive

COMMITTEE VOTE: 11 In Favor 0 Opposed 1 Abstained 0 Recused

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Support and Recommendations for [Int. 107-2024](#) on Air Monitoring of Heavy Use Thoroughfares and Recreational Areas

WHEREAS: Int. 107-2024 proposes a framework for air quality monitoring at heavy use thoroughfares and recreational areas to address public health and environmental concerns; and

WHEREAS: CB1's Environmental Protection Committee (the committee) has reviewed Int. 107 and expressed general support for its purpose and approach to improving air quality monitoring and mitigation in high-pollution areas; and

WHEREAS: The committee identified areas where the bill could be strengthened, including the following:

1. Expanding the bill to enable identification and monitoring of additional high-pollution transportation hubs or nodes, such as maritime ports.
2. Addressing the bill's current limitation of a one-time designation of monitoring locations and a one-time mitigation plan by adding provisions for:
 - Periodic reevaluation of monitoring locations;
 - Redeployment of air quality monitors as needed based on updated data; and
 - Reassessment of the effectiveness of mitigation plans to ensure sustained improvement in air quality outcomes; and

WHEREAS: The committee identified the need for clarification of the definition of "heavy use thoroughfare" as proposed, specifically that:

1. The current threshold of 100,000 vehicles annually appears unrealistically low, given that traffic on the Brooklyn Bridge exceeds 100,000 vehicles daily.
2. If applied as an annual threshold, this could result in the designation of a majority of city

streets as heavy use thoroughfares, imposing potentially unsupportable costs for monitoring equipment and mitigation requirements; now

THEREFORE

BE IT

RESOLVED

THAT:

1. Community Board 1 supports the purpose and general approach of Int. 107-2024 in addressing air quality monitoring and mitigation in high-pollution areas.
2. Community Board 1 recommends amendments to the bill to include the ability to identify and monitor additional high-pollution transportation hubs, including maritime ports.
3. Community Board 1 strongly recommends the inclusion of provisions for periodic reevaluation of monitoring locations, redeployment of monitors as necessary, and reassessment of mitigation plans to ensure their effectiveness over time.
4. Community Board 1 strongly recommends that the definition of "heavy use thoroughfare" be clarified to ensure it reflects an appropriate and feasible threshold that balances public health needs with financial and logistical considerations.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JANUARY 28, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **240 Greenwich Street**, application for an alteration to add floors 1-9 and 17-21 to a liquor, wine, beer & cider license for Compass Group USA Inc. and Thompson Hospitality Services LLC

WHEREAS: The applicant, Compass Group USA Inc. and Thompson Hospitality Services LLC at 240 Greenwich Street, is applying for an alteration to add floors 1-9 and 17-21 to the on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The applicant, has a prior on-premise Liquor, Wine, Beer and Cider license on floors 10-16 at this location; and

WHEREAS: The location is a catering establishment, on floors 1-21, with a total of 1,133,549 square feet. There will be a public capacity of 979 people with 4 stand up bars and 126 bathrooms, 42 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,” 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 they will not have any events occupying more than two floors at a time and has agreed not to host event(s) occupying multiple licensed floors throughout the building at the same time; and

WHEREAS: The applicant has represented that they will not have more than 200 people per event since the majority of their events average at 50 people; and

WHEREAS: The applicant has represented that their events are considered private events for employees, clients and occasional guests, and will not be open to the public; and

WHEREAS: The applicant has agreed to hours of operation Monday to Friday 5:00PM - 9:00PM. There will be no regular weekend hours; and

WHEREAS: The applicant will have no more than 2 weekend events per year with hours of 5:00PM-7:00pm; and

WHEREAS: The applicant has represented that there will be no music or entertainment, TV monitors, dancing, non-musical entertainment nor bicycle delivery personnel; and

WHEREAS: Delivery of goods and services will be received Monday- Friday 6:00AM - 5:00PM; and

WHEREAS: The applicant has indicated that containerized garbage pick-up will be handled by BNY; and

WHEREAS: The applicant has agreed there will no additional changes to the current method of operation of this premises as stipulated on [resolution](#)_{pg13-14} dated 4/28/2020 and [notarized agreement](#)_{pg2} dated 4/3/2020; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an alteration for on-premise Liquor, Wine, Beer and Cider license for Compass Group USA Inc. and Thompson Hospitality Services LLC at 240 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.