

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Battery Park City Authority Security Services RFP – Community Priorities

WHEREAS: On December 9, 2024, the Battery Park City Authority (BPCA) issued a Request for Proposals (the Security RFP) for security firms to provide BPCA with unarmed, uniformed 24 hour/7 days a week security services for Battery Park City's (BPC) 36 acres of parks and open spaces, as well as Pier A plaza, the Community Center at Stuyvesant High School, and other locations as may be requested by BPCA; responses were due January 31, 2025; and

WHEREAS: Since at least 1992, BPCA has provided for a uniformed security force for the parks and other public spaces in BPC, initially through a contract with the NYC Parks Department for the use of its Parks Enforcement Patrol (PEP) officers, and since 2015 through a contract with Allied Universal, which deploys the BPC Ambassadors; and

WHEREAS: The Security RFP contemplates continuation of BPCA's provision of security services in BPC under a new five-year contract with the security firm selected through the RFP process; and

WHEREAS: Security is consistently ranked as a top concern of Lower Manhattan residents, including Battery Park City residents; and

WHEREAS: MCB1 has identified a number of priorities and issues that should be addressed in the context of BPCA's new contract for securities services that will be entered into through the Security RFP process; now

THEREFORE

BE IT

RESOLVED

THAT: MCB1 requests that the security services provided by BPCA, as well as the budget for such services, include or accommodate the following:

1. The geographic Site for security services should include all of the outdoor areas of BPC except those areas patrolled by Brookfield's security personnel, plus Pier A plaza, and the Community Center at Stuyvesant High School;
2. The Site should also include the bikeway and greenway along West Street south of Chambers

Street and those areas of West Thames Park and the Promenade along Little West Street notwithstanding that some or all of those areas may be technically within another entity's jurisdiction; MCB1 requests that BPCA coordinate with such other jurisdictions to assure proper security coverage of those areas;

3. The number of patrol personnel on duty at any particular time should be greater than the 5-person minimum specified in the Security RPF; although MCB1 defers to security experts in determining the appropriate staffing sufficient to provide meaningful security, MCB1 believes that in "hot spot" areas within the Site that have experienced elevated levels of security issues, there should be sufficient security personnel on patrol that a uniformed security officer should be within the line-of-sight of visitors of such "hot spot" areas at all times;
4. The Ballfields, which have had a number of security incidents over the past year, should have a security officer present at all times when the Ballfields are open;
5. Based on feedback from community members, "hot spot areas" would include (but are not limited to): West Thames AstroTurf; Rector Park, Rockefeller Park; Tear Drop Park; all playgrounds; and
6. The security company should be required by contract to maintain the Security RFP's requirement of a minimum of 11 Special Patrol Officers who are qualified as Peace Officers under the requirements of the New York State Division of Criminal Justice Services, and the budget provided to the security company should be sufficient to maintain that level of SPOs;
7. The security contract should require, and provide funding for, continuous training of the security contractor's personnel sufficient to meet a high level of service and competence consistent with the standards identified in the Security RFP;
8. The phone number for the public to request security assistance should be well-publicized, not only on the BPCA website, but also on signage throughout BPC;
9. The "essential duties" reference in the Qualifications of Security Personnel should be defined to ensure clarity and compliance with disability rights laws, such as the Americans with Disabilities Act (ADA).

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	1 Abstained	0 Recused

RE: Cannabis Control Board, New Licenses with [1000 ft Rule Distance](#) Waiver

WHEREAS: New York State’s Cannabis Regulations have for some time provided the Office of Cannabis Management (“OCM”) and the New York State Cannabis Control Board (“CCB”) the ability to consider “public convenience and advantage” as a factor in deciding whether to grant certain licenses for a proposed Adult-use Retail Dispensary location; and

WHEREAS: In the Fall of 2024, as a first step in establishing a mechanism on how to handle “public convenience and advantage” considerations, the OCM put forth for public comment a proposed modification of §119.4(b) of the OCM Regulations that would set forth for the first time a series of criteria that could be considered as part of any evaluation of of a retail cannabis license holder’s request for a waiver to the OCM’s 1,000 Foot Rule; (the existing Regulation prohibits Retail Dispensaries from being located within such distance from another licensed dispensary); and

WHEREAS: This Board previously opined on the OCM’s proposed “public convenience and advantage” evaluation criteria; and

WHEREAS: The OCM has now put forth for public comment additional amendments to §119.4(a) of the Regulations that would, among other things, have the following effect, specifically as it relates to those dispensary applicants seeking a waiver to the 1,000 Foot Rule:

- Allow a licensee that have been granted a waiver to the 1,000 Foot Rule to open a new Dispensary within a 500-1000 foot radius of an existing Dispensary; and
- Prohibit any Dispensary from opening within than 500 Feet from another Dispensary (this is not waivable); and

- Set forth two (2) required minimum criteria under which a Dispensary can seek a waiver to the 1,000 Foot Rule:
  - The existing Dispensary must have been in business for at least 9 months; and
  - The potential Dispensary seeking a waiver has successfully demonstrated a public convenience/advantage under the proposed standards outlined by §119.4(b)
- In no event shall a Dispensary be within 1,000 feet of 2 other licensees

WHEREAS: The proposed modifications to OCM Regulations §119.4(a) also forth additional processes that are triggered once a licensee seeks a waiver to the 1,000 Foot Rule, which includes:

- Mandatory notification of the Community Board and other existing Licensees within a 1,000 Foot Radius; and
- Triggering a 45-day period for the Community Board to comment; and
- A prohibition of action by the CCB until the Community Board has either opined or the 45-day notification period has lapsed without comment; and
- An opportunity for an existing Licensee to oppose the waiver request and comment in-person at the relevant CCB meeting; now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Manhattan Community Board 1 (MCB1) appreciates that certain concerns previously raised by this Board have been factored into the OCM's new proposed modification to OCM §119.4(a), however MCB1 nevertheless **opposes these modifications unless they are amended to include the following:**

1. Change the agenda for all OCM and CCB meetings so that the public comment section of the CCB meeting agenda occurs *prior* to the CCB's consideration of applications, waivers, and related topics. MCB1 contends that members of the public should have a meaningful opportunity to address the CCB with their concerns; and
2. In addition to an existing Licensee's ability to address the CCB regarding a specific application for a waiver, afford the relevant Community Board

that same ability for meaningful in-person comment and testimony regarding an application for such a waiver; and

3. Do not implement any waiver until distancing and siting considerations are given to schools and houses of worship in mixed use buildings in areas with over 20,000 residents; an issue this Board has repeatedly raised as a critical concern in the New York City specifically; and
4. Prior to implementing waivers that would reduce existing Proximity Protection criteria, establish a maximum number of legal stores per Community District, similar to retail tobacco rules and regulations; and
5. Limit ALL distancing reduction waivers to designated Commercial Corridors, a/k/a “Principal Arterials” as designated by NYSDOT.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: ENVIRONMENTAL PROTECTION

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

RE: Support for FiDi-Seaport Climate Resilience Project Funding in the NYC FY25–26 Budget

WHEREAS: Lower Manhattan is especially vulnerable to sea-level rise, coastal storms, and flooding, as evidenced by Superstorm Sandy in 2012, and comprehensive coastal defense is essential to protect residents, workers, and visitors; and

WHEREAS: The proposed FiDi-Seaport Climate Resilience Project complements existing and planned efforts—such as the East Side Coastal Resiliency Project, and Battery Park City’s resiliency initiatives—to provide continuous flood protection for Lower Manhattan and safeguard critical infrastructure and open space; and

WHEREAS: To move toward implementation, the Project must complete a thorough Environmental review; the engineering and design work necessary to meet mandated review standards, analyze design alternatives, and engage stakeholders effectively, is estimated to cost \$15 million; and

WHEREAS: Timely funding for the review is crucial, since the Fiscal Year 2025–2026 City budget is scheduled for adoption by June 30, 2025; without adequate allocations in that budget, the project could face costly delay escalations and funding vulnerabilities; and

WHEREAS: Federal funding cycles—such as the Water Resources Development Act (WRDA), typically reauthorized by Congress every two years—provide limited but vital windows of opportunity to secure federal cost-sharing for large-scale resiliency projects; without local environmental review funding and progress, Lower Manhattan could miss alignment with the next WRDA cycle; and

WHEREAS: Community Board 1 (CB1) supports resilient design solutions for the FiDi-Seaport area to protect life, property, and economic vitality, and recognizes that investing in resilience now will avert exponentially higher costs from potential storms and chronic flooding in the future; now

THEREFORE  
BE IT  
RESOLVED  
THAT:

1. Community Board 1 strongly urges the Mayor's Office, the Office of Management and Budget, and the City Council to include the requested \$15 million for the FiDi-Seaport Climate Resilience Project's environmental review-related work in the FY25–26 budget; and
2. CB1 reaffirms their support for comprehensive and integrated resiliency efforts in Lower Manhattan and for the expansion of much needed public space. The Board recognizes the vital importance of protecting our waterfront communities, critical infrastructure, and historic neighborhoods from sea-level rise and superstorm impacts.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 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, not original, revolving doors and replacing them with pairs of sliding stainless steel doors, one at each end of a newly proposed vestibule, new handrails and new (illuminated) planters, 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 building's 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 approves the above stated proposals.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 74 Hudson Street; A new building on an undeveloped parking lot property at the corner of Hudson and Worth Streets

WHEREAS: The subject property has several deed restrictions preventing the building envelope from being higher than one (1) story with a mezzanine and limiting the street wall height to no more than 22' high along Hudson and Worth Streets, and

WHEREAS: This is a modest site with an “overblown statement design” proposal that would be more appropriate as a base to a 10-story high building. Numerous references to the neighboring typology showing arches at ground floors are not appropriately applied in this design but rather presented as an exaggerated quotation, and

WHEREAS: We ask that the applicant find a more appropriate/contextual design that is not so striking in relation to the context and consistency of the historic district’s street walls and ground level storefronts that also references the vocabulary of the buildings surrounding the parking lot site, and

WHEREAS: Effort has been made by the applicant to resolve some of our above-mentioned problems with the proposed design, however, the Committee felt that major concerns were not addressed in any meaningful way, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 *does not* approve this design, and we recommend that the applicant revisit their proposal for the use of exaggerated hyperbolic arches in a striking color for this property.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed renovation at Building 301 – Governors Island 301 Comfort Road

WHEREAS: This historic Neo-Georgian brick building built in 1934 as a schoolhouse for the children of military personnel will now be the site for a planned new climate incubator facility that will operate year-round, and

WHEREAS: First scope of work proposes restoration of several granite stoop and stair repairs, refurbishment and/or replacement in kind at secondary entrances around the building which the Committee agrees with, and

WHEREAS: Second scope of work proposes the replacement of masonry entrance porch and ramp at main building's south facade with new galvanized steel-frame exterior ramp and entrance porch including perforated galvanized steel steps and landing aligned with existing 1st floor finish level and new ferrous perimeter guardrails/handrails. The Committee was unanimously in disagreement with this proposed use of non-historic material and design. In addition, the Committee members felt that open metal assembly will only collect leaves and other unwanted debris which will be unsightly, and

WHEREAS: Third scope of work proposes rebuilding of a curved stairs and entrance stoop at the north facade of the main building including precast treads, precast landing aligned with existing 1st floor finish level, and ferrous metal guard/handrails; the Committee was in support of this scope, and

WHEREAS: Fourth and final scope of work under this application is the addition of rooftop mechanical equipment and related dunnage with acoustic screen enclosures at each building roof top as well as a new generator that will be located at the north wing west entrance also enclosed in acoustic screen enclosure to match other. The Committee agreed with these proposals, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 is in support of most of this work except for the second scope where the Committee strongly encouraged the applicant to re-consider the use of perforated galvanized steel steps, ramp and landing at this location. Open perforated steel assemblies like this will create long term debris maintenance issues and if not maintained, it will be unsightly. While we understand the dangers of climate change and its impact on buildings and materials, we also want to respect historical fabric and designs and try to find solutions that are more harmonious and less jarring to this Neo-Georgian brick building.

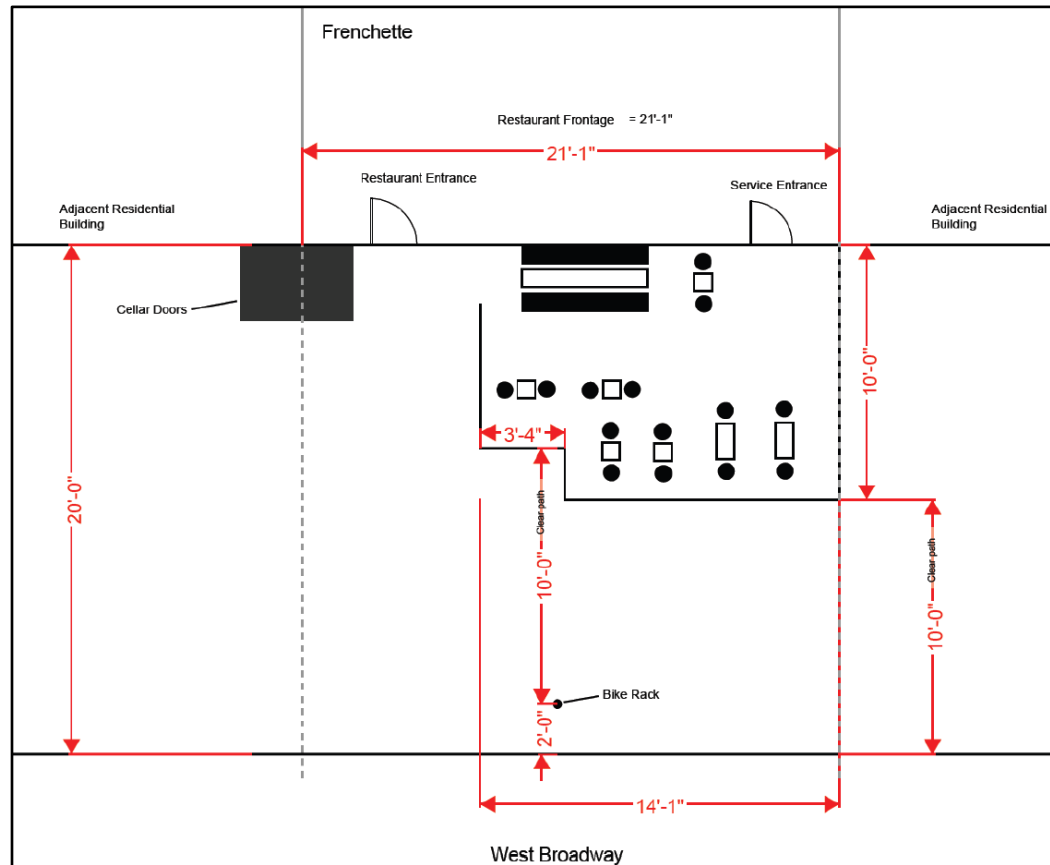
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	11 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval** of sidewalk cafe application for Frenchette at 241 West Broadway



**Original Site Plan Committee**

WHEREAS: Frenchette is seeking a sidewalk cafe permit outside the premises at 241 West Broadway in New York, New York; and

WHEREAS: The applicant will not be applying for a roadway cafe in a separate application in the future; and

WHEREAS: The hours of operation of the sidewalk cafe is Sunday 11:00AM - 9:00PM, Monday Friday 12:00PM - 10:00PM and Saturday 11:00AM- 10:00PM; and

WHEREAS: The sidewalk cafe will have 1 picnic table with one bench against the building and two two seats on the opposite side, 7 tables with 14 chairs (16 chairs total and 1 bench) with adequate service aisle; and

WHEREAS: There will also be weighted removable umbrellas in use when there are no high winds; and

WHEREAS: Garbage is stored inside the restaurant until garbage pickup; 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 sidewalk cafe for Frenchette located at 241 West Broadway, New York



opposite the restaurant entrance and the service aisle will continue down the two rows of tables in the cafe; and

WHEREAS: The applicant revised the site plan with accurate dimensions for 14 tables and 28 seats in the roadway cafe, maintaining the requested service aisle and allowing ADA access; 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 for Seaport Hotel located at 33 Peck Slip, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

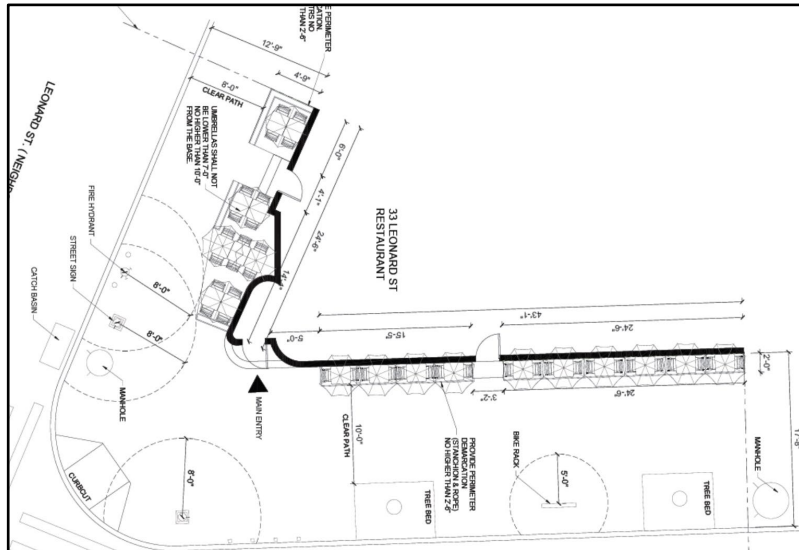
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	2 Opposed	0 Abstained	0 Recused

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



**Original Site Plan submitted to Committee**

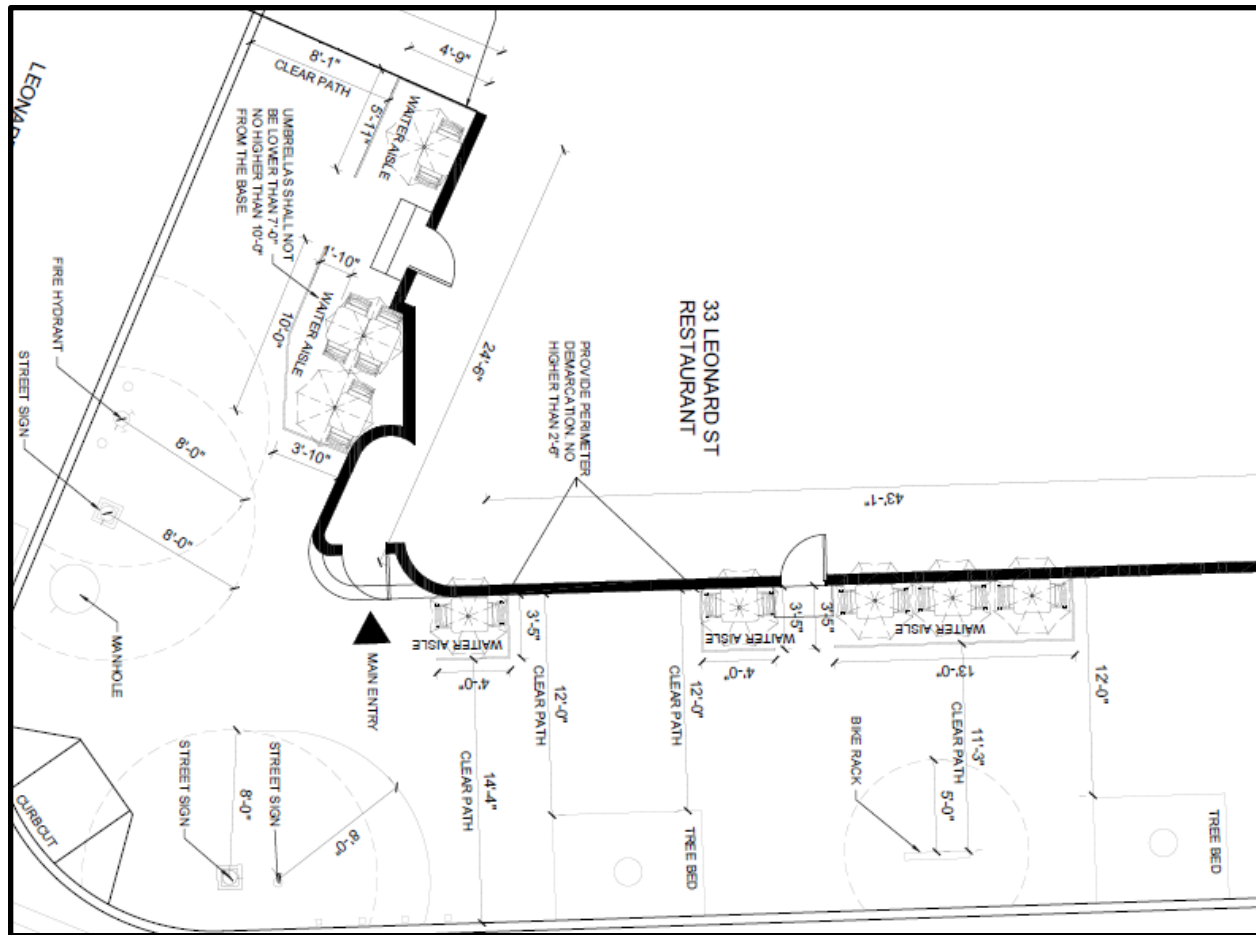
WHEREAS: Square Diner is seeking a sidewalk cafe permit outside the premises at 33 Leonard Street in New York, New York; and

WHEREAS: The applicant has already been approved for a roadway cafe by CB 1; and

WHEREAS: The hours of operation of the sidewalk cafe is Monday- Tuesday 8:00AM - 4:00PM, Wednesday to Saturday 8:00AM - 9:00PM and Sunday 8:00AM - 6:00PM; and

WHEREAS: The committee expressed concern regarding the lack of service aisle on Varick Street within the perimeter demarcation, which would cause patrons to be served from the pedestrian clear path of the sidewalk; and

WHEREAS: The applicant has agreed to extend the sidewalk cafe perimeter on Varick street, 18 inches from the tables allowing service from within this new perimeter demarcation; and



**Revised Site Plan approved by Committee**

- WHEREAS: With this new perimeter demarcation the clear pedestrian path between the tree beds and the perimeter from the tables directly opposite would be reduced to 8.5 ft which is less than the DOT required 10 ft clearance on Regional corridors such as Varick; and
- WHEREAS: The applicant has agreed to remove the four or six tables directly across from the two tree beds to remain in compliance with these DOT rules; and
- WHEREAS: The sidewalk cafe on Leonard Street also does not have a service aisle. As a street that is not categorized as a Regional Corridor, Leonard's required pedestrian clear path is 8ft; and
- WHEREAS: The applicant has agreed to remove the outer row of tables and chairs to accommodate a service aisle while maintaining the 8ft pedestrian clear path required; and
- WHEREAS: The sidewalk cafe on Varick Street will have cafe will have 4 tables with 8 chairs and Leonard Street will have 5 tables and 10 chairs; 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 sidewalk cafe for Square Diner located at 33 Leonard Street, New York



WHEREAS: The applicant has agreed to a sidewalk cafe with 6 tables and 12 chairs with adequate service aisle along Greenwich Street and 8 tables and 16 seats along North Moore Street; and

WHEREAS: The Executive Committee asked the applicant to remove the outermost table on the corner of North Moore and Greenwich Streets as this is a well trafficked corner at the crosswalk to Route 9A and Hudson River Park; and

WHEREAS: The applicant agreed to remove the outermost table on North Moore and locate it against the building on North Moore, however there is a sprinkler in that location requiring a 5ft clearance per DOT rules; and

WHEREAS: The Committee also suggested moving the table nearest the secondary door on North Moore nearer to the building, however, the table would still need to maintain 1.5ft clearance from the vent grate located against the wall adjacent to the secondary door; 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 sidewalk cafe for Yves located at 385 Greenwich Street, New York.

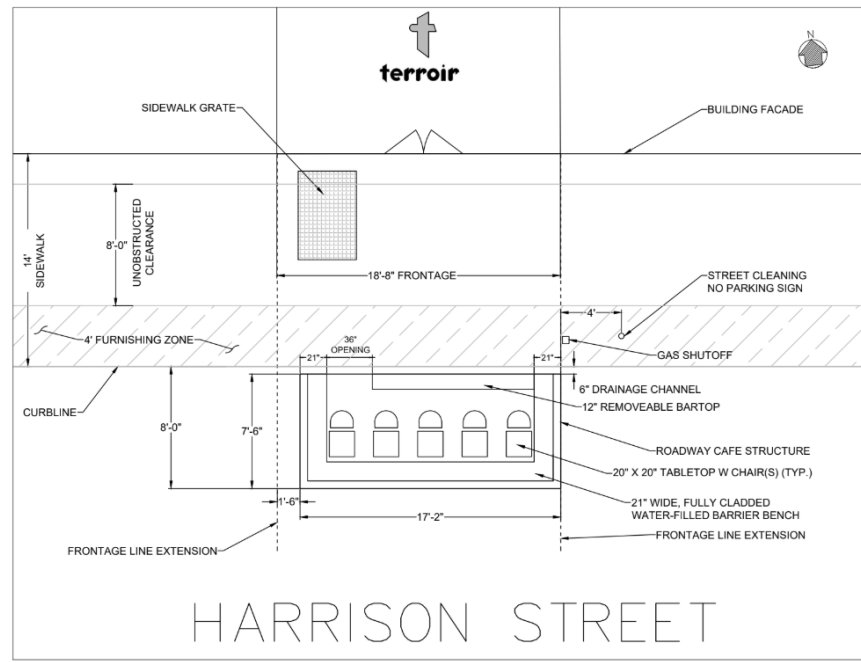
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	1 Opposed	1 Abstained	0 Recused

RE: **Approval of roadway cafe application for Terroir Tribeca at 24 Harrison Street**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Terroir Tribeca is seeking a roadway cafe permit outside the premises at 24 Harrison Street 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 hours of operation of the roadway cafe is Monday to Saturday 4:00PM - 12:00AM and Sunday 4:00PM - 10:00PM; and

WHEREAS: CB was concerned about a planter placement on the sidewalk not shown on the site map but the applicant has indicated that the planter will be moved onto the sidewalk grate against the building during roadway cafe service;

WHEREAS: The roadway cafe will have 5 tables with 10 chairs with adequate service aisle;  
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 Terroir  
Tribeca located at 24 Harrison Street, New York and requests DOT to help the  
establishment better understand the rules and regulations for roadway cafes.

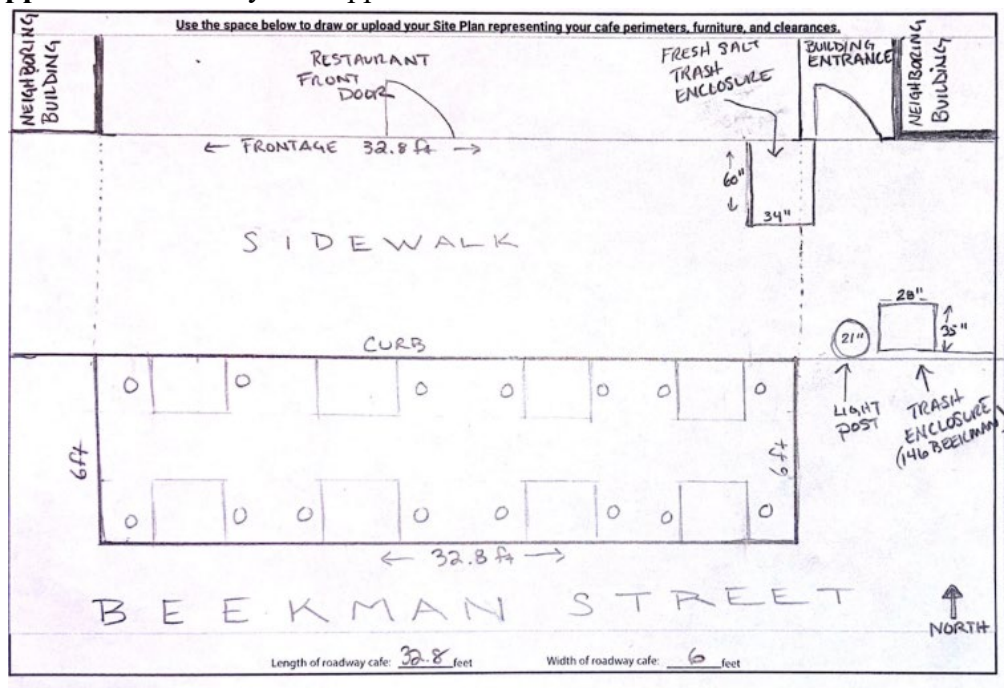
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	1 Opposed	1 Abstained	0 Recused

RE: **Approval of roadway cafe application for Fresh Salt at 146 Beekman Street**



**Revised Plan approved by Licensing Committee**

WHEREAS: Fresh Salt is seeking a roadway cafe permit outside the premises at 146 Beekman Street 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 hours of operation of the roadway cafe is Monday to Saturday 4:00PM - 12:00AM and Sunday 4:00PM - 10:00PM; and

WHEREAS: The applicant provided to DOT a roadway cafe site map which did not have all the elements near the roadway cafe such as the trash enclosure and light post, so the applicant submitted a revised site plan as shown above; and

WHEREAS: CB is concerned that there is not enough space within the roadbed and service will have to be done from the sidewalk, however, the applicant represented that their service aisle is 2ft wide between the two rows of tables; 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 Fresh Salt located at 146 Beekman Street, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

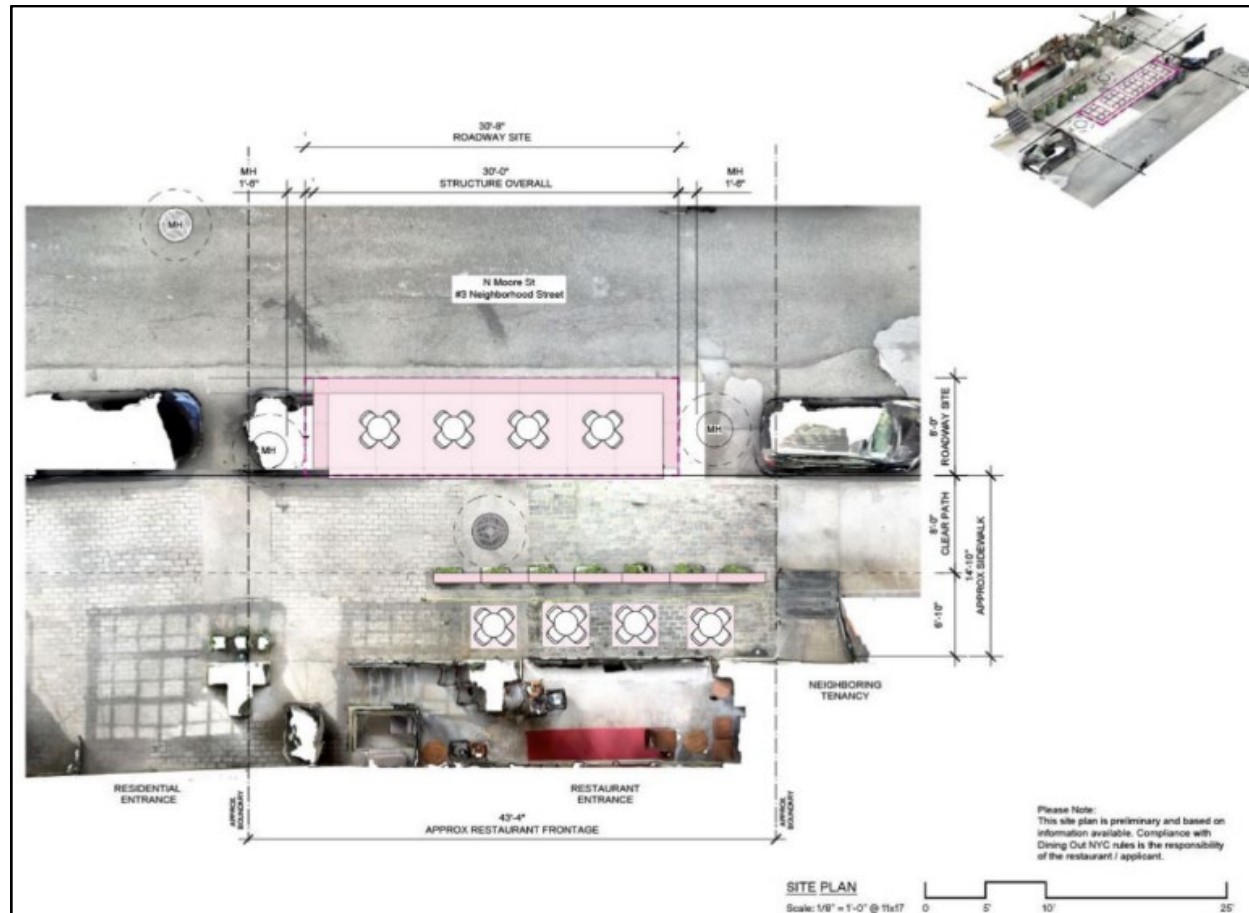
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	1 Opposed	2 Abstained	0 Recused

RE: **Approval of roadway cafe application for Brandy's Library Lounge at 25 North Moore Street**



**Revised Site Plan submitted to Licensing Committee**

WHEREAS: Brandy's Library Lounge is seeking a roadway cafe permit outside the premises at 25 North Moore Street 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 agreed to hours of operation for the roadway cafe is Monday to Sunday 4:00 PM - 12:00AM; and

WHEREAS: The original roadway cafe site plan displayed 24 seats but the committee was concerned about the lack of service path and the applicant agreed to provide an updated site plan (shown above) with 4 tables and 16 seats; 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 for Brandy's Library Lounge located at 25 North Moore Street, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

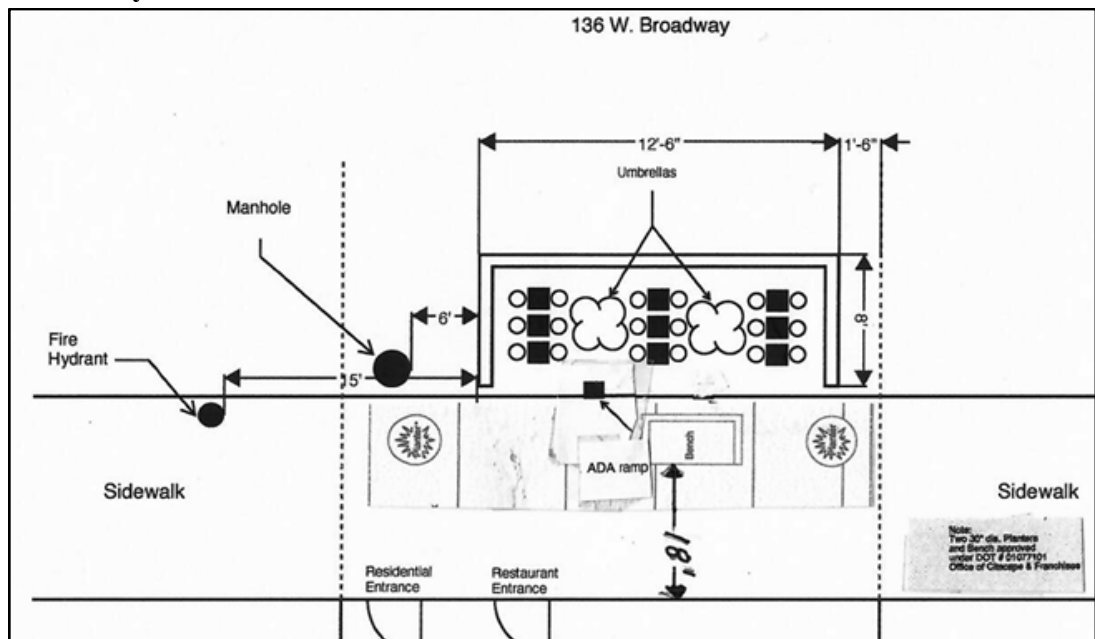
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	3 Opposed	2 Abstained	0 Recused

RE: **Approval of sidewalk & roadway cafe applications for Edwards at 136 West Broadway**



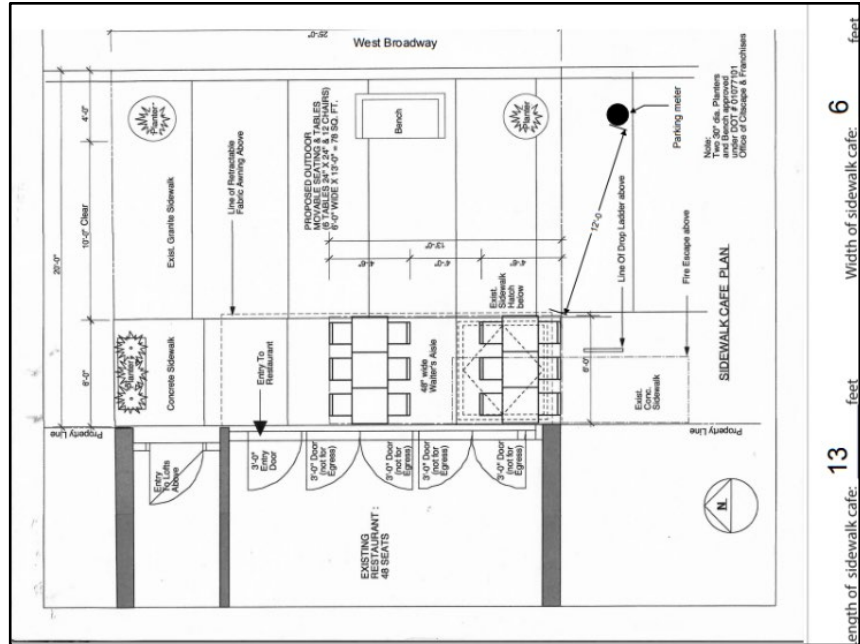
**Revised Roadway Site Plan approved by Licensing Committee**

WHEREAS: Edwards is seeking a sidewalk & roadway cafe permit outside the premises at 136 West Broadway in New York, New York; and

WHEREAS: The hours of operation of the sidewalk & roadway cafe is Monday to Friday 11:00AM - 10:00PM and Saturday to Sunday 10:30AM - 10:00PM; and

WHEREAS: The roadway cafe will have 9 tables with weighted removable umbrellas and 18 chairs with adequate service aisle; and

WHEREAS: The applicant has agreed to place an ADA ramp into the roadway cafe to the left of the sidewalk bench; and



**Original Sidewalk Site Plan approved by Licensing Committee**

WHEREAS: The sidewalk cafe will have 6 tables with 12 chairs with adequate service aisle; 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 applications for a roadway and sidewalk cafes for Edwards located at 136 West Broadway, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

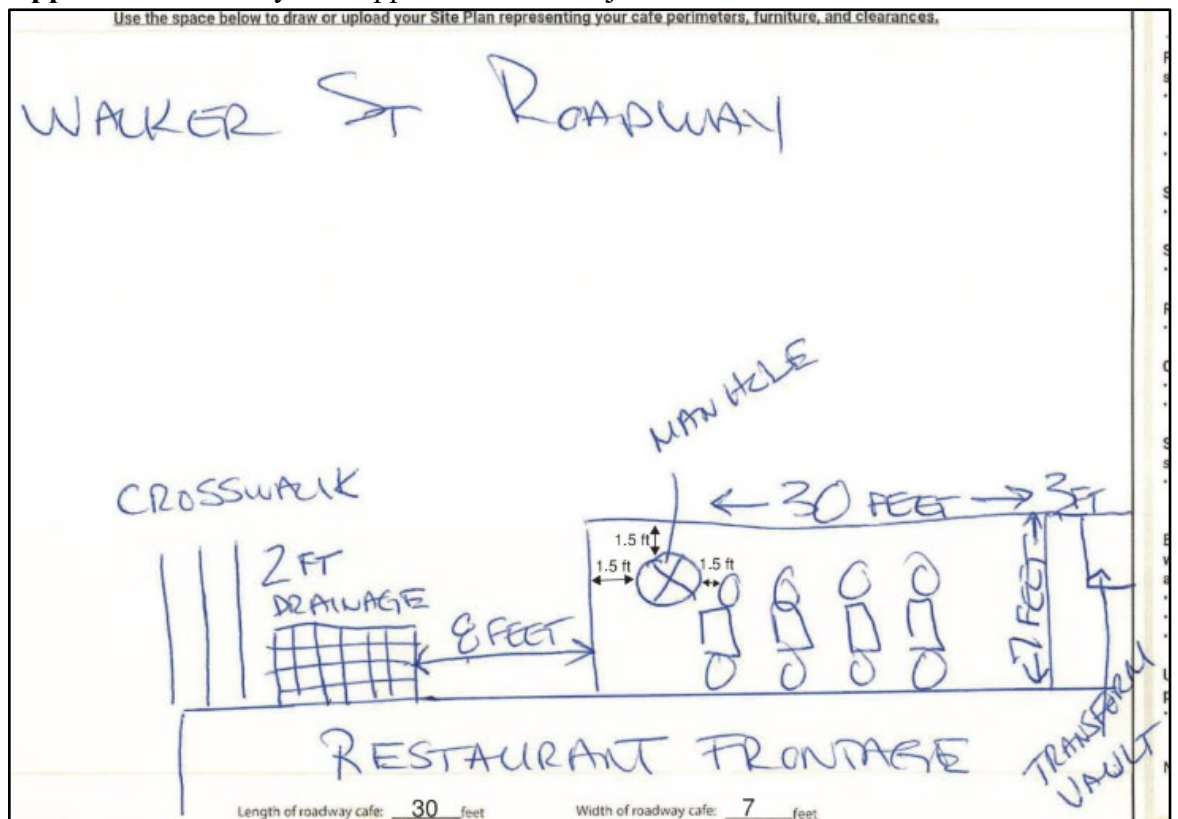
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **Approval of roadway cafe application for Anejo Tribeca at 31 Walker Street**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Anejo Tribeca is seeking a roadway cafe permit outside the premises at 31 Walker Street in New York, New York; and

WHEREAS: The applicant applied to DOT for a roadway cafe on Walker street and on Church Street, however, DOT has only submitted the Walker street roadbed cafe for Community Board review. It is unclear whether this is an intentional denial of the Church Street roadbed cafe by DOT or if it was an oversight in the application they sent over; and

WHEREAS: This resolution will only cover the review of the roadbed cafe on Walker Street as provided to the board by DOT, site plan shown above; and

WHEREAS: The applicant has agreed to withdraw the Walker Street roadbed if the Church Street roadbed is approved by DOT in the future; and

WHEREAS: The hours of operation of the roadway cafe is Monday to Saturday 11:30AM - 12:00AM and Sunday 11:30AM - 7:00PM; and

WHEREAS: The Walker Street roadway cafe will have 4 tables with 8 chairs with adequate service aisle and ADA access; 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 the Walker Street side of the roadway cafe for Anejo Tribeca located at 31 Walker 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: FEBRUARY 25, 2025

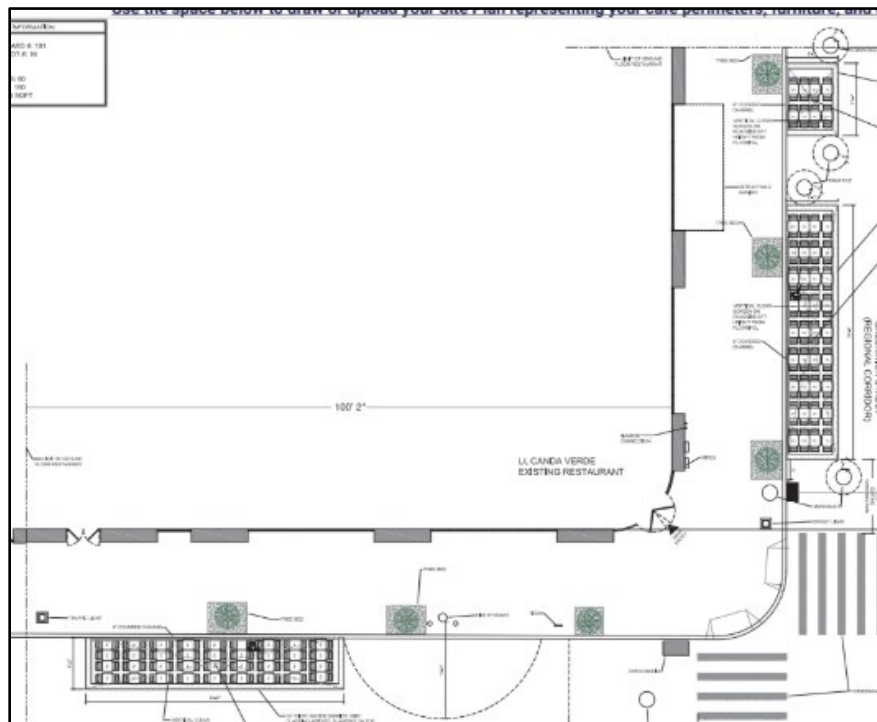
COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	4 Opposed	1 Abstained	0 Recused

RE: **Approval** of roadway cafe application for Locanda Verde at **377 Greenwich Street**

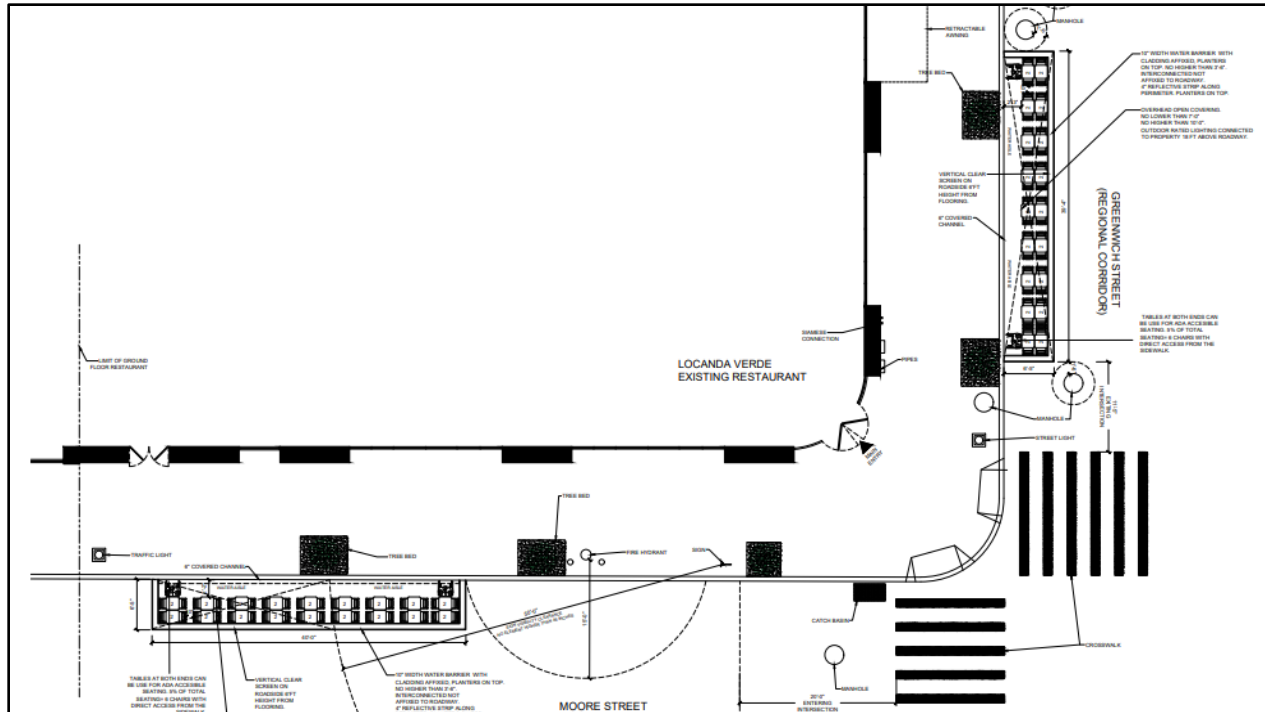
WHEREAS: Locanda Verde is seeking a roadway cafe permit outside the premises at 377 Greenwich Street in New York, New York; and

WHEREAS: The hours of operation of the roadway cafe is daily 7:00AM- 11:00PM; and



**Original Site Plan - not approved**

WHEREAS: The committee was concerned about the compact seating arrangement submitted in the original site plan which did not allow for any service aisles or ADA access. The committee was also concerned about the perceived lack of space between the 80 tables and 160 chairs for patrons to seat themselves; and



### Revised Site Plan approved by Licensing Committee

WHEREAS: The applicant has agreed to the above revised floor plan where the roadway cafe on both Greenwich and North Moore Streets will have not have no more than 36 tables with 72 seats with adequate service aisle and ADA accessibility; and

WHEREAS: There were two sections of roadway cafe on Greenwich Street and the applicant agreed to remove the smaller section to the south as shown in the revised site plan above; 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 for Locanda Verde at 377 Greenwich Street, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

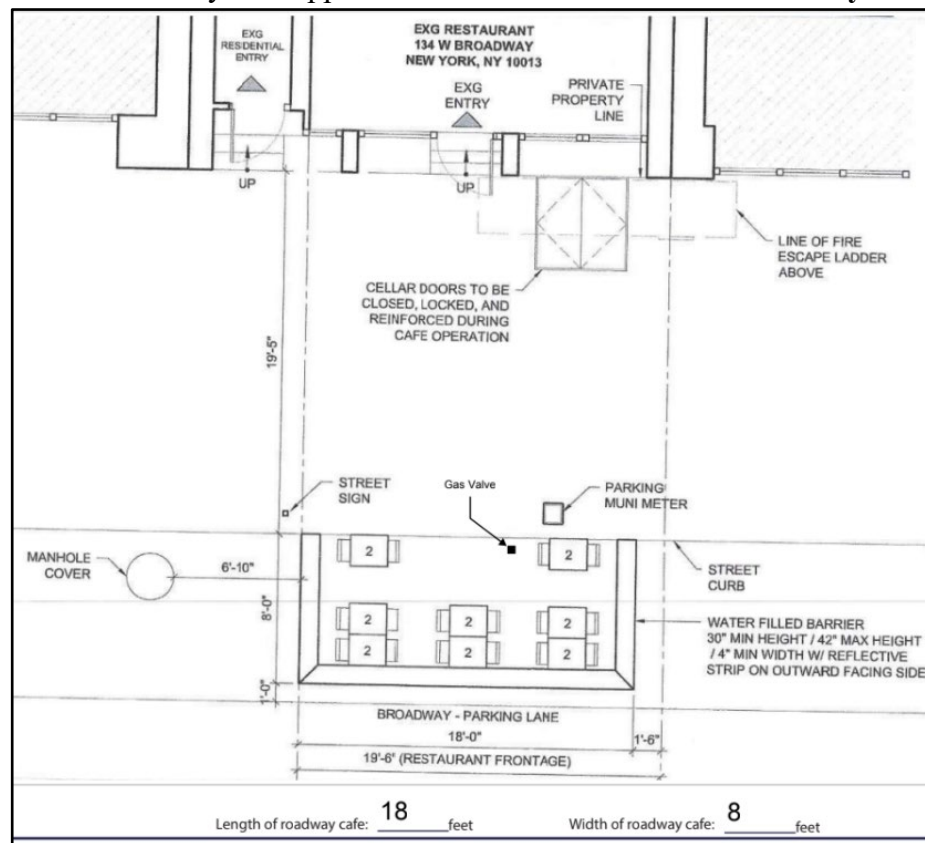
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	1 Opposed	1 Abstained	0 Recused

RE: **Approval of roadway cafe application for Max at 134 West Broadway**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Max is seeking a roadway cafe permit outside the premises at 134 West Broadway 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 hours of operation of the roadway cafe is Sunday to Thursday 5:00PM - 9:30PM and Friday to Saturday 5:00PM - 10:00PM; and

WHEREAS: The roadway cafe will have 8 tables with 16 chairs with adequate service aisle; 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 for Max located at 134 West Broadway, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

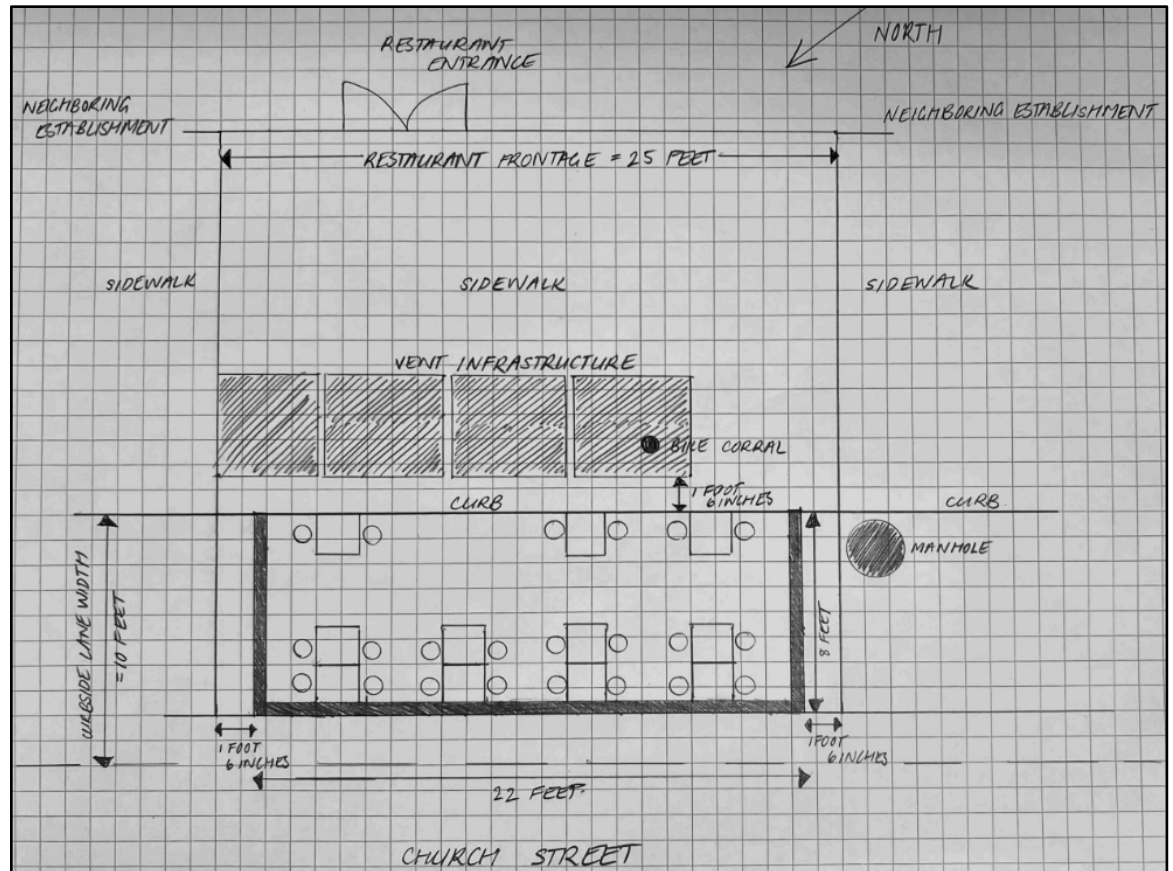
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	2 Opposed	3 Abstained	0 Recused

RE: **Approval of roadway cafe application for Two Hands Tribeca at 251 Church Street**



**Original Site Plan submitted to Licensing Committee**

WHEREAS: Two Hands Tribeca is seeking a roadway cafe permit outside the premises at 251 Church Street 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 hours of operation of the roadway cafe is 8:00AM - 10:00PM daily; and

WHEREAS: CB was concerned about the bike corral placement on the sidewalk, the distance from the cafe perimeter and tables not shown on the site plan. As such the applicant has agreed to relocate the tables nearest to the bike corral further into the cafe to ensure appropriate distance from the bike corral; and

WHEREAS: The roadway cafe will have 11 tables with 22 chairs with adequate service aisle and ADA accessibility; 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 for Two Hands Tribeca located at 251 Church 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: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

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 committee has determined a cabaret license is not needed; and

WHEREAS: The applicant has indicated they will not have any events occupying more than ten floors at a time and has agreed not to host event(s) occupying all licensed floors throughout the building at the same time; and

WHEREAS: The applicant has represented that the maximum capacity per event will not exceed 1037 people since the majority of their events average at 50 people; and

WHEREAS: The committee is concerned about noise resulting from rooftop activity but the applicant has agreed to a capacity of 50 with no music, closing at 8:00PM; 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 6 special weekend events per year with hours of 5:00PM-9:00pm; 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: There is a driveway on Murray Street through to Barclay; and

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

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **78-82 Reade Street**, application for a corporate change to a liquor, wine, beer & cider license for Balcony Cafe Inc dba 1803 NYC

WHEREAS: The applicant, Balcony Cafe Inc dba 1803 NYC at 78-82 Reade Street, is applying for a corporate change to the on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The location is full service restaurant with bar, on ground floor, basement and mezzanine with a total of 3300 square feet, 1 service bar and 4 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,” 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 there will be no changes to the current method of operation; and

WHEREAS: The hours of operation are Monday to Thursday 8:00AM - 12:00AM, Friday to Saturday 8:00AM- 1:00 AM and Sunday 8:00AM - 12:00AM; and

WHEREAS: The applicant intends to apply for DOT sidewalk and roadway cafe seating; and

WHEREAS: The applicant has signed the stipulation 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 Balcony Cafe Inc dba 1803 NYC at 78-82 Reade Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	1 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE:           **87 Walker Street**, application for an alteration to extend closing hours by 1 hour on a liquor, wine, beer & cider license for All Blues Inc dba All Blues

WHEREAS: The applicant, All Blues Inc dba All Blues at 87 Walker Street, is applying for an alteration to extend closing hours by 1 hour on-premise Liquor, Wine, Beer and Cider license; and

WHEREAS: The location is a bar/tavern on the ground floor, with a total of 1700 square feet. There will be a public capacity of 74 people with 1 stand up bars and 3 bathrooms; and

WHEREAS: The committee has agreed to hours of operation Monday to Thursday 12:00PM-1:00AM, Friday and Saturday 12:00PM - 2:00AM and Sunday 12:00PM - 11:00PM; and

WHEREAS: The approval of 2am shall not set a precedent for other locations / businesses, as each application is reviewed on a case by case basis taking a number of criteria into account; and

WHEREAS: There will be no further changes to the current method of operation; 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 All Blues Inc dba All Blues at 87 Walker Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **1 Wall Street Court**, new application and temporary retail permits for wine, beer & cider license and new application and temporary retail permit for a liquor, wine, beer & cider license for Continental Sports Lounge Inc

WHEREAS: The applicant, Continental Sports Lounge Inc at 1 Wall Street Court, is applying for a new application and temporary retail permits for wine, beer & cider license and new application and temporary retail permit for a liquor, wine, beer & cider license for Continental Sports Lounge Inc; 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 sports bar and restaurant, on floors 1 and mezzanine, with a total of 5000 square feet. There will be a public capacity of 207 people with 1 stand up bars and 3 bathrooms, 1 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 agreed to hours of operation Monday to Wednesday 12:00PM - 12:00AM, Thursday to Saturday 12:00PM- 1:00AM, Sunday 12:00PM - 11:30PM; and

WHEREAS: The applicant has represented that there will be recorded background music from 13 sonos speakers in the ceiling, 80 TVs for sports viewing and windows will be closed; and

WHEREAS: Delivery of goods and services will be received during the day; and

WHEREAS: The applicant has indicated that containerized garbage is located in a designated room in the mezzanine and pick-up will be Monday to Saturday 11:00PM- 12:00AM; and

WHEREAS: The applicant has agreed to a traffic plan on Water Street where a designated staff member will be posted to monitor the outside to prevent loitering and traffic buildup, there will also be signage posted in the establishment, designating pickup on Water Street only; 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 will withdraw the wine, beer and cider application once the temporary permit for the full liquor license is issued; and

WHEREAS: The applicant has signed the stipulation 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 Continental Sports Lounge Inc at 1 Wall Street Court, **unless** the applicant complies with the limitations and conditions set forth above.

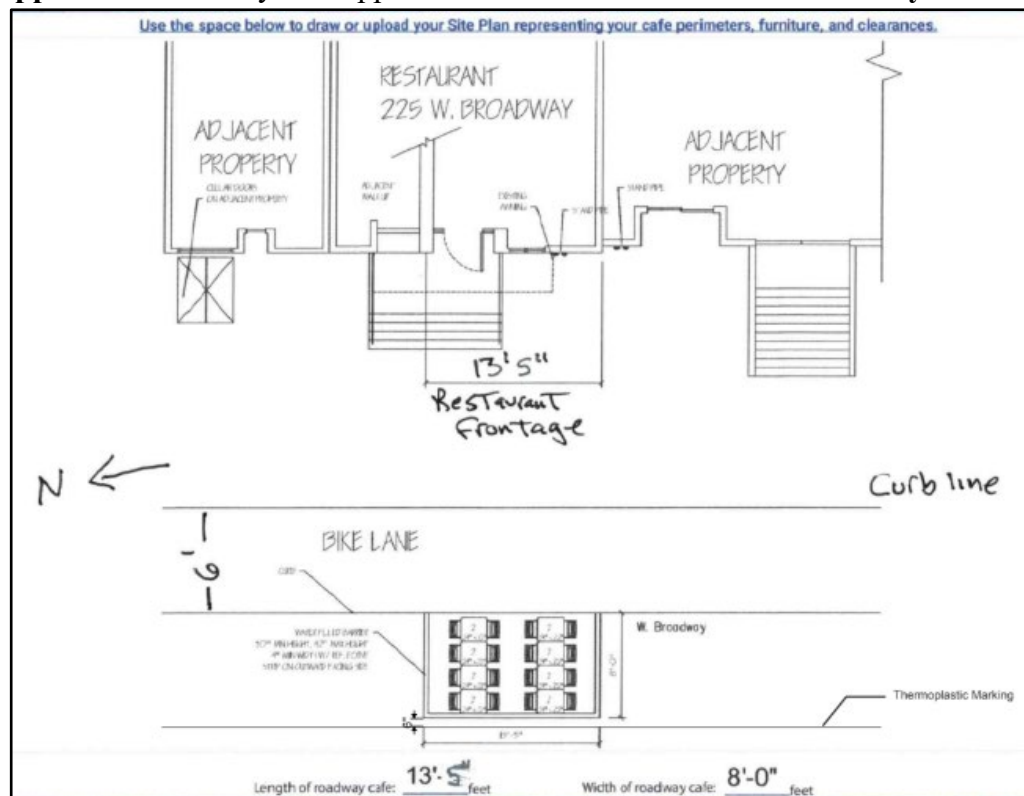
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	9 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	5 Opposed	1 Abstained	0 Recused

RE: **Approval of roadway cafe application for Terra at 225 West Broadway**



**Original Site Plan approved by Committee**

WHEREAS: Terra is seeking a roadway cafe permit outside the premises at 225 West Broadway in New York, New York; and

WHEREAS: The applicant has stated there will be no sidewalk cafe application in the future; and

WHEREAS: The hours of operation of the roadway cafe is Sunday 11:30AM - 10:00PM, Monday to Thursday 11:30AM - 11:30PM and 11:30AM - 12:00AM Friday and Saturday

WHEREAS: The roadway cafe will have 8 tables with 16 chairs with adequate service aisle and ADA accessibility; and

WHEREAS: The garbage cans are stored in the basement until time for garbage pickup; 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 for Terra located at 225 West Broadway, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

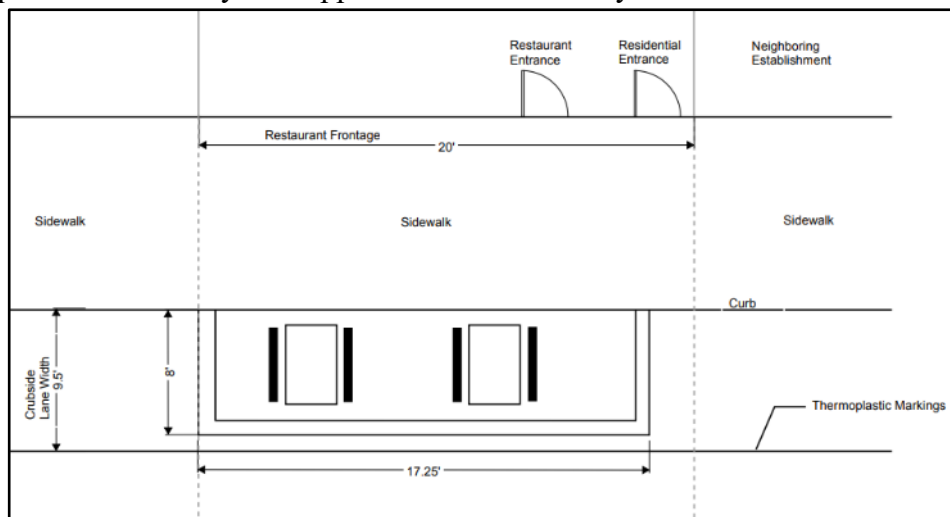
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	3 Opposed	1 Abstained	1 Recused

RE: **Approval of roadway cafe application for Hideaway at 185 Duane Street**



**Original Site Plan approved by Committee**

WHEREAS: Hideaway is seeking a roadway cafe permit outside the premises at 185 Duane Street in New York, New York; and

WHEREAS: The applicant will not be applying for a sidewalk cafe because the available space is too narrow; and

WHEREAS: The hours of operation of the roadway cafe is Tuesday to Saturday 12:00PM - 12:00PM, Sunday 12:00PM - 10:00PM, Monday 3:00PM - 12:00AM; and

WHEREAS: This roadway cafe will have two picnic tables with a total of four benches, with the optional addition of secure umbrellas with a weighted base; and

WHEREAS: The establishment will be adding a ramp to make the roadway cafe ADA compliant since the sidewalk is a few inches higher than the roadway cafe; and

WHEREAS: The garbage cans are stored in the basement until after 10:00PM at which time it is brought up for garbage pickup; 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 for Hideaway located at 185 Duane Street, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

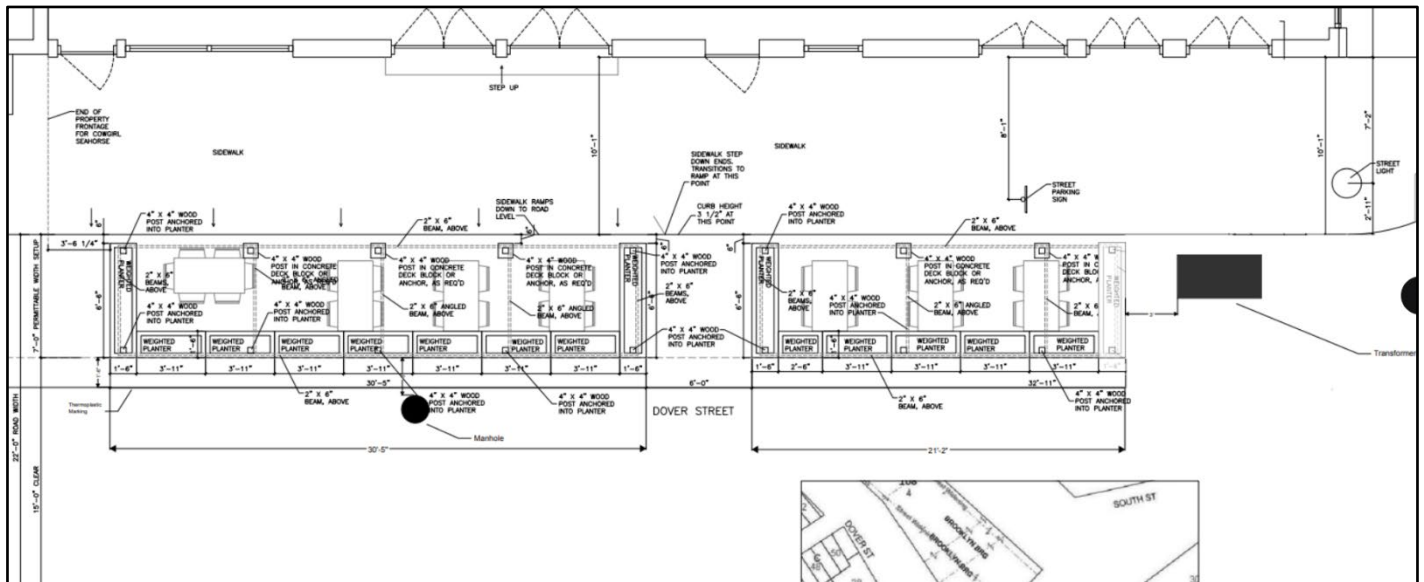
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	3 Opposed	1 Abstained	0 Recused

RE: **Approval of roadway cafe application for Cowgirl Seahorse at 259 Front Street**



**Original Site Plan approved by Committee**

WHEREAS: Cowgirl Seahorse is seeking a roadway cafe permit outside the premises at 259 Front Street in New York, New York; and

WHEREAS: The applicant will not be applying for a sidewalk cafe because there isn't enough clearance available; and

WHEREAS: The hours of operation of the roadway cafe is Monday to Friday 11:30AM - 12:00AM and Saturday to Sunday 11:00AM - 10:00PM; and

WHEREAS: The roadway (30ft) cafe to the left on the above site plan is already accessible and the roadway (21ft) cafe to the right will have a ramp installed for ADA accessibility. There is 6ft clearance between the two cafe perimeters; and

WHEREAS: The roadway cafes will have a total of 7 tables with 28 chairs with adequate service aisle and removable weighted umbrellas; and

WHEREAS: DOT has assisted the applicant with adjustments to their site plan to ensure that there is enough street clearance for emergency vehicles. Site plan shown above is the final approved DOT plan after all changes; and

WHEREAS: The establishment has a room dedicated for storing their garbage in addition to 3 sealed containers along the side of the building; and

WHEREAS: The committee is requesting no other changes and 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 for Cowgirl Seahorse located at 259 Front Street, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

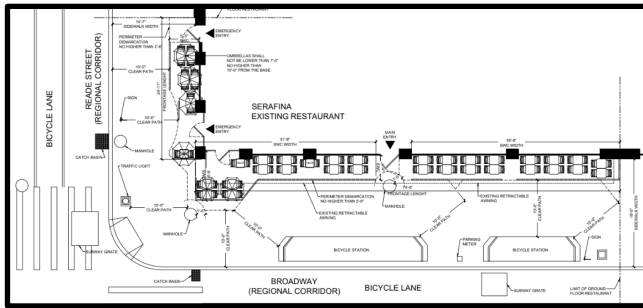
# COMMUNITY BOARD 1 – MANHATTAN RESOLUTION

DATE: FEBRUARY 25, 2025

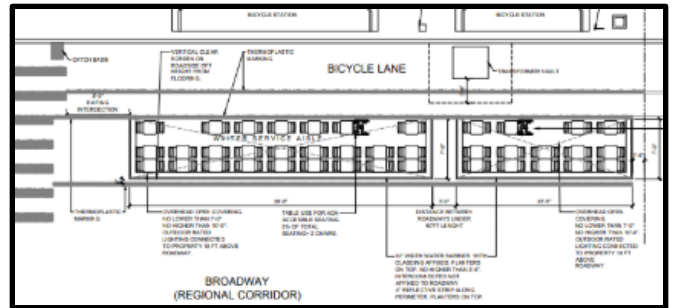
COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	3 Opposed	9 Abstained	0 Recused

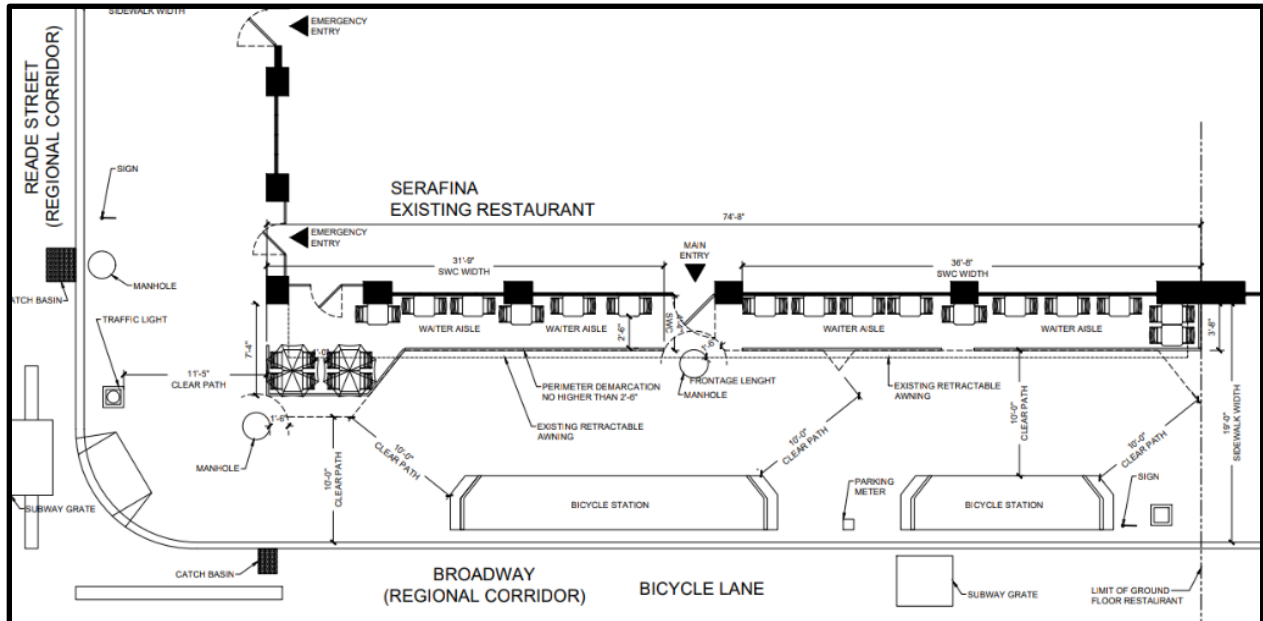
RE: **Approval of roadway and sidewalk cafe application for Serafina Tribeca at 113 Reade Street**



**Original Sidewalk Site Plan**



**Original Roadway Cafe Plan**



**Revised Sidewalk Cafe Site Plan approved by Committee**

- WHEREAS: Serafina Tribeca is seeking a roadway and sidewalk cafe permit outside the premises at 113 Reade Street in New York, New York; and
- WHEREAS: The applicant was applying for a roadway cafe in two sections separated by a 3ft clearance with a total of 84 seats and sidewalk cafe with 72 seats, while current indoor capacity is 98 seats on the main floor, 105 seats on the second floor and 65 on the rooftop for a total current customer capacity of 268 people; and
- WHEREAS: The committee is very concerned about the establishment expanding their total seating with a combined roadway and sidewalk cafe seating of 156 seats, which is over half the current indoor customer seating capacity; and
- WHEREAS: The applicant stated that they previously had 35 seats on the sidewalk and 80 seats the on roadway; and
- WHEREAS: The committee expressed concern that the number of prior outdoor seats was still too excessive; and
- WHEREAS: The premises only has 3 standard bathrooms on the second floor plus one ADA bathroom on the ground floor for a total of 4 customer bathrooms; and
- WHEREAS: The committee is concerned that the lack of bathrooms available for a combined total of indoor and outdoor seating for 424 people with only 4 bathrooms is not adequate. NY State: "at least 1 water closet be provided for each 25 occupants "for the first 50 and 1 per 50 for the remainder exceeding 50" in a Business occupancy." <https://dos.ny.gov/system/files/documents/2021/05/tb-2011-required-toilet-facilities-based-on-occupancy.pdf>; and
- WHEREAS: After much discussion, the applicant has stated that they are willing to work with the community board and prefer to prioritize the sidewalk cafe by withdrawing the roadway cafe application; and
- WHEREAS: The applicant has agreed to withdraw both the roadway cafe and the sidewalk seating on Reade Street; and
- WHEREAS: The applicant is willing to comply with the committee's suggested sidewalk seating on Broadway of 40 seats which is more than the 35 seats they had previously on the sidewalk during the temporary outdoor seating program; and
- WHEREAS: An updated site plan has been provided; and
- WHEREAS: The hours of operation of the sidewalk cafe is 7:00AM - 11:00PM daily; 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: The applicant Serafina Tribeca located at 113 Reade Street, New York has agreed to withdraw the roadway cafe application, while the Community Board approves only the application for sidewalk cafe with 40 seats on Broadway.



THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for a sidewalk cafe for Serafina Express located at 30 Broad Street, New York.

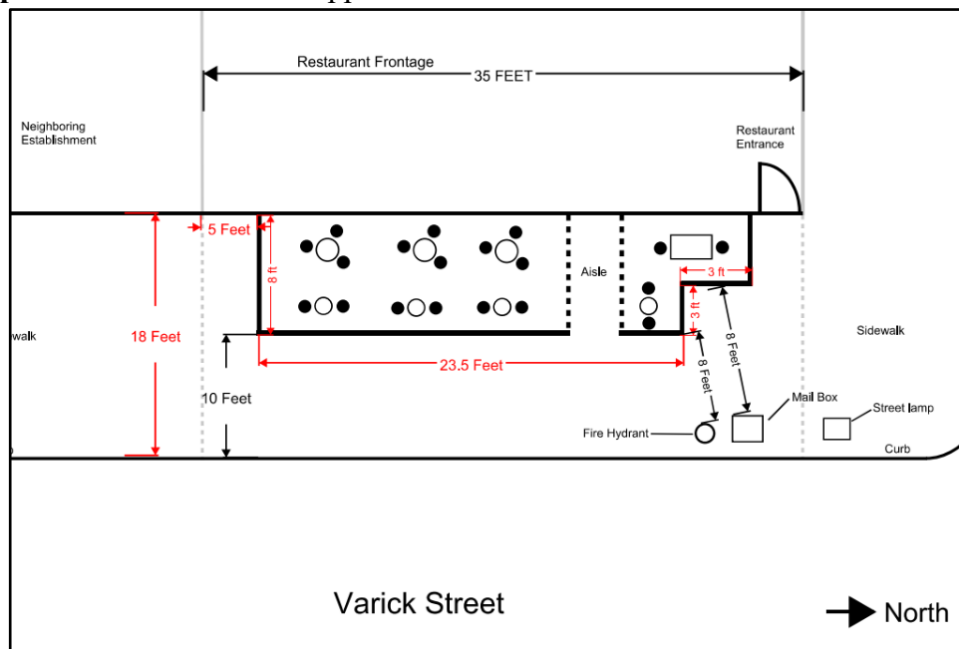
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

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



**Original Site Plan submitted to Committee**

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

WHEREAS: The applicant has already applied for a roadway cafe which was approved by the Community Board in a separate application; and

WHEREAS: The hours of operation of the sidewalk cafe is Monday to Sunday 10:00AM - 10:00PM; and

WHEREAS: There was some concern regarding the grates on the sidewalk (not shown on the site plan above) as that takes up some of the pedestrian pathway width. The

applicant stated that there will be enough clear path between the cafe perimeter and the grates; and

WHEREAS: There was also opposing views on the committee regarding the grates, as it was stated that has been the state of the sidewalk for the last five years; and

WHEREAS: CB was concerned about the planter sizes and placement on the sidewalk and the applicant has stated that they are in the process of selecting smaller planters that will be repositioned and replanted with smaller plants for the purposes of not obstructing pedestrian pathway; and

WHEREAS: The sidewalk cafe will have 8 tables with 19 chairs with adequate service aisle; 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 sidewalk cafe for Walkers located at 16 North Moore, New York.

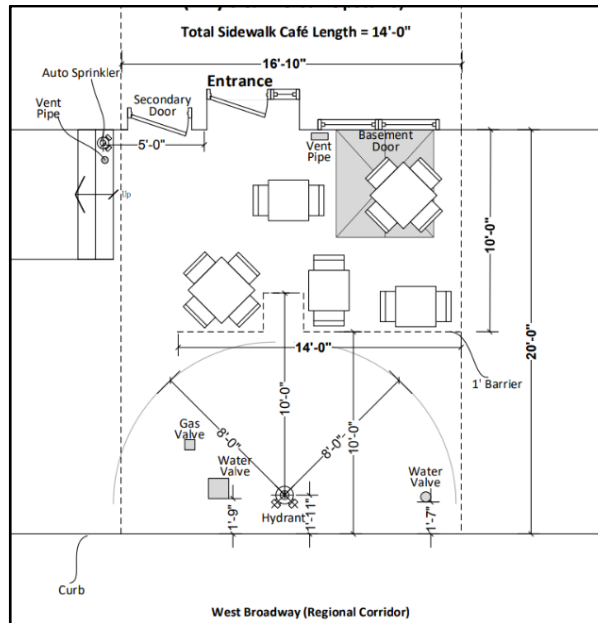
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for Tiny's and the Bar Upstairs at 135 West Broadway**



**Original Site Plan approved by Committee**

WHEREAS: Tiny's and the Bar Upstairs is seeking a sidewalk cafe permit outside the premises at 135 West Broadway in New York, New York; and

WHEREAS: The applicant has previously had a roadway cafe during the temporary program but no longer has any intention of applying for a roadway cafe in the future; and

WHEREAS: The hours of operation of the sidewalk cafe is Monday to Tuesday 11:00AM-9:30PM, Wednesday to Friday 11:00AM-10:30PM, Saturday 10:30AM-10:30PM and Sunday 10:30AM - 9:30PM; and

WHEREAS: The sidewalk cafe will have 5 tables with 14 chairs with adequate service aisle; 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 sidewalk cafe for Tiny's and the Bar Upstairs located at 135 West Broadway, New York.

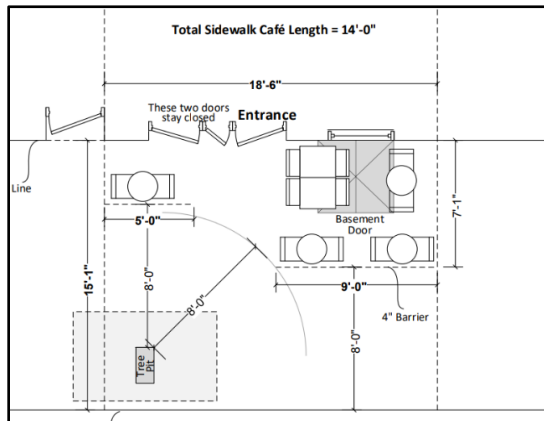
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for Smith & Mills at 71 North Moore**



**Updated Site Plan approved by Committee**

WHEREAS: Smith & Mills is seeking a sidewalk cafe permit outside the premises at 71 North Moore Street in New York, New York; and

WHEREAS: The applicant will not be applying for roadway cafe; and

WHEREAS: The hours of operation of the sidewalk cafe is Monday to Saturday 4:00PM - 11:00PM and Sunday 3:00PM - 10:00PM; and

WHEREAS: The sidewalk cafe will have 5 tables with chairs with adequate service aisle; 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 sidewalk cafe for Smith & Mills located at 71 North Moore Street, New York.

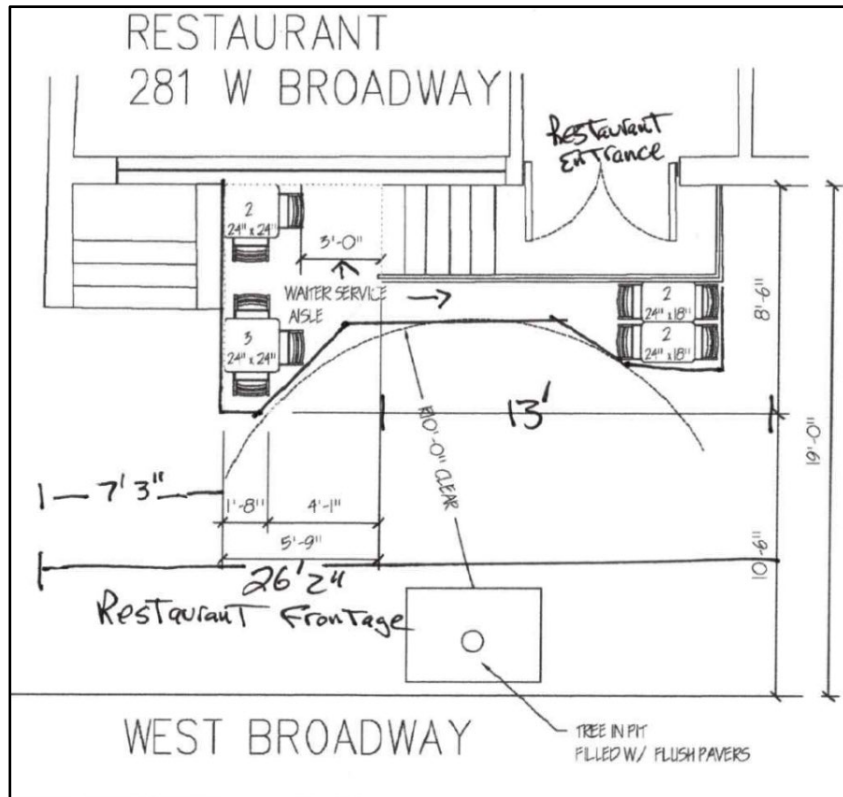
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 25, 2025

COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	2 Opposed	6 Abstained	0 Recused

RE: **Approval** of sidewalk cafe application for Pepolinos at 281 West Broadway



**Original Site Plan approved by Committee**

WHEREAS: Pepolinos is seeking a sidewalk cafe permit outside the premises at 281 West Broadway in New York, New York; and

WHEREAS: There will be no roadway cafe; and

WHEREAS: The hours of operation of the sidewalk cafe is Sunday to Thursday 12:00PM - 10:00PM and Friday and Saturday 12:00PM - 10:30PM; and

WHEREAS: CB is concerned that this sidewalk cafe is located at a highly trafficked corner at West Broadway and Lispenard Street at the entrance of the A,C and E Subway and asks DOT be vigilant in their review and enforcement at this location; and

WHEREAS: The applicant has agreed to a sidewalk cafe, demarcated by rope stanchions with a maximum of 4 tables and 9 chairs with an adequate service aisle, clearance from existing tree bed on West Broadway and adequate clearance from the A, C, E subway entrance; and

WHEREAS: The applicant stated that the tables they will use will be smaller than the dimensions of the 24"x24" tables shown in the site plan; and

WHEREAS: The applicant stated that the sanitation containers currently at the south end of the site located on the sidewalk do not belong to Pepolinos and that Pepolino's sanitation containers are stored inside the restaurant; and

WHEREAS: The minimum clearance required from the tree bed on West Broadway must be 8ft, and the applicant notes they have provided the public with an additional 2ft of clearance in the site plan; 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 sidewalk cafe for Pepolinos located at 281 West Broadway, assuming the aforementioned conditions are met.