

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: ENVIRONMENTAL PROTECTION

COMMITTEE VOTE:	7 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	2 Abstained	0 Recused

RE: Fidi and Seaport Climate Resilience Master Plan

WHEREAS: Manhattan Community Board 1 (CB1) has previously submitted multiple resolutions providing commentary on the Fidi and Seaport Climate Resilience Plan<sup>1, 2, 3, 4, 5, 6</sup>; and

WHEREAS: On February 20, 2025, representatives from the Economic Development Corporation (EDC) presented updated information on the original Fidi and Seaport Climate Resilience plans to the CB1 Environmental Protection Committee; and

WHEREAS: The EDC presentation covered four primary areas: Resilient Ferry Hub, Multi-Level Waterfront Park (Pier 11), Seaport Piers, and The Battery Southern Tie-In; and

WHEREAS: CB1 has carefully reviewed these proposed updates and developed comprehensive recommendations to improve the plan's community benefits, environmental sustainability, and public accessibility; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 strongly urges the EDC and all associated agencies to incorporate the following recommendations in the next phase of planning:

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<sup>1</sup> [2025-02 Support for FiDi-Seaport Climate Resilience Project Funding in the NYC FY25–26 Budget](#)

<sup>2</sup> [2023-03 Manhattan Community Board 1 Guiding Principles for Lower Manhattan Coastal Resiliency](#)

<sup>3</sup> [2022-10 New Market Building Community Center](#)

<sup>4</sup> [2022-07 Manhattan Community Board 1 Review of the Lower Manhattan Coastal Resiliency Battery Project for the Public Design Commission](#)

<sup>5</sup> [2021-09 Lower Manhattan Coastal Resiliency: Battery Wharf](#)

<sup>6</sup> [2020-06 Lower Manhattan Resiliency Planning During the Pandemic and After](#)

### **Funding and Community Engagement**

1. Commit explicit funding to ensure comprehensive and integrated resilient efforts
2. Expand public space while protecting the waterfront
3. Conduct more robust community outreach during early design phases, particularly before 30% design completion

### **Design and Environmental Considerations**

1. Modify plans to:
  - Increase open green areas for passive and recreational use
  - Prioritize nature-based resiliency strategies
  - Reduce hardscape
  - Increase tree coverage to mitigate heat island effect
2. Improve presentation materials to include:
  - Detailed location and integration strategies for deployable elements
  - Ground-level and pedestrian perspective 3D drawings
  - Comprehensive schematic designs with programming details
  - Clear integration plans for the Seaport Coast Resiliency project

### **Specific Area Recommendations**

#### **Resilient Ferry Hub**

1. Ensure adequate space for Governors Island Ferry
2. Reimagine Battery Maritime Terminal as a public resource
3. Integrate a usable, publicly accessible green roof
4. Explore relocating Pier 6's Heliport from residential areas
5. Consider security checkpoint designs
6. Investigate potential for Statue of Liberty and Ellis Island tour boat integration

#### **Multi-Level Waterfront Park (Pier 11)**

1. Increase open public space
2. Provide adequate pedestrian access
3. Create areas for passive and active recreation
4. Consider relocating the Regional and Local Ferry Terminal to optimize public space

#### **Seaport Piers**

1. Preserve and enhance existing piers, specifically:
  - Maintain Pier 15
  - Consider reintroducing Piers 13 and 14
  - Add Pier 19 with two-story design
2. Conduct comprehensive engineering and structural surveys of Piers 15 and 16
3. Ensure full public access to piers and prohibit use of party/tourist boats
4. Create clear visual paths and access points
5. Develop a wharf to accommodate historic and emergency vessels

### **The Battery Southern Tie-In**

1. Engage the public extensively before finalizing alignment
2. Use diverse outreach methods, including social media and on-site posters
3. Thoroughly review all alignment options
4. Minimize impact on existing gardens and natural surroundings
5. Collaborate with Battery Park Conservancy to select least-invasive flood barrier system

BE IT

FURTHER

RESOLVED

THAT: Manhattan Community Board 1 requests EDC to provide detailed responses to these recommendations and incorporate community feedback into the next iteration of the Fidi and Seaport Climate Resilience Master Plan.

COMMUNITY BOARD 1 – MANHATTAN  
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DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	26 In Favor	9 Opposed	3 Abstained	0 Recused

RE: **35 Wall Street**, application for a new application for an adult use retail dispensary license for **Sai enterprise LLC dba Bull Run**

WHEREAS: The applicant, **Sai enterprise LLC dba Bull Run** is applying for a new application for an adult use dispensary license on the first floor at 35 Wall Street and has already received a Conditional Adult-use Retail Dispensary (CAURD) license from the Office of Cannabis Management (OCM), #OCMCAURD-2022-000327; and

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

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

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

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

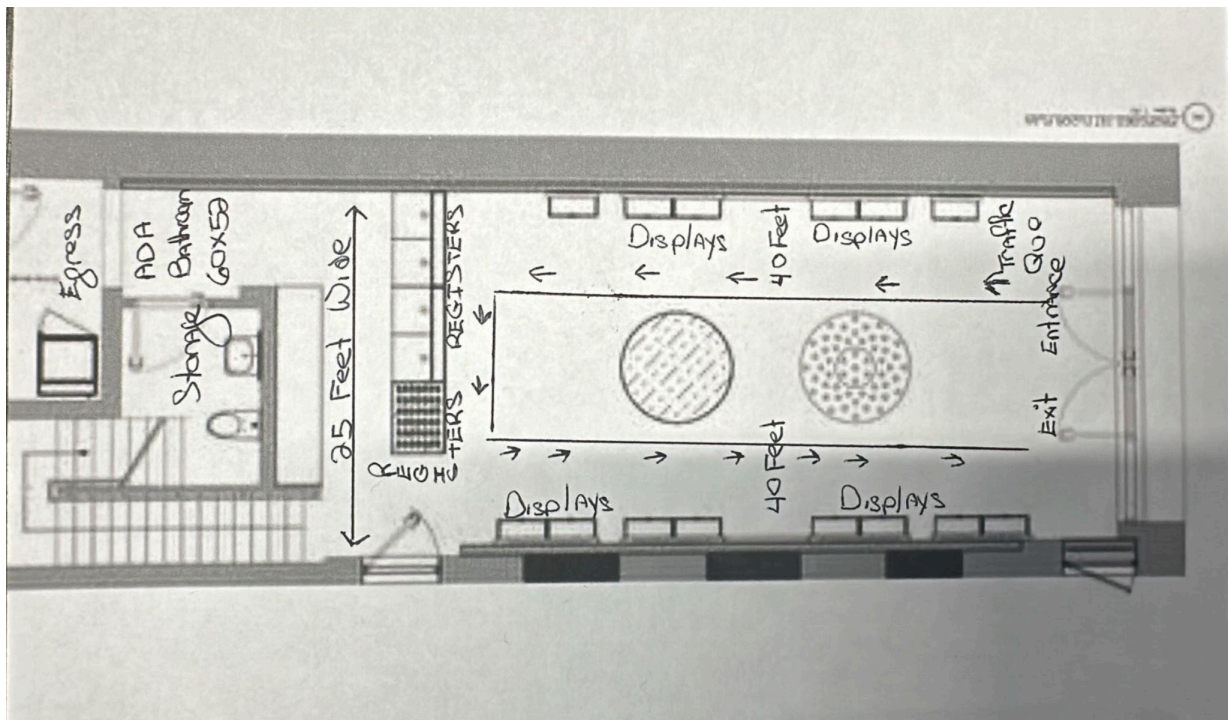
WHEREAS: The applicant intends to have a walking delivery service during the hours of operation, any bicycle personnel in future will be made aware of DOT bicycle rules and will not store any delivery bikes outside; and

WHEREAS: The applicant intends to apply for on-site consumption in the future and agrees to come back to the community board and has also represented that there is no interest in applying for any additional cannabis license types in the future; and

WHEREAS: OCM allows dispensaries to operate between the hours of 8am-2am. With consideration of the community and board, the applicant has agreed to hours of operation **10:00AM-8:00PM** daily; and

WHEREAS: The establishment intends to be a cannabis retail location with a total of 2000 square feet, public occupancy of 76 persons, occupying the first floor; and

WHEREAS: The applicant has agreed to the committee's request to provide a floorplan; and



### Floor Plan

WHEREAS: The applicant has indicated that there will be no music and no queuing outside the establishment; and

WHEREAS: The applicant represented that they will not be a Cannabis events organizer and will have zero events or buyouts; and

WHEREAS: The applicant represented that they will employ security company, Rebel Security; and

WHEREAS: The community board requests that all cannabis products are labeled appropriately, clearly displaying their THC levels; and

WHEREAS: The community board received 60 petition signatures against this establishment from the residents of 37 Wall Street and 11 signatures in favor of the business from various addresses; and

WHEREAS: The community board urges the applicant to use only the lowest possible range of THC levels available; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation is considered a “large venue” by the community board and will be subject to additional stipulations if capacity is exceeded; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application for an adult use retail dispensary license for **Sai enterprise LLC Bull Run**, **unless** the applicant complies with the limitations and conditions set forth above.

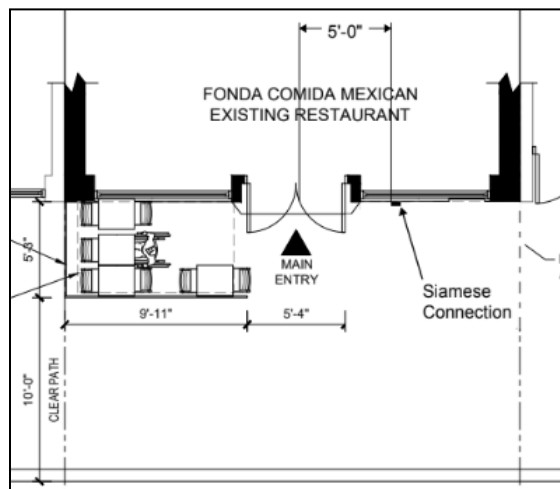
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DATE: MARCH 25, 2025

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COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of Sidewalk cafe application for Fonda at 139 Duane Street**



Original site plan

WHEREAS: Fonda is seeking a sidewalk cafe permit outside the premises at 139 Duane in New York, New York; and

WHEREAS: The committee approved hours of operation Sunday 4:00PM-9:00PM, Friday and Saturday 4:00PM-10:30PM, Monday to Thursday 4:00PM-10:00PM; and

WHEREAS: The cafe will have 3 tables with 6 seats 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 sidewalk cafe for Fonda located at 139 Duane Street.





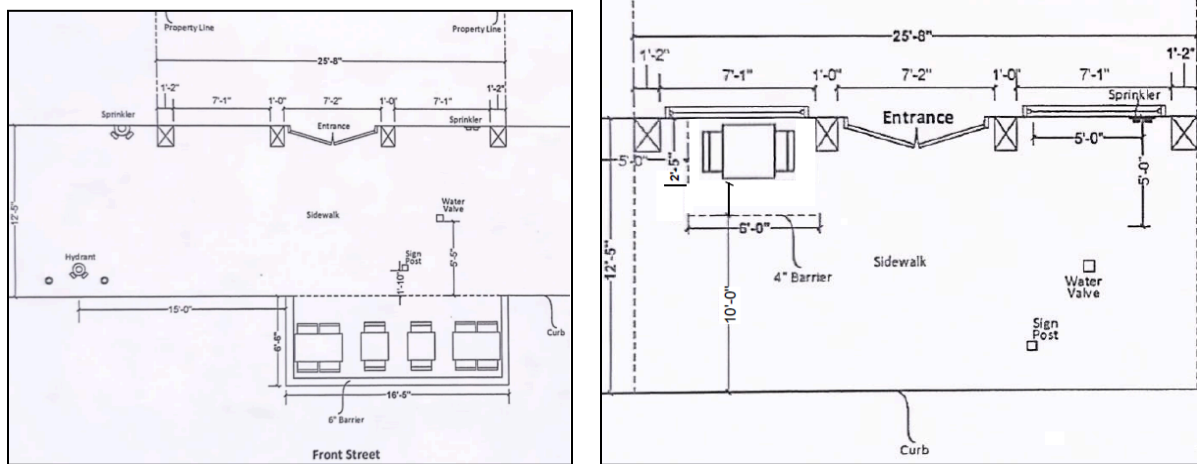
COMMUNITY BOARD 1 – MANHATTAN  
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COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	2 Opposed	0 Abstained	0 Recused

RE: **Approval of Roadway cafe and Sidewalk cafe application for Il Brigante at 214 Front Street**



**Original Roadway Site Plan and Sidewalk Site Plan approved**

- WHEREAS: Il Brigante is seeking a roadway cafe and sidewalk cafe permit outside the premises at 214 Front Street in New York, New York; and
- WHEREAS: The hours of operation of the roadway cafe and the sidewalk cafe is Sunday to Thursday 12:00PM-11:00PM and Friday to Saturday 12:00PM - 11:30PM; and
- WHEREAS: The roadway cafe will have 4 tables with 12 chairs and the sidewalk cafe will have 1 table with 2 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 and sidewalk cafe for Il Brigante located at 214 Front Street, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

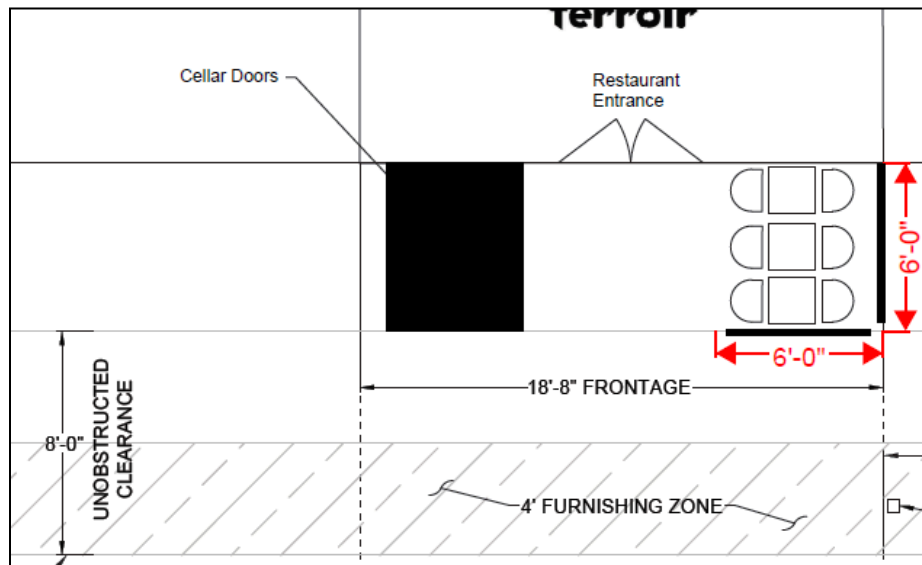
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COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

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



**Original Site Plan approved by Licensing Committee**

WHEREAS: Terroir Tribeca is seeking a sidewalk cafe permit outside the premises at **24 Harrison Street** in New York, New York; and

WHEREAS: The hours of operation of the sidewalk cafe is Sunday 4:00PM - 9:00PM, Monday 4:00PM - 10:00PM, Tuesday to Saturday 4:00PM - 12:00AM ; and

WHEREAS: The sidewalk cafe will have 3 tables with 6 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 sidewalk cafe for Terroir Tribeca located at 24 Harrison Street.

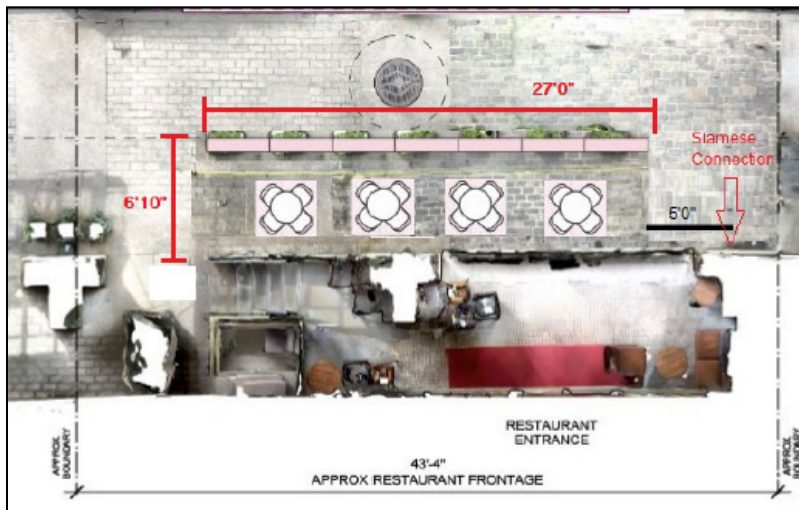
COMMUNITY BOARD 1 – MANHATTAN  
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COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

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



**Original Site Plan approved by Licensing Committee**

WHEREAS: Brandy's Library Lounge is seeking a sidewalk cafe permit outside the premises at 25 North Moore Street in New York, New York; and

WHEREAS: The hours of operation of the sidewalk cafe is 4:00PM - 9:00PM, Monday to Saturday 4:00PM -12:00AM, Sunday closed; and

WHEREAS: The sidewalk cafe will have 4 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 sidewalk cafe for Brandy's Library Lounge located at 25 North Moore Street.

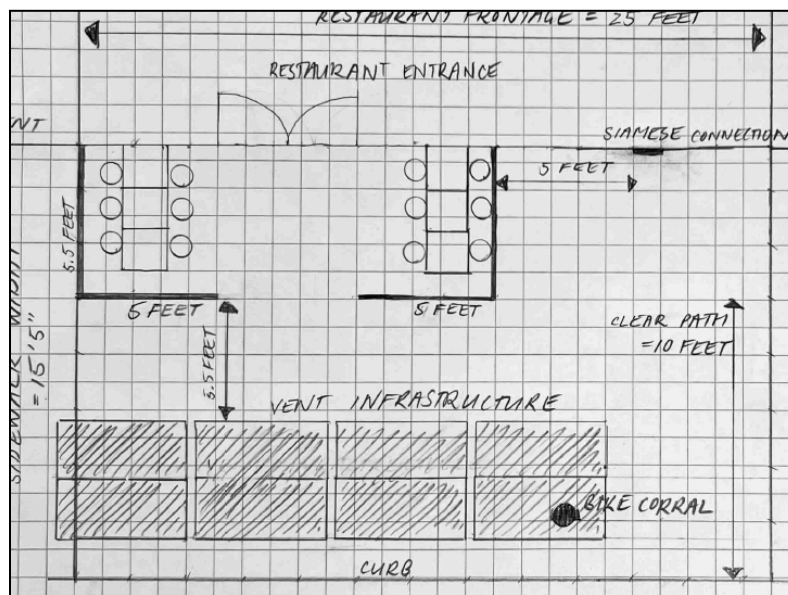
COMMUNITY BOARD 1 – MANHATTAN  
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COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	1 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	28 In Favor	1 Opposed	9 Abstained	0 Recused

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



**Original Site Plan approved by Licensing Committee**

WHEREAS: Two Hands Tribeca is seeking a sidewalk cafe permit outside the premises at 251 Church Street in New York, New York; and

WHEREAS: The establishment is located in an older building (grandfathered in) without ADA access to bathrooms. The applicant has stated that bathroom access will require assistance down to the lower level where their bathrooms are located; and

WHEREAS: The applicant stated that they are currently in negotiations with the owner to provide ADA access to the bathrooms; and

WHEREAS: The hours of operation of the sidewalk cafe is 8:00AM - 9:00PM daily; and

WHEREAS: The sidewalk cafe will have 6 tables with 12 chairs with adequate service aisle and ADA seating; 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 Two Hands Tribeca located at 251 Church Street.

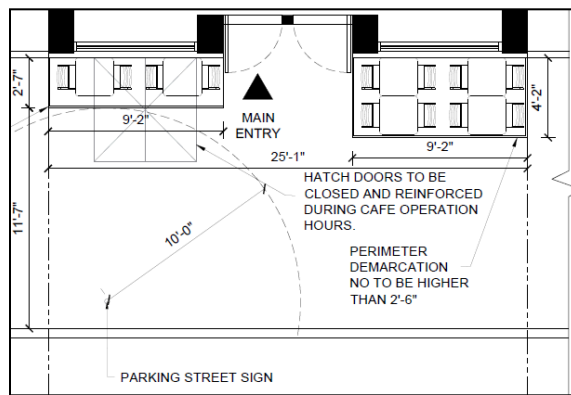
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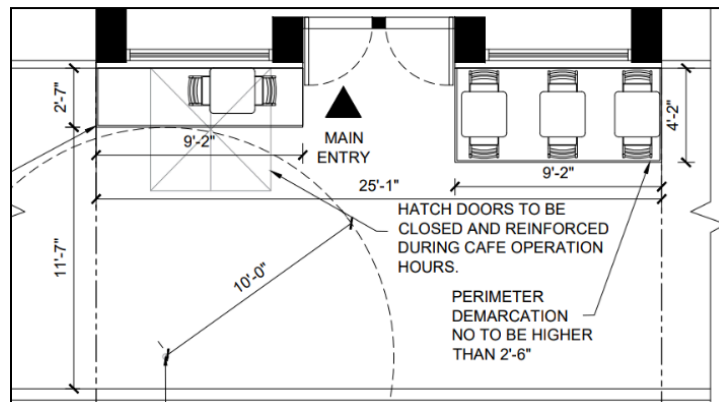
COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **Approval of sidewalk cafe application for Takahachi Tribeca at 145 Duane Street**



**Original Site Plan**



**Updated Site Plan Approved by Licensing Committee**

WHEREAS: Takahachi Tribeca is seeking a sidewalk cafe permit outside the premises at 145 Duane Street in New York, New York; and

WHEREAS: The applicant will not apply for roadway cafe; and

WHEREAS: The hours of operation of the sidewalk cafe is 5:00PM - 10:00PM daily; and

WHEREAS: The sidewalk cafe will have 4 tables with 8 chairs with adequate service aisle and ADA seating; 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 Takahachi Tribeca located at 145 Duane Street.



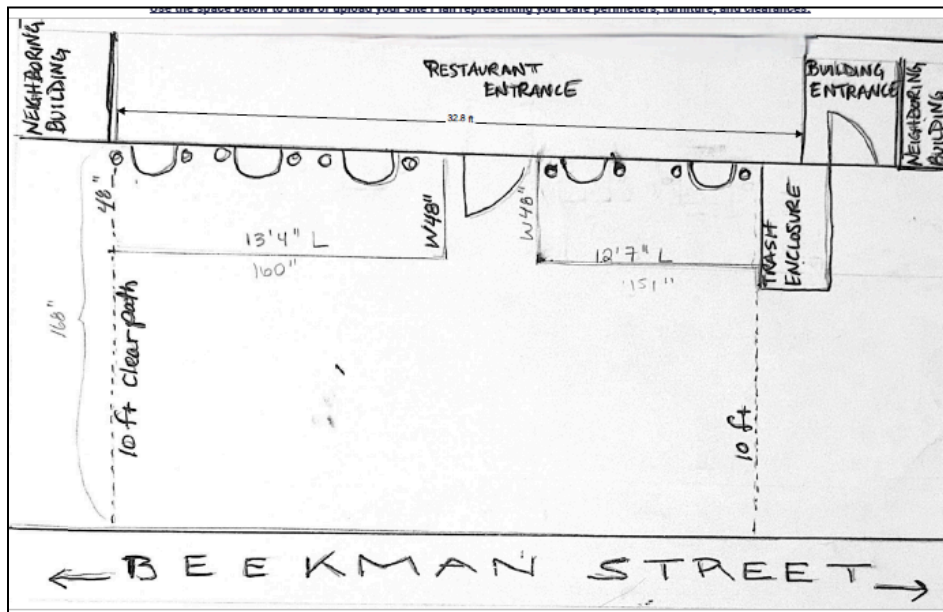
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COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

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



**Original Site Plan approved by Licensing Committee**

WHEREAS: Fresh Salt is seeking a sidewalk cafe permit outside the premises at 146 Beekman Street in New York, New York; and

WHEREAS: Applicant was previously approved for roadbed seating; and

WHEREAS: The hours of operation of the sidewalk cafe is Sunday to Tuesday 4:00PM - 11:00PM and Wednesday to Saturday 4:00PM-12:00AM; and

WHEREAS: The sidewalk cafe will have 5 tables with 10 chairs with adequate service aisle and ADA seating; 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 Fresh Salt located at 146 Beekman Street.

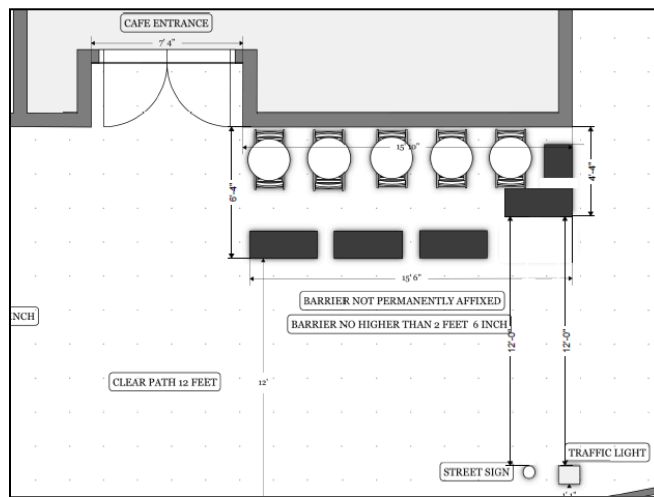
COMMUNITY BOARD 1 – MANHATTAN  
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COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **Approval of sidewalk cafe application for Think Coffee at 350 Broadway**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Think Coffee is seeking a sidewalk cafe permit outside the premises at 350 Broadway in New York, New York; and

WHEREAS: The applicant will not apply for roadway cafe; and

WHEREAS: The hours of operation of the sidewalk cafe is 8:00AM - 6:00PM daily; and

WHEREAS: The sidewalk cafe will have 5 tables with 10 chairs with 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 Think Coffee located at 350 Broadway.

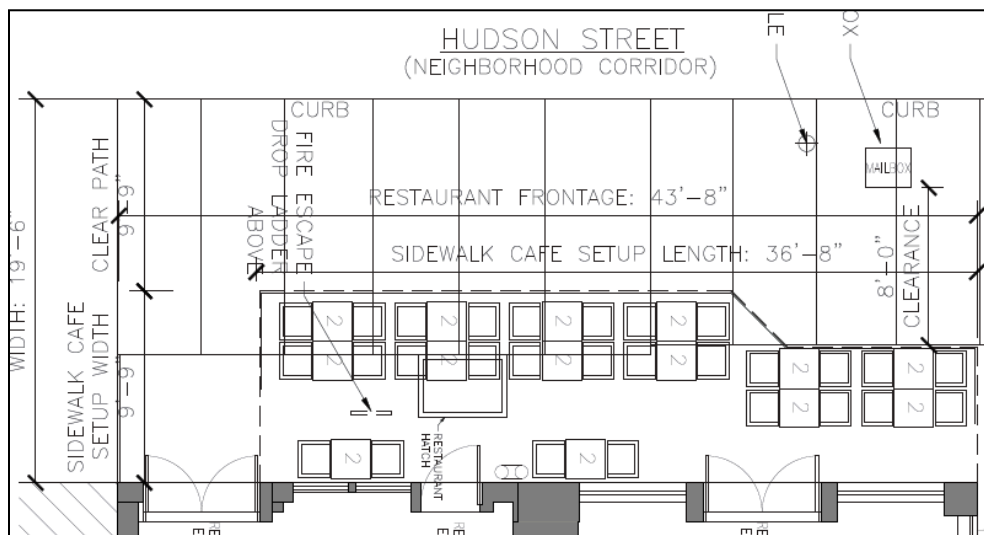
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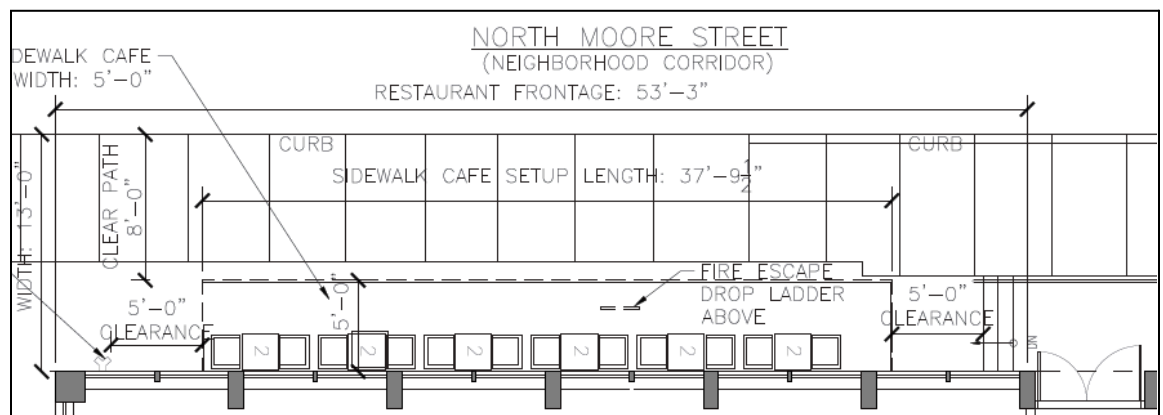
COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	26 In Favor	8 Opposed	4 Abstained	0 Recused

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



**Original Hudson St. Plan**



**Original N. Moore St. Plan**

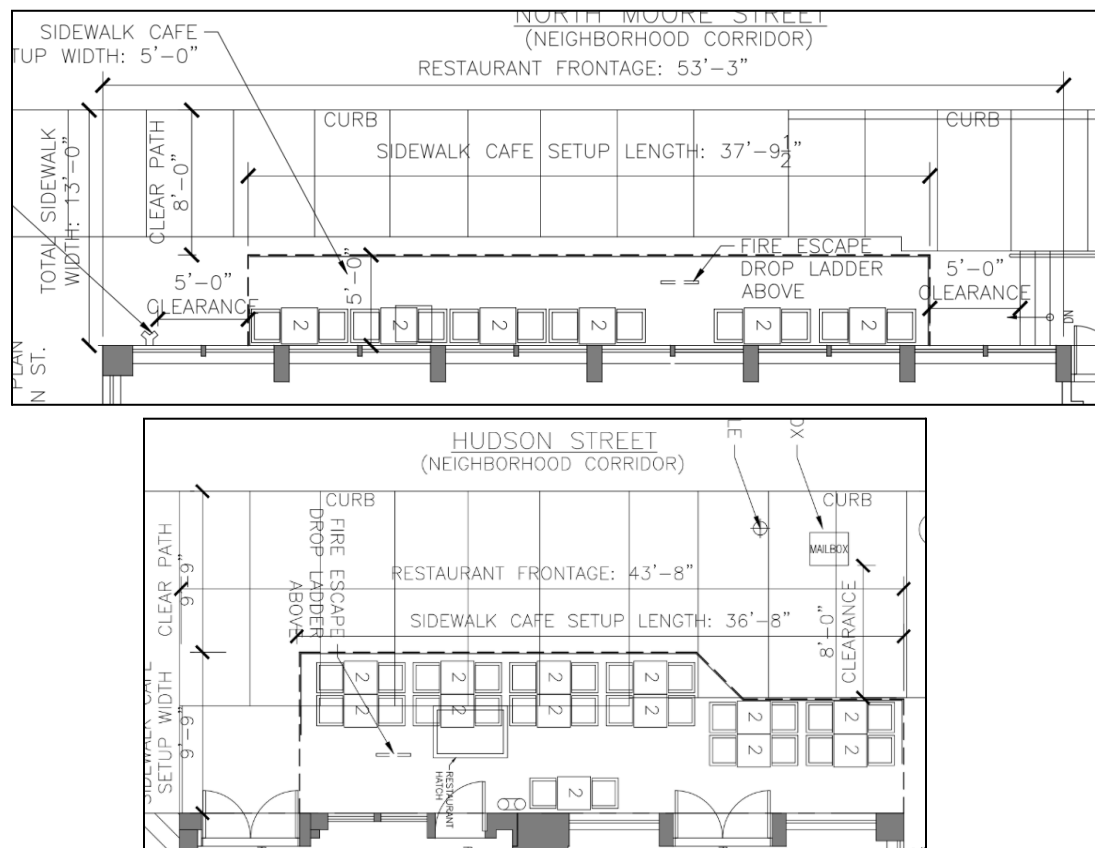
WHEREAS: Bubby's is seeking a sidewalk cafe permit on North Moore Street and Hudson Streets outside the premises at 120 Hudson Street in New York, New York; and

WHEREAS: The roadway cafe has been approved by the community board January 2025; and

WHEREAS: The hours of operation of the sidewalk cafe is 8:00AM - 6:00PM daily; and

WHEREAS: There is an emergency fire escape above one of the tables on Hudson Street and another above two tables on North Moore Street. DOT rules state no portion of a sidewalk cafe can encroach upon, block, or attach to a fire escape; and

WHEREAS: The applicant agreed to revise the site plan, removing the tables and chairs under the fire escape so as not to block access to the fire escape; and



**(2) Updated Site Plans approved by Committee**

WHEREAS: The sidewalk cafe on North Moore will have 6 tables with 12 chairs and Hudson Street will have 13 tables with 26 chairs and a 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 Bubby's located at 120 Hudson Street.

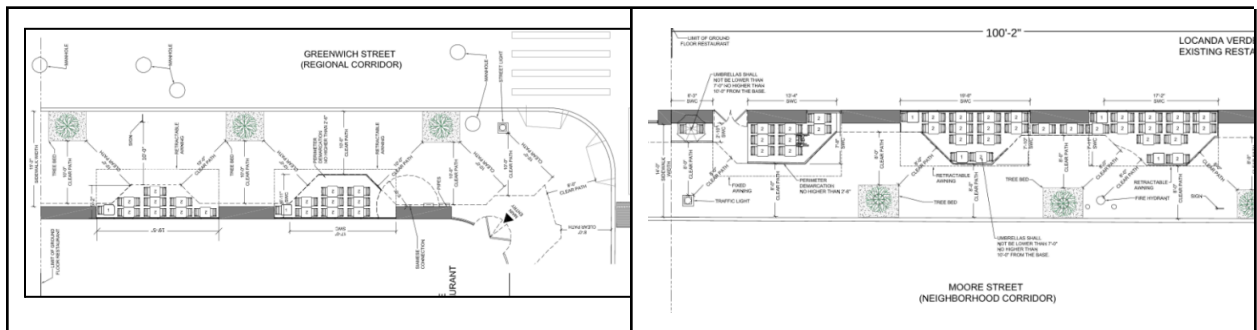
# COMMUNITY BOARD 1 – MANHATTAN RESOLUTION

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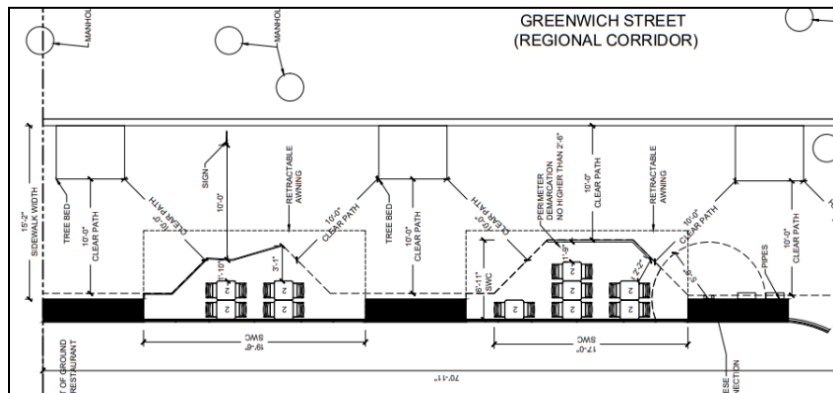
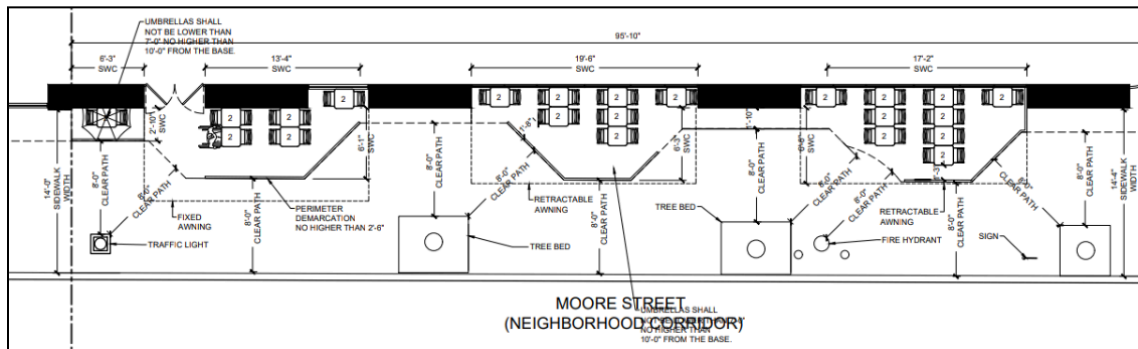
COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	4 In Favor	0 Opposed	3 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	5 Opposed	6 Abstained	0 Recused

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



**Original Site Plan**



**Updated Site Plan approved by committee**

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

WHEREAS: The applicant previously applied for roadway cafe and was approved by the CB; and

WHEREAS: The hours of operation of the sidewalk cafe is 8:00AM - 11:00PM daily; and

WHEREAS: The committee was concerned about the way the site plan seating was compacted within the perimeter without sufficient space for ease of movement and service path; and

WHEREAS: The applicant was asked to remove a few tables to allow for adequate service path and provide a new site plan; and

WHEREAS: The sidewalk cafe will have 21 tables with 42 seats on North Moore St and 10 tables and 20 seats on Greenwich Street; 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 Locanda Verde located at 377 Greenwich Street.



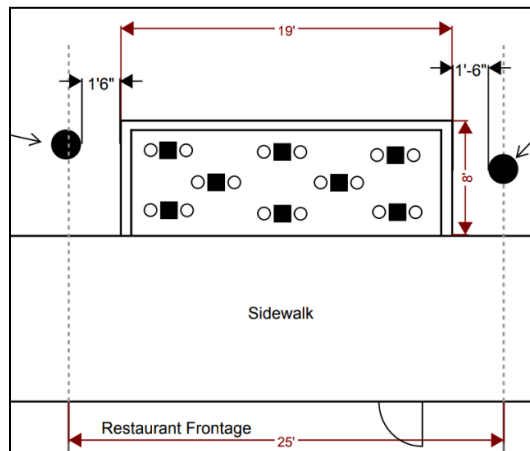
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COMMITTEE VOTE:	6 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	1 Opposed	0 Abstained	0 Recused

RE: **Approval of roadway cafe application for Macao Restaurant & Bar at 311 Church Street**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Macao Restaurant & Bar is seeking a roadway cafe permit outside the premises at 311 Church Street in New York, New York; and

WHEREAS: The applicant will not apply for sidewalk cafe; and

WHEREAS: The hours of operation of the roadway cafe is Sunday to Monday 5:00PM- 11:00 PM and Tuesday to Saturday 5:00PM - 12:00AM; and

WHEREAS: The roadway cafe will have 8 tables with 16 chairs with 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 Macao Restaurant & Bar located at 311 Church Street.

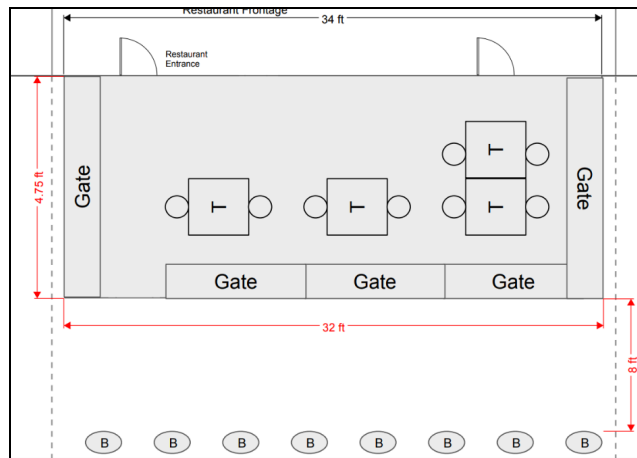
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PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for Parm Restaurant at 250 Vesey Street**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Parm Restaurant is seeking a sidewalk cafe permit outside the premises at 250 Vesey Street in New York, New York; and

WHEREAS: The applicant will not apply for roadway cafe; and

WHEREAS: The hours of operation of the sidewalk cafe is Monday to Saturday 10:00AM-9:00PM and Sunday 1:00AM - 7:00PM; and

WHEREAS: The sidewalk cafe will have 4 tables with 8 chairs with 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 Parm Restaurant located at 250 Vesey Street.

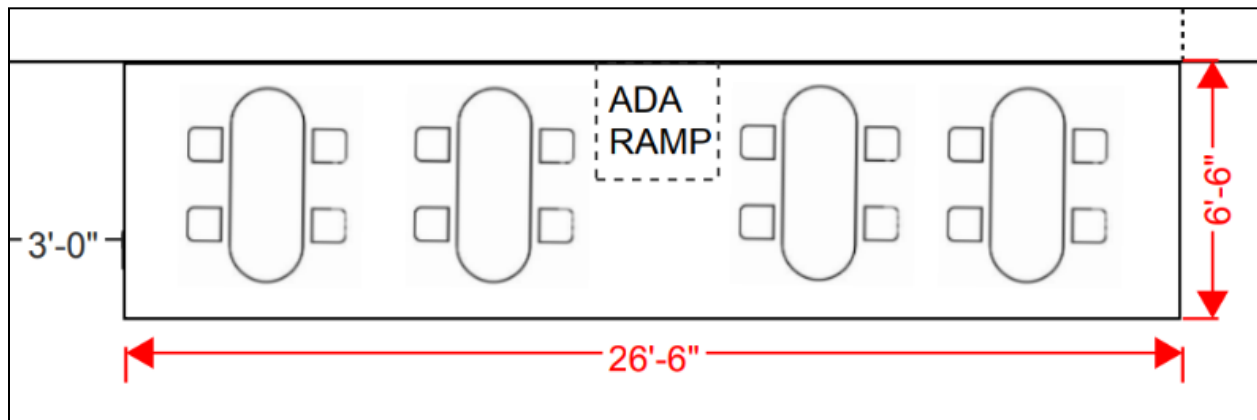
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COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	3 In Favor	3 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	30 In Favor	5 Opposed	3 Abstained	0 Recused

RE: **Approval** of roadway cafe application for Jeremey's Ale House at **228 Front Street**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Jeremey's Ale House is seeking a roadway cafe permit outside the premises at 228 Front Street in New York, New York; and

WHEREAS: The applicant will not apply for sidewalk cafe; and

WHEREAS: The hours of operation of the roadway cafe is Monday to Thursday 12:00PM-10:00PM and Friday to Sunday 12:00PM to 9:00PM; and

WHEREAS: The roadway cafe will have 4 tables with 16 chairs with 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 Jeremey's Ale House located at 228 Front Street.

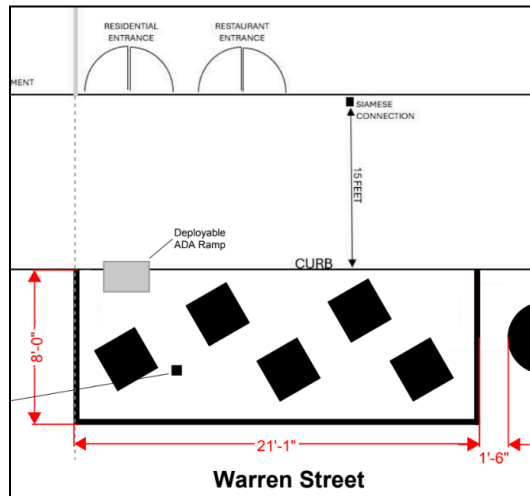
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RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	30 In Favor	5 Opposed	3 Abstained	0 Recused

RE: **Approval of roadway cafe application for Taq at 81 Warren Street**



**Original Site Plan approved by Licensing Committee**

WHEREAS: Taq is seeking a roadway cafe permit outside the premises at 81 Warren Street in New York, New York; and

WHEREAS: DOT has denied the applicant's sidewalk cafe; and

WHEREAS: The hours of operation of the roadway cafe is 12:00PM - 10:00PM daily; and

WHEREAS: The roadway cafe will have 5 tables with 20 chairs with 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 Taq located at 81 Warren Street.

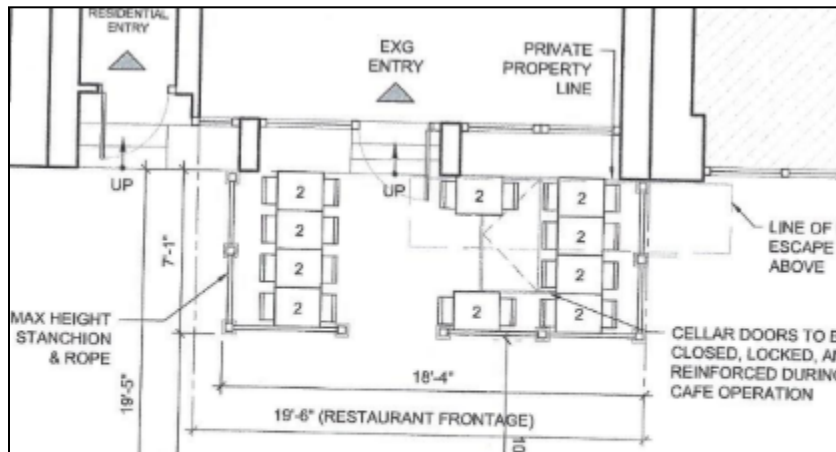
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

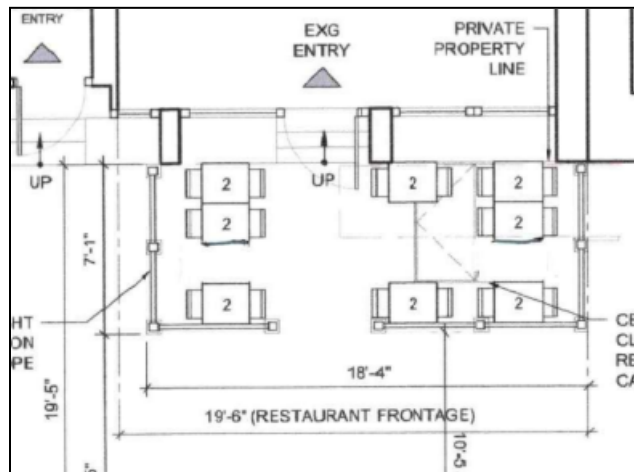
COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	1 Abstained	0 Recused

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



**Original Site Plan (not approved)**



**Revised Site plan as requested by committee.**

WHEREAS: Max Restaurant is seeking a sidewalk cafe permit outside the premises at 134 West Broadway in New York, New York; and

WHEREAS: The community board previously approved the applicant's roadway cafe but the applicant has withdrawn the roadway cafe application; and

WHEREAS: The hours of operation of the sidewalk cafe is 5:00PM to 11:00PM; and

WHEREAS: The committee is concerned about the lack of space within the perimeter for customers to get to their seats on the other side of the two rows of tables. The applicant agreed to remove two tables to accommodate a pathway for customers to seat themselves; and

WHEREAS: The sidewalk cafe will have 8 tables with 16 chairs with 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 Max Restaurant located at 134 West Broadway.

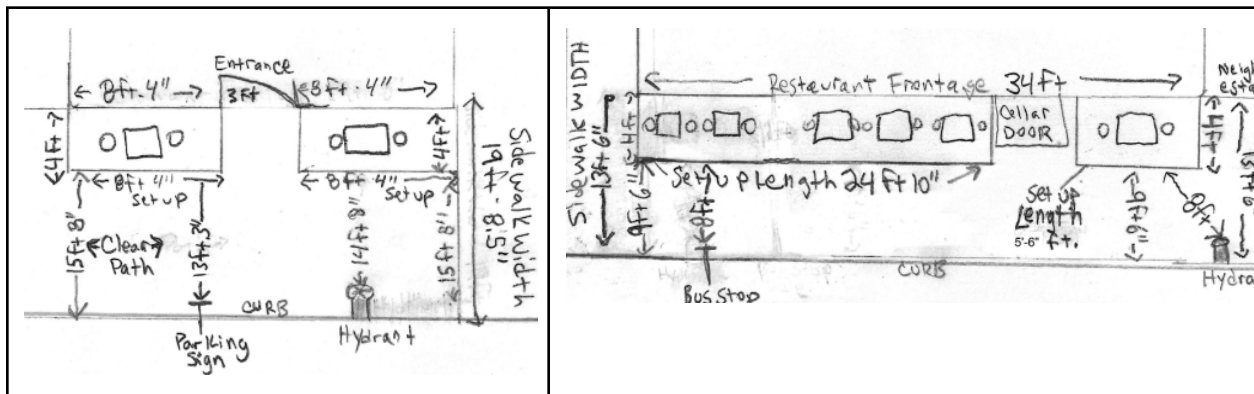
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 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:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for Puffy's Tavern at 81 Hudson Street**



**(1) Hudson Street Site Plan**

**(2) Harrison Street Site Plan**

WHEREAS: Puffy's Tavern is seeking a sidewalk cafe permit outside the premises at 81 Hudson Street in New York, New York; and

WHEREAS: The applicant will not have a roadway cafe; and

WHEREAS: The hours of operation of the sidewalk cafe is Sunday 12:00PM - 8:00PM, Monday to Saturday 11:30AM - 11:00PM; and

WHEREAS: The sidewalk cafe will have 8 tables with 16 chairs with 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 Puffy's Tavern Taq located at 81 Hudson Street.





WHEREAS: Petrarca is seeking a sidewalk cafe permit outside the premises at 34 White Street in New York, New York; and

WHEREAS: The applicant will not apply for roadway cafe; and

WHEREAS: The hours of operation of the sidewalk cafe is 12:00PM - 10:00PM daily; and

WHEREAS: The committee is concerned about the lack of service aisle within the cafe perimeter on Church Street in the original site plan; and

WHEREAS: The applicant had agreed to turn the tables on Church Street to accommodate both the service aisle and the appropriate clear path per DOT rules; and

WHEREAS: The applicant confirmed the sidewalk measurements and provided an updated site plan with 42" tables in place of the original 48" tables which leaves room for a service aisle within the cafe perimeter; and.

WHEREAS: The sidewalk cafe will have 11 tables with 30 chairs with 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 Petrarca located at 34 White Street.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Procedural changes for DOT Dining Out applications & FNDY waivers

WHEREAS: The community board is requesting SERIOUS CONSIDERATION OF THE FOLLOWING procedural changes to the DOT outdoor dining program, seating

WHEREAS: The community board is concerned that the DOT applications with additional seating capacity does not consider or have any relation to AND SHOULD CONSIDER the required Minimum Required Toilet Facilities Based on Occupancy under NYS Building Code and New York Public Health Law § 1352, including both indoor and outdoor seating; and\*\*

WHEREAS: The DOT application form should require applicants provide the total occupancy and capacity of indoor and permanent and temporary outdoor seating as well as the number of bathrooms available for the public; and

WHEREAS: DOT should develop seating capacity guidelines for outdoor dining that aligns with DOB rules and requirements for occupancy and bathrooms. Furthermore, DOT should require applicants limit the maximum number of outdoor seating available based on the combination of indoor capacity and the number of bathrooms available; and

WHEREAS: The community board is reviewing both Sidewalk and Roadbed applications but often receive separate documentation with no alignment of the timing for a holistic review. DOT should provide information for the CB if the applicant has or intends to apply for both types of revocable consents and then share all application information at the same time; and

WHEREAS: The community board requests DOT indicate on paperwork sent to CB if the applicant has a prior approval for either Roadbed or Sidewalk Dining; and

WHEREAS: The community board requests DOT require applicants to show on diagrams the dimensions of the tables and seating capacity for both Roadbed or Sidewalk Dining diagrams; and

WHEREAS: The community board is highly concerned with approvals of ADA compliant dining that is associated with locations that have the grandfathering of non-ADA compliant bathrooms. Applicants should be required to provide access to ADA bathrooms in association with the dining; and

WHEREAS: DOT should list on the applications with the approved diagrams before it comes to the Community Board:

- all notations regarding the width of the street;
- whether roadbeds will be allowed on both sides based on the remaining street path available; and
- Will a FDNY waiver need to be sought for the current application or if one exists on the same street for ease of vehicular access.
- Measurements to include how far away from the adjacent roadbed across the street is to allow for a normal traffic flow; and

WHEREAS: DOT should ensure on the diagrams that applicants show a designated area for sanitation pickup included on the application; and

WHEREAS: The DOT applications should be sent for the community board for comment after any FDNY waiver review is needed to avoid unnecessary review by the CB; and

WHEREAS: The community board reiterates our objection to the inclusion of sidewalk grates as part of the clear pedestrian path in consideration of persons with mobility challenges, strollers etc; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 requests DOT review and put out for public comment rule changes and application process changes to address the concerns listed above, and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 demands that DOT change the seating capacity guidelines of Outdoor Dining to reflect the existing laws and requirements for restaurant bathrooms in association with occupancy/capacity.

**\*\***<https://dos.ny.gov/system/files/documents/2021/05/tb-2011-required-toilet-facilities-based-on-occupancy.pdf>  
<https://www.nysenate.gov/legislation/laws/PBH/1352-A>

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE:           **339 Greenwich Street**, new application and temporary retail permits for liquor, wine, beer & cider license for PM Tribeca LLC dba Paper Moon

WHEREAS: The applicant, PM Tribeca LLC dba Paper Moon at 339 Greenwich Street, is applying for a new application and temporary retail permits for liquor, wine, beer and cider license; and

WHEREAS: The location is a full service Italian restaurant, on ground floor 1 and basement, with a total of 8991 square feet. There will be a public capacity of 250 people with 1 stand up bar, 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 agreed to hours of operation Monday to Thursday 11:00AM - 12:00AM, Friday to Saturday 11:00AM- 1:00AM, Sunday 11:00AM - 10:00PM; and

WHEREAS: The applicant has represented that there will be DJ, live, recorded, background music from subwoofer, 20 speakers in the ceiling and bar, no TVs and 1 security guard; and

WHEREAS: Delivery of goods and services will be received during morning hours; and

WHEREAS: The applicant has indicated that containerized garbage is located on Jay Street and pick-up will be determined by the carting company; 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 and the committee has agreed to 10 buyouts per year; and

WHEREAS: The applicant plans to apply for sidewalk cafe next year; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for PM Tribeca LLC dba Paper Moon at 339 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 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:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **329 Greenwich Street**, class change for liquor, wine, beer & cider license for EAD Entertainment LLC dba Muse Paint Bar

WHEREAS: The applicant, EAD Entertainment LLC dba Muse Paint Bar at 329 Greenwich Street, is applying for a class change for a liquor, wine, beer & cider license for EAD Entertainment LLC dba Muse Paint Bar; and

WHEREAS: The location is a Paint and Sip Studio, on floors 1 and basement, with a total of 2200 square feet. There will be a public capacity of 134 people with 1 stand up bar and 3 bathrooms, 1 of which is ADA compliant; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more, according to the NYC Department of Building definition of indoor “public assembly,” 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 Tuesday 6:30PM - 9:15PM, Wednesday to Thursday 2:30PM - 9:15PM, Friday 2:30PM-9:30PM, Saturday 11:30AM-9:30PM, Sunday 11:30AM-8:30PM; and

WHEREAS: The establishment is event based with timed ticketed entry catering to a max of 108 paying customers with recorded background music; 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 the building and pick-up will be Sunday, Tuesday, Thursday 10:45PM - 1:30AM; and

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

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a class change for on-premise Liquor, Wine, Beer and Cider license for EAD Entertainment LLC dba Muse Paint Bar at 329 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE:           **39 Avenue of the Americas (39 6th Avenue)**, alteration to incorporate the restaurant space (Botte Tribeca) into the hotel licensed premises for a liquor, wine, beer & cider license for York Street Lessee De LLC, York Street LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribec

WHEREAS: The applicant, York Street Lessee De LLC, York Street LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribec at 39 Avenue of the Americas (39 6th Avenue), is applying for an alteration to incorporate the restaurant space (Botte Tribeca) into the hotel licensed premises on a liquor, wine, beer & cider license; and

WHEREAS: The location is an entire hotel and restaurant, with a total of 65,600 square feet. There will be a public capacity of 265 people with 3 stand up bars and 5 ADA compliant bathrooms; 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 restaurant hours of operation 11:00AM-2:00AM daily and hotel room service 12:00PM- 12:00AM daily; and

WHEREAS: The applicant has represented that there will be recorded background music from speakers in the ceiling, 17 TVs in the restaurant and windows will be closed; and

WHEREAS: Delivery of goods and services will be received 5:00AM-10:00AM; and

WHEREAS: The applicant has indicated that containerized garbage is located in a designated room and pick-up will be daily 4:00AM; and

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



WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an alteration of on-premise Liquor, Wine, Beer and Cider license for York Street Lessee De LLC, York Street LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribec at 39 Avenue of the Americas (39 6th Avenue) to incorporate the restaurant space (Botte Tribeca) into the hotel licensed premises, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 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:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **2 Avenue of the Americas**, alteration on a hotel liquor, wine, beer & cider license for Tribeca Grand Hotel Inc & Hartz Hotel Services Inc dba The Roxy Hotel. Roxy bar, Django, Roxy Cinema

WHEREAS: The applicant, Tribeca Grand Hotel Inc & Hartz Hotel Services Inc dba The Roxy Hotel. Roxy bar, Django, Roxy Cinema at 2 Avenue of the Americas, is applying for an alteration on their hotel liquor, wine, beer & cider license

WHEREAS: The location is an entire hotel consisting of 812 guest rooms; and

WHEREAS: The applicant proposes an alteration to convert an existing coffee bar on the ground floor to a stand up bar, there will be no physical alteration; and

WHEREAS: There will be no other changes to the method of operation on this license; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of an alteration on a Liquor, Wine, Beer and Cider license for Tribeca Grand Hotel Inc & Hartz Hotel Services Inc dba The Roxy Hotel. Roxy Bar, Django, Roxy Cinema at 2 Avenue of the Americas, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 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:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **100 Pearl Street**, new application and temporary retail permits for wine, beer & cider license for Lobster Shack LLC dba Seamores Bar and Lobster Shack

WHEREAS: The applicant, Lobster Shack LLC dba Seamores Bar and Lobster Shack at 100 Pearl street, is applying for a new application and temporary retail permits for wine, beer & cider license; and

WHEREAS: The location is a restaurant, on the first floor, with a total of 394 square feet. There will be a public capacity of 149 people with 1 stand up bar and 3 ADA compliant bathrooms; 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 Sunday 11:00AM - 12:00AM; and

WHEREAS: The applicant has represented that there will be recorded background music from small speakers in the ceiling, 0 TVs for sports viewing and windows will be closed; and

WHEREAS: Delivery of goods and services will be received in the mornings; and

WHEREAS: The applicant has indicated that containerized garbage is located in a designated area and pick-up will be daily after 10:00PM; and

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

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application and temporary permit for on-premise Wine, Beer and Cider license for Lobster Shack LLC dba Seamores Bar and Lobster Shack at 100 Pearl Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **100 Pearl Street**, new application for liquor, wine, beer & cider license for Lobster Shack LLC dba Seamores Bar and Lobster Shack

WHEREAS: The applicant, Lobster Shack LLC dba Seamores Bar and Lobster Shack at 100 Pearl street, is applying for a new application for liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant, on the first floor, with a total of 394 square feet. There will be a public capacity of 149 people with 1 stand up bar and 3 AdA compliant bathrooms; 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 Sunday 11:00AM - 12:00AM; and

WHEREAS: The applicant has represented that there will be recorded background music from small speakers in the ceiling, 0 TVs for sports viewing and windows will be closed; and

WHEREAS: Delivery of goods and services will be received in the mornings; and

WHEREAS: The applicant has indicated that containerized garbage is located in a designated area and pick-up will be daily after 10:00PM; and

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

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the 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 Lobster Shack LLC dba Seamos Bar and Lobster Shack at 100 Pearl Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **40 Wall Street**, class change and temporary retail permit for liquor, wine, beer & cider license for Italian Food Zone USA Corp dba Nerolab Italian Food Zone

WHEREAS: The applicant, Italian Food Zone USA Corp dba Nerolab Italian Food Zone at 40 Wall Street, is applying for a class change and temporary retail permit for liquor, wine, beer & cider license; and

WHEREAS: The applicant initially appeared before the community board in January 2020 with an application for on premise liquor license the board voted unanimously in favor but due to the pandemic, construction and other delays, the applicant was unable to satisfy the SLA's conditions and the application was withdrawn; and

WHEREAS: The applicant was approved for a temporary retail permit and wine license by the community board in March 2023; and

WHEREAS: There will be no changes to the method of operation that was previously presented and approved by the community board, except for the change to a full liquor license; and

WHEREAS: The location is a restaurant, on ground floor and basement, with a total of 17909 square feet. There will be a public capacity of 400 people with, 141 tables and 405 seats, 1 stand up bars and 2 ADA compliant bathrooms; 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: There is no change to the current hours of operation Sunday to Thursday 7:00AM - 12:00AM and Friday to Saturday 7:00AM - 1:00AM; and

WHEREAS: Delivery of goods and services will be received after 7:00AM; and

WHEREAS: The applicant has indicated that containerized garbage is located in a designated room at the back of the premises and pick-up will be done through the loading dock between 12:00AM and 5:00AM; and

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

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a class change and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for Italian Food Zone USA Corp dba Nerolab Italian Food Zone at 40 Wall Street, **unless** the applicant complies with the limitations and conditions set forth above.



COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **110 Andes Road**, new application and temporary retail permit for liquor, wine, beer & cider license for Haunted Melodies LLC

WHEREAS: The applicant, Haunted Melodies LLC at 110 Andes Road, is applying for a new application and temporary retail permit for liquor, wine, beer & cider license; and

WHEREAS: The location is a seasonal immersive theatre and bar, on the first and second floor, with a total of 12,400 square feet. There will be a public capacity of 423 people, with 5 tables, 10 seats and 2 stand up bars; and

WHEREAS: The committee was concerned that the bathrooms mentioned in this application referred to the public bathrooms for all Governor Island guests. The applicant has since confirmed that the bathrooms on the First Floor do not require keypad entry, will be fully open to the public, and will not be part of the licensed premises; and

WHEREAS: On the Second Floor there are 18 bathroom stalls, 6 of which are ADA accessible, that require keypad entry and will be used exclusively by this establishment and its patrons; 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 approved hours of operation Monday to Thursday 5:00PM-10:30PM, Friday to Saturday 2:00PM - 10:30PM and Sunday 2:00PM-7:00PM; and

WHEREAS: The applicant has represented that there will be live, recorded, background music from 12 speakers and 2 subwoofers and windows will be closed; and

WHEREAS: Delivery of goods and services will be received in the mornings; and

WHEREAS: The applicant has indicated that containerized garbage is located back of house behind the bar and pick-up will be Tuesday and Thursdays 10:00AM-11:00AM and 2:00PM - 3:00PM; and

WHEREAS: There will be 3 on-site steward and 2 stage managers to manage the crowd flow and for general crowd safety; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for Haunted Melodies LLC at 110 Andes Road, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	5 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **125 Carder Road**, new application and temporary retail permit for liquor, wine, beer & cider license for ABC & E Joint Venture LLC

WHEREAS: The applicant, ABC & E Joint Venture LLC at 125 Carder Road, is applying for a new application and temporary retail permit for liquor, wine, beer & cider license (Summer Seasonal); and

WHEREAS: The location is an outdoor seasonal concession stand serving Mexican fare, on ½ acre of the grounds where the public assembly is less than 200 people with outdoor seating consisting of 9 tables and 96 seats. There are 3 stand up bars, 1 food counter and 4 bathrooms, 1 being ADA compliant; and

WHEREAS: The committee approved hours of operation Sunday to Thursday 11:00AM - 9:30PM and Friday to Saturday 11:00AM-10:30PM; and

WHEREAS: The applicant has represented that there will be live, DJ, recorded, background music from 12 speakers and a portable PA system, with the opportunity to provide non-ticketed musical programming to guests; and

WHEREAS: Delivery of goods and services will be received 6:30AM-9:30AM; and

WHEREAS: The applicant has indicated that containerized garbage is located adjacent to the food area near Pershing Hall, and picked up daily by Governors Island; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for ABC & E Joint Venture LLC at 125 Carder Road, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed replacement of windows and doors at Pier A presented by the Battery Park City Authority

WHEREAS: Upon extensive and thorough review of the conditions at existing windows and doors at this building it was determined that there is substantial and continued deterioration or original wood windows, wood sills and damaged or missing hardware due to the building's location which is prone to severe coastal weather and constant exposure to extreme moisture, and

WHEREAS: It was confirmed in the meeting that all damaged windows, sills and doors will be replaced in kind using compliant Marvin aluminum clad wood, painted, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 Committee agreed with the assessment of damage and approved all proposed new materials to be used at this historic building.

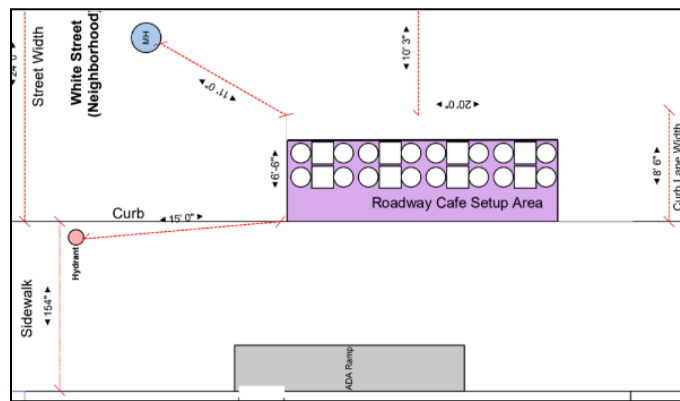
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

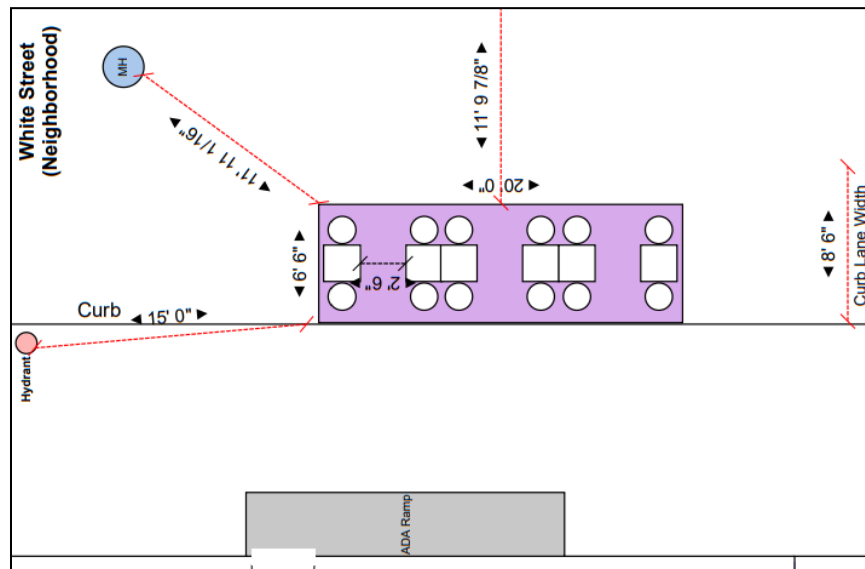
COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN SERVICES

COMMITTEE VOTE:	7 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	6 Opposed	4 Abstained	0 Recused

RE: **Approval of roadway cafe application for One White Street at 1 White Street**



**Original Roadway Site Plan (not approved)**



**Revised Site Plan approved by Committee**

WHEREAS: One White Street is seeking a roadway cafe permit outside the premises at 1 White Street in New York, New York; and

WHEREAS: The applicant will also applying for a sidewalk cafe on West Broadway; and

WHEREAS: The hours of operation of the roadway cafe is 5:00PM- 10:00PM daily; and

WHEREAS: The roadway cafe will have 5 tables with 10 chairs with adequate service aisle, no covering, no umbrellas and no lights; and

WHEREAS: This application has already been reviewed and cleared by FDNY; 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 One White Street located at 1 White Street, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

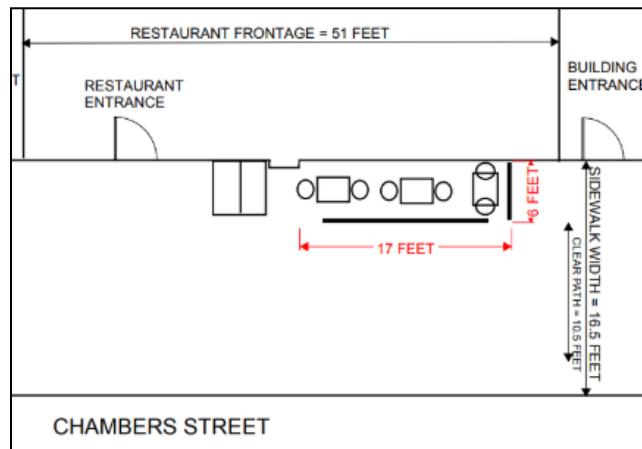
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

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

COMMITTEE VOTE:	6 In Favor	2 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	8 Opposed	2 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for Sweetgreen at 125 Chambers Street**



**Original Site Plan approved by Committee**

WHEREAS: Sweetgreen is seeking a sidewalk cafe permit outside the premises at **125 Chambers Street** in New York, New York; and

WHEREAS: The hours of operation of the sidewalk cafe is 10:30AM- 7:30PM daily; and

WHEREAS: The sidewalk cafe will have no waitstaff service, 1 umbrella that will be brought in every night, 3 tables with 6 chairs for customer use; and

WHEREAS: The applicant will not display A sign in the pedestrian clear path; 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 Sweetgreen located at 125 Chambers Street.

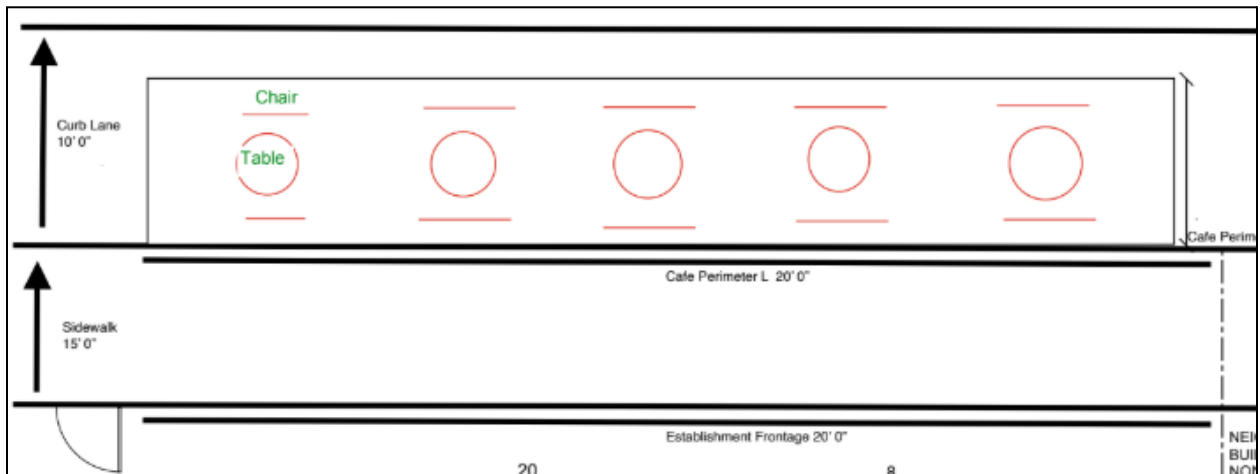
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

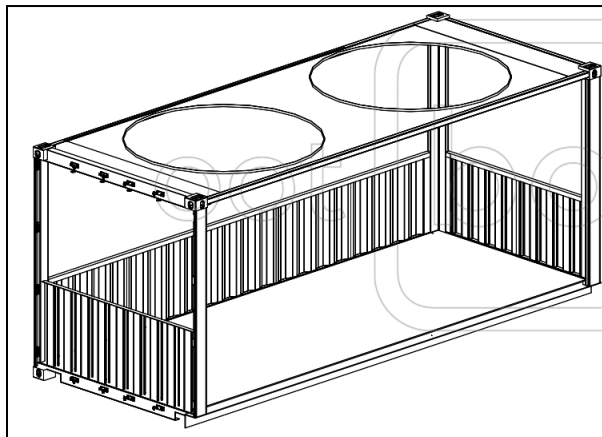
COMMITTEE OF ORIGIN: QUALITY OF LIFE, HEALTH, HOUSING & HUMAN  
SERVICES

COMMITTEE VOTE:	6 In Favor	0 Opposed	3 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	24 In Favor	8 Opposed	6 Abstained	0 Recused

RE: **Approval of roadway cafe application for File Gumbo Bar at 275 Church Street**



**Original Site Plan approved by Committee**



**Roadway cafe structure**

WHEREAS: File Gumbo Bar is seeking a roadway cafe permit outside the premises at **275 Church Street** in New York, New York; and

WHEREAS: The applicant will not apply for sidewalk cafe; and



WHEREAS: The hours of operation of the roadway cafe is Sunday to Thursday 11:30AM - 9:30PM, Friday to Saturday 11:30AM - 10:30PM; and

WHEREAS: The roadway cafe will have a DOT approved structure, 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 File Gumbo Bar located at 275 Chambers Street and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

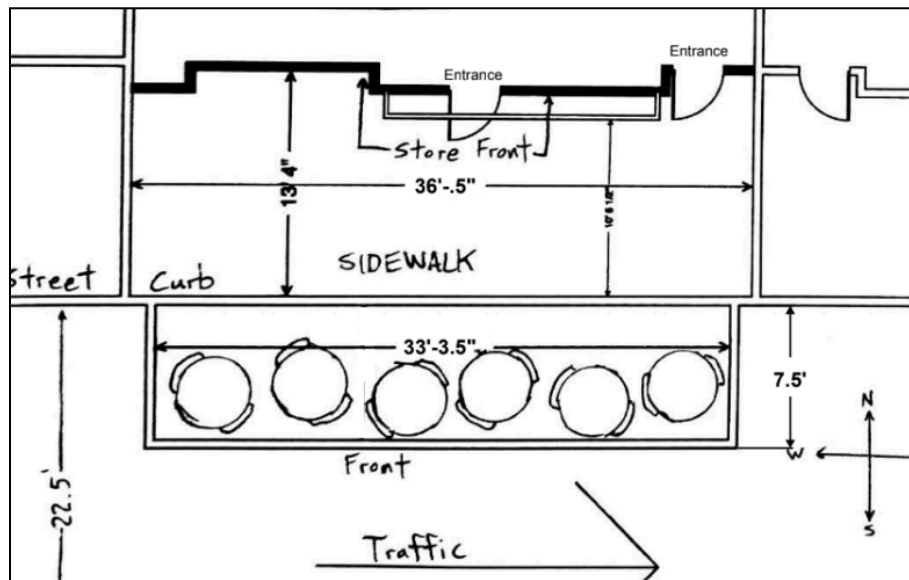
COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

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

COMMITTEE VOTE:	5 In Favor	0 Opposed	4 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	13 In Favor	16 Opposed	3 Abstained	0 Recused

RE: **Approval of roadway cafe application for Suited at 45 John Street**



**Original Site Plan approved by Committee**

WHEREAS: Suited is seeking a roadway cafe permit outside the premises at 45 John Street in New York, New York; and

WHEREAS: The hours of operation of the roadway cafe is 8:00AM - 10:30PM daily; and

WHEREAS: The roadway cafe will have 6 tables with 12 chairs with adequate service aisle; and

WHEREAS: There is current construction on the curb across the street that blocks a significant portion of the street, as such, the applicant has agreed not to construct or begin operation of a roadside cafe until the construction across the street no longer impedes vehicular traffic; 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 Suited located at 45 John Street and requests DOT to help the establishment better understand the rules and regulations for roadway cafes.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2025

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 2025 9/11 Memorial & Museum 5K Run/Walk

WHEREAS: The 9/11 Memorial & Museum is a 501(c)(3) charity organization that raises funds with their annual 5K Run/Walk to help maintain the 9/11 Memorial & Museum and grow their education programs so that new generations understand the context, lessons, and ongoing impact of September 11, 2001; and

WHEREAS: The 13th annual 9/11 Memorial & Museum 5K Run/Walk, presented by RXR, will take place on Sunday April 27, 2025 with up to 5,000 walkers and runners; and

WHEREAS: Manhattan Community Board One (MCB1) has a long history of supporting the 9/11 Memorial & Museum, which commemorates a significant event in our community; and

WHEREAS: The event's participants will arrive immediately north and east of North Cove Marina starting at 7:00 AM. Six speakers will be used for the speaker program that starts at 8:00 AM. None of the speakers, nor the stage, will be near or directed toward a residence or the Conrad Hotel; and

WHEREAS: The event will start at Brookfield Place (North End Avenue near Vesey Street). The runners will leave at 8:10 and the walkers at 8:20 AM. Both groups will head north on North End Avenue, left onto River Terrace, right onto Chambers Street, left onto the plaza that is east of Stuyvesant High School, then north into Hudson River Park. Runners will use the bike lanes and walkers will use the esplanade north to Laight Street, where both groups will turn around and head south on the esplanade to South Cove. The participants will then travel east on 2nd Place, then south on Battery Place, north on Greenwich Street and finish by approximately 9:45 AM at the 9/11 Memorial Plaza on Greenwich Street between Cortland Way and Dey Street; and

WHEREAS: Participants will use the sidewalks except for in Hudson River Park (where walkers will use the esplanade and runners will use the bike lane) and on Battery Place, south of 2nd Place, to Greenwich Street.

WHEREAS: The event organizers plan to allow batches of cyclists, directed by event marshalls, to use the bike lane between Chambers and Laight Streets. If the NYPD requires closure while the runners are using the bike path, it would reopen by 8:40 AM. Marshalls and posted signs are planned for guiding the cyclists; and

WHEREAS: Due to closures for the South Battery Park City Resiliency Project, participants will travel east on 2nd Place and turn onto Battery Place where they will travel south, then east to Greenwich Street. Runners will use the roadway so it will be closed to southbound traffic from 8:00-9:15 AM; and

WHEREAS: A finish line experience will take place on Fulton Street between Greenwich and Church Streets next to the 9/11 Museum pavilion on the World Trade Center campus. There will be entertainment, which the public is welcome to enjoy. The event will end at 11:00 AM so that all setups can be removed; and

WHEREAS: The event organizers will have six porta-potties available for participants on the northside of North Cove Marina; and

WHEREAS: The website for the 2025 race “strongly encourages” the use of mass transit; and

WHEREAS: The funds raised from this 5K Run/Walk will support education regarding terror attacks and their aftermath, an issue that is important to MCB1; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 (MCB1) approves the annual 9/11 Memorial & Museum 5K Run/Walk as long as they provide cyclists with information about where to go while the Greenway bike lane is closed or partially closed for use by runners; and

BE IT

FURTHER

RESOLVED

THAT: MCB1 appreciates the race organizers work to respect the community and requests that:

- Flyers be placed and outreach be done to businesses, the Museum of Jewish Heritage, and residences be done the week before the race;
- Staff setting up for the race be instructed and reminded to limit their noise, including: not shouting, using bullhorns, or using amplified sound that exceeds 80 decibels at any location before 9:00 AM,
- Any speakers be angled away from residential buildings; and
- On the day of the race, a dedicated staff member is assigned to ensure that all stipulations agreed on with the community are adhered to.