

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	30 In Favor	0 Opposed	0 Abstained	1 Recused

RE: Near complete rehabilitation of Building 19 in Nolan Park on Governors Island (GI)

WHEREAS: Designed in 1891 as a single-family dwelling, later converted to a two-family dwelling and now undergoing this transformation for the purpose of preservation as well as to accommodate a newly proposed year-round GI Arts and Cultural programs, and

WHEREAS: The existing Nolan Park Building 13 structure is an amalgamation of several building campaigns that started in 1891 with the original structure, and

WHEREAS: A majority of the building's design features from the most historically significant time periods will remain and be rehabilitated such as the windows and siding, trims, etc., and

WHEREAS: Careful research was conducted by the applicants and reasonable rationale was found to warrant the removal of the existing porch on the south side of the building since it was not found to be original (including the gingerbread porch embellishments), and

WHEREAS: However, the introduction of a new porch canopy and ground level storefront should be refined to be more harmonious with the building's existing windows, doors and relationship to the ground, and

WHEREAS: All new ground level doors should resemble the design of the reinstated historic porch doors, and

WHEREAS: The proposed canopy design without any structure going to the ground looks odd and should be redesigned to be more grounded or connected to the building façade in a more historically appropriate and reasonable manner, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 Committee recommends the approval of this rehabilitation project in Nolan Park with a more historically appropriate and rational looking canopy for a building that originates from 1891 and designed in the manner of a single-family dwelling.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

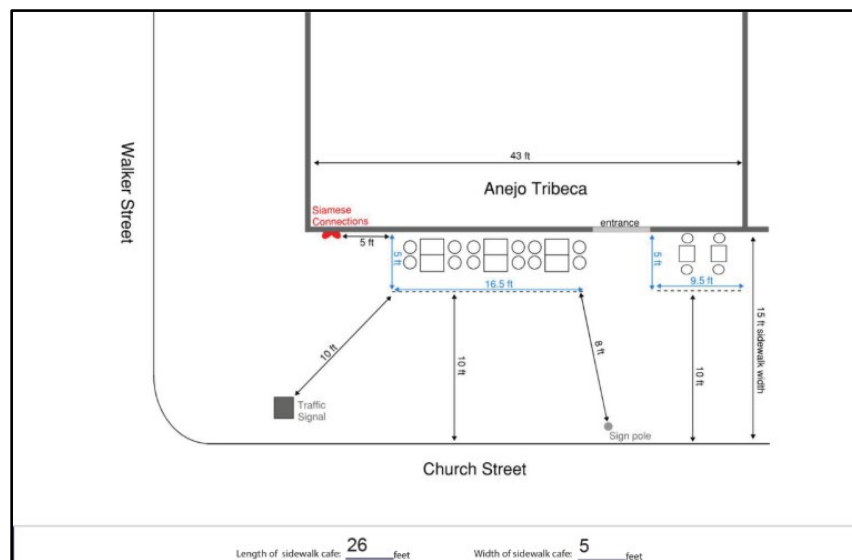
DATE: APRIL 22, 2025

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

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused*
BOARD VOTE:	33 In Favor	0 Opposed	3 Abstained	0 Recused

*As there was no quorum, this committee vote is a recommendation.

RE: **Approval of Sidewalk Cafe application for Anejo Tribeca at 31 Walker Street**



Original Sidewalk Site Plan approved

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

WHEREAS: The hours of operation of the sidewalk cafe will be Sunday through Wednesday 11:30AM - 9:00PM and Thursday through Saturday 11:30AM-11:00PM; and

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

WHEREAS: The operator has agreed that all patrons requesting alcohol will be seated for service at least one hour before closing; 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 Anejo Tribeca located at 31 Walker Street, New York, New York and requests DOT to help the establishment better understand the rules and regulations for sidewalk cafes.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

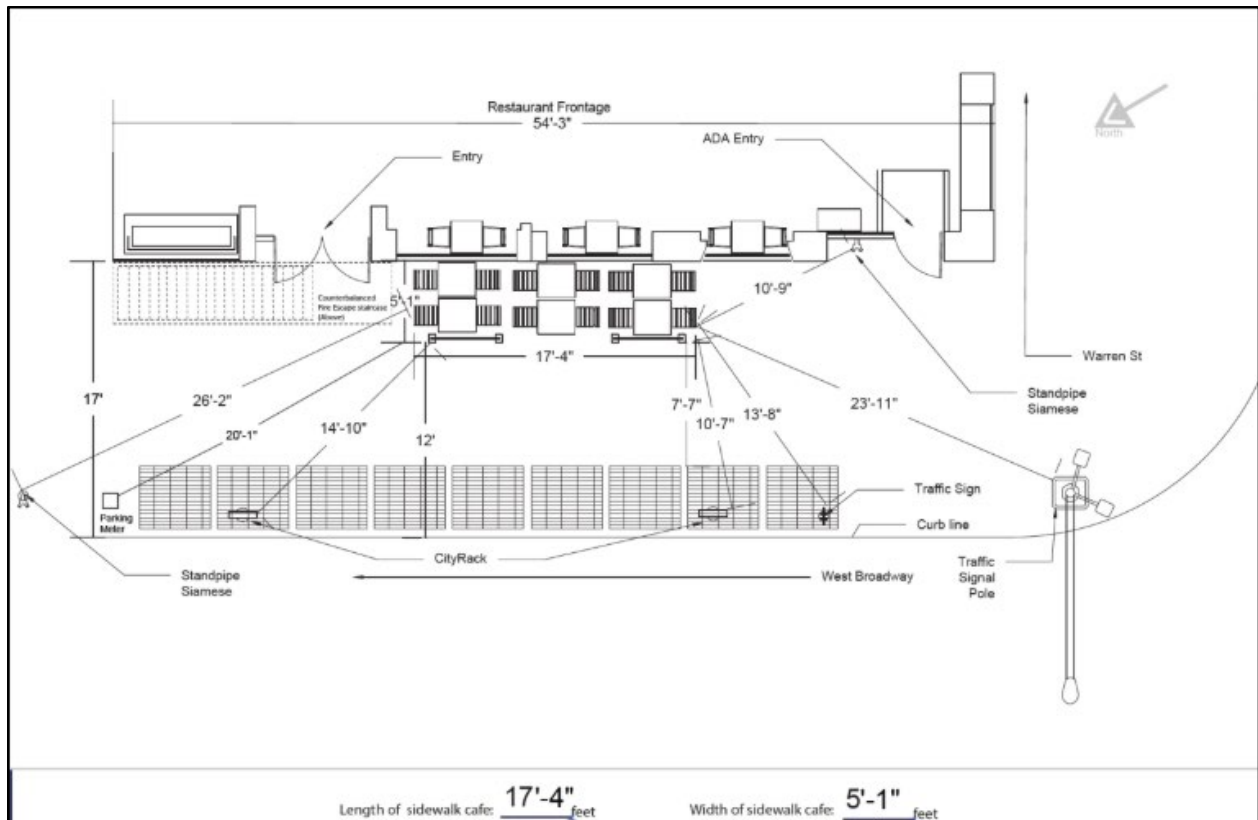
DATE: APRIL 22, 2025

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

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

*As there was no quorum, this committee vote is a recommendation

RE: **Approval of Sidewalk cafe application for Le Pain Quotidien at 81 West Broadway**



Original Sidewalk Site Plan approved

WHEREAS: Le Pain Quotidien is seeking a sidewalk cafe permit outside the premises at 81 West Broadway in New York, New York; and

WHEREAS: The hours of operation of the sidewalk cafe are Sunday 10:00AM - 6PM, and Monday to Saturday 8:00AM - 6:00PM; and

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

WHEREAS: The business does not serve alcohol at any hours; and

WHEREAS: The operator has agreed that all patrons will be seated; 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 Le Pain Quotidien located at 81 West Broadway, New York, New York and requests DOT to help the establishment better understand the rules and regulations for sidewalk cafes.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

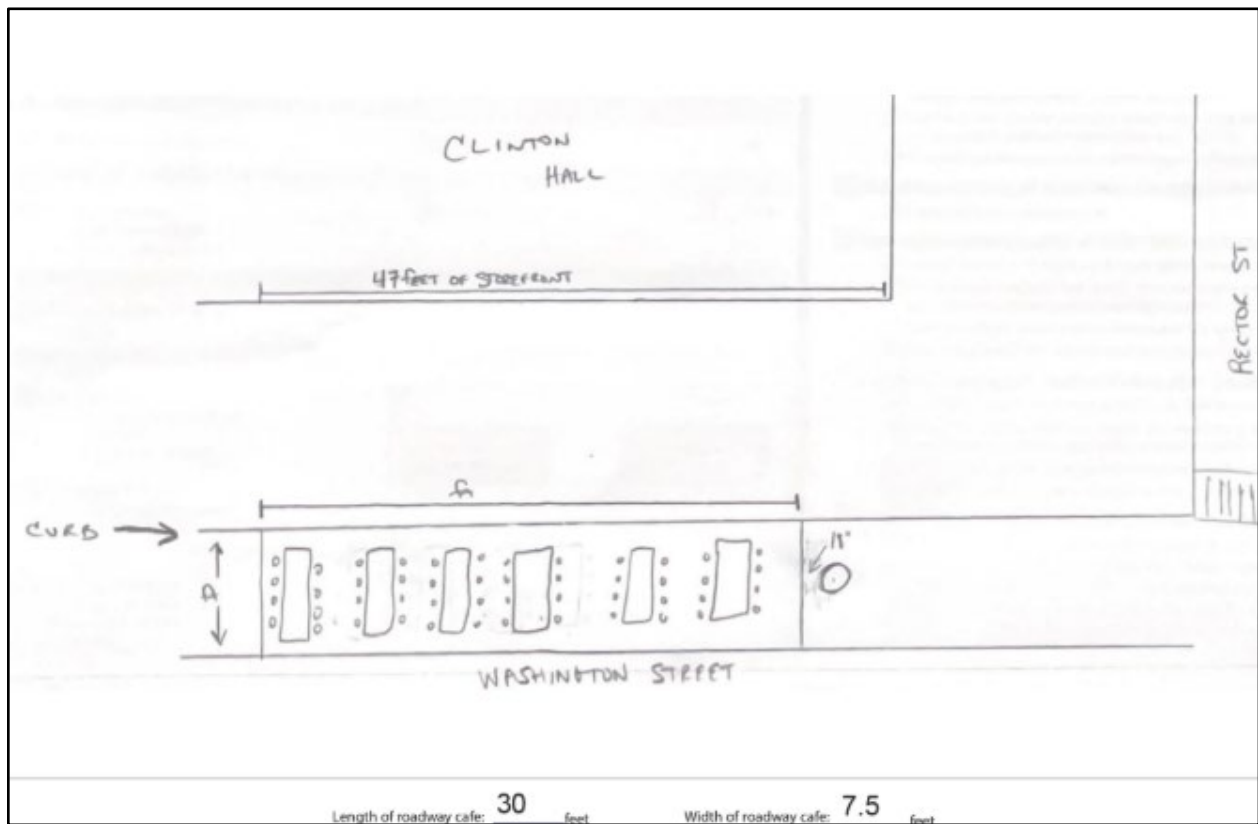
DATE: APRIL 22, 2025

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

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused*
BOARD VOTE:	25 In Favor	9 Opposed	2 Abstained	0 Recused

*As there was no quorum, this committee vote is a recommendation

RE: **Approval of Roadway Cafe for Clinton Hall at 90 Washington Street**



Original Roadway Site Plan approved

WHEREAS: Clinton Hall is seeking a roadway cafe permit outside the premises at 90 Washington Street in New York, New York; and

WHEREAS: The hours of operation for the roadway cafe are Sunday to Wednesday 12:00PM-10:00PM and Thursday through Saturday 12:00PM-12:00AM; and

WHEREAS: The roadway cafe will have 6 tables with 48 chairs; and

WHEREAS: The operator has agreed that all patrons will be seated; and alcohol service will end one hour before closing.

WHEREAS: The applicant is currently going through recertification with Department of City Planning on their POPS agreement; and

WHEREAS: The applicant states that they are currently using much less than the allowed 20% of the POPS space for private seating; and

WHEREAS: The applicant agreed to secure the space by any permissible means under the DOT regulations during closed hours to avoid the chairs and tables being used after hours; and

WHEREAS: A resident of 90 Washington attended the meeting to describe the operators as good neighbors with no noise issues from the venue; and

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

WHEREAS: The road was not properly re-paved under the roadbed cafe which created a depression under the roadway seating that leads to ponding under the roadway cafe; and

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 approves the application for a roadway cafe for Clinton Hall located at 90 Washington Street, New York, New York and requests DOT to help the establishment better understand the rules and regulations for roadway cafes. And requests DOT repair the unpaved roadway on Washington Street.

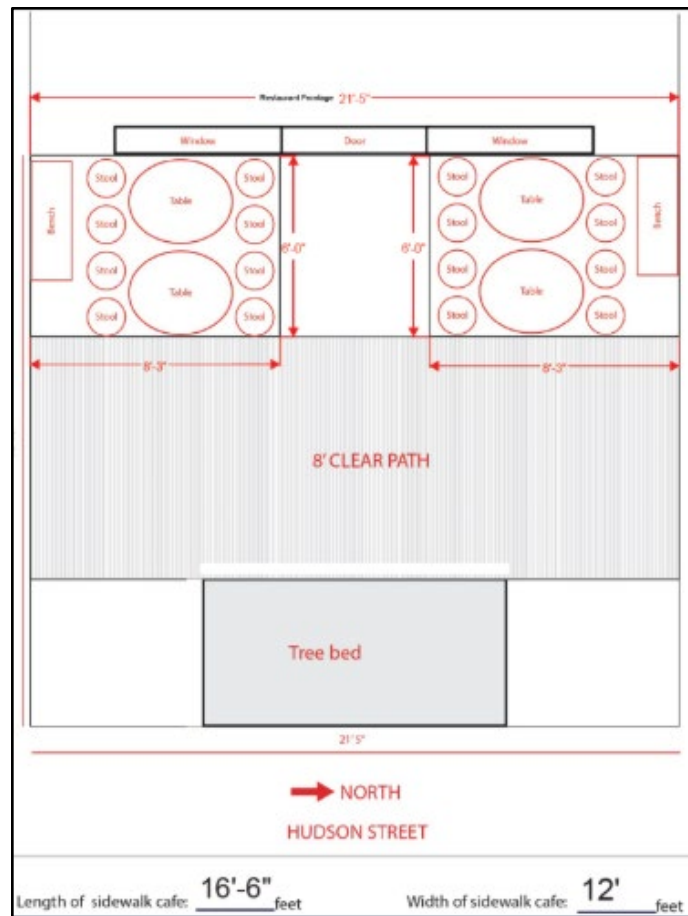
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Approval** of Sidewalk Cafe application for Hudson Interlude at **145 Hudson Street**



Original Sidewalk Site Plan approved

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

WHEREAS: The hours of operation of the sidewalk cafe are Sunday 8:00AM-3:00PM, Monday through Friday 7:00AM - 4:00PM Saturday 8:00AM-3:00PM and the time has been corrected from the original application; and

WHEREAS: The operator stated to the Committee that the furniture shown on the application diagram showing a maximum of 4 tables and 16 seats will be reduced if necessary to ensure that all seats, tables and service aisle remain within the designated space providing the required 8-0" clear path on the sidewalk; and

WHEREAS: The applicant agreed to comply to all bathroom access requirements for their capacity of indoor and outdoor seating (estimated by the Committee to be 20 seats); and

WHEREAS: The operator has agreed that all patrons will be seated; and

WHEREAS: The applicant confirmed that the restaurant will not be applying for any road bed 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 sidewalk cafe for Hudson Interlude located at 145 Hudson Street, New York, New York with the stipulations as noted above and requests DOT to help the establishment better understand the rules and regulations for sidewalk cafes.

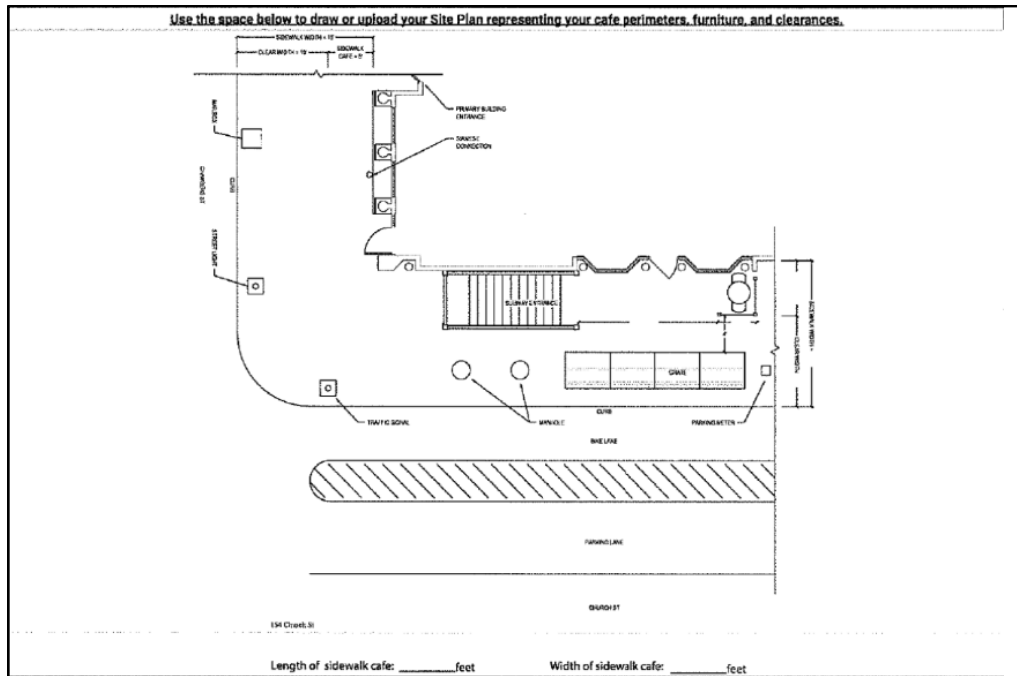
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	1 Opposed	0 Abstained	0 Recused

RE: **Approval of Sidewalk Cafe** application for **Little Italy Pizza** at **154 Church Street**



Original Sidewalk Site Plan approved

WHEREAS: Little Italy Pizza is seeking a sidewalk cafe permit outside the premises at 154 Church Street Street in New York, New York; and

WHEREAS: The operator did not show up to the community board meeting on the date and time as requested; and

WHEREAS: The hours of operation of the business as described on their application are Sunday 10:00AM-9:00 PM, Monday 10:00AM-11:00PM, Tuesday 10:00AM - 12:00AM Wednesday 10:00AM-1:00PM, Thursday 10:00AM-2:00PM, and Friday and Saturday from 10:00AM-3:00PM; and

WHEREAS: The hours of operation should be adjusted to reflect the DOT regulated hours of 8:00AM - 12:00AM daily; and

WHEREAS: The sidewalk cafe will have 1 table with 2 chairs and have an adequate required 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 Little Italy Pizza located at 154 Church Street, New York, New York and requests DOT to help the establishment better understand the rules and regulations for sidewalk cafes.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

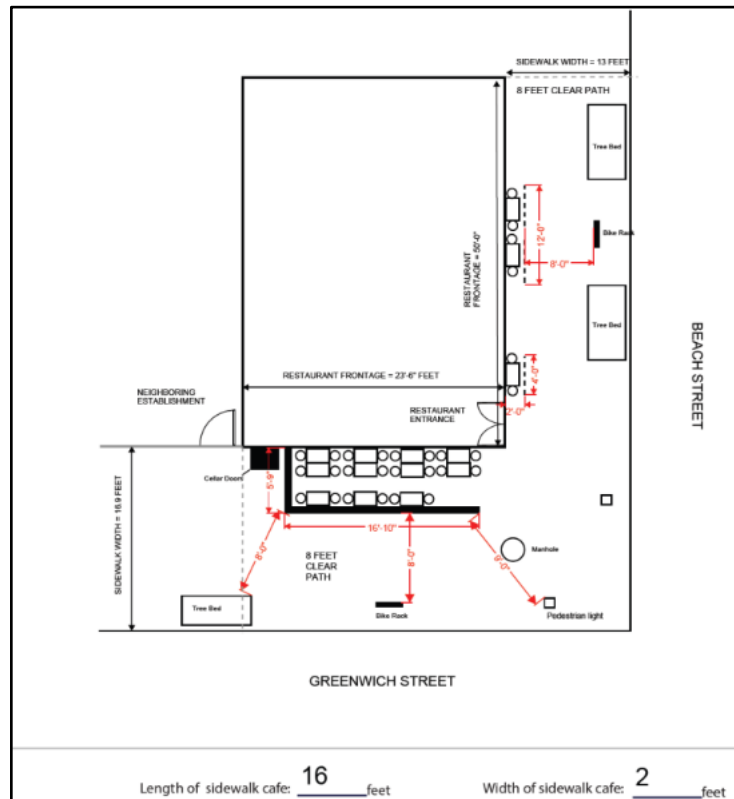
DATE: APRIL 22, 2025

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

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused*
BOARD VOTE:	33 In Favor	1 Opposed	2 Abstained	1 Recused

*As there was no quorum, this committee vote is a recommendation

RE: **Approval of Sidewalk Cafe application for Greenwich Street Tavern at 399 Greenwich Street**



Original Sidewalk Site Plan approved

WHEREAS: Greenwich Street Tavern is seeking a sidewalk cafe permit outside the premises at 399 Greenwich Street in New York, New York; and

WHEREAS: The applicant has affirmed that they will not be seeking a roadway cafe; and

WHEREAS: The hours of operation of the sidewalk cafe will be Sunday 4PM - 10PM, closed Monday, and Tuesday through Saturday 4:00PM-11:00PM; and

WHEREAS: The sidewalk cafe will have 14 table with 28 chairs with adequate service aisle; and

WHEREAS: The operator has agreed that all patrons will be seated; 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 Greenwich Street Tavern located at 399 Greenwich Street, New York, New York and requests DOT to help the establishment better understand the rules and regulations for sidewalk cafes.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: American Heart Association 2025 Wall Street Run & Heart Walk

WHEREAS: The annual American Heart Association’s (AHA) [2025 Wall Street Run & Heart Walk](#), a major AHA fundraiser is scheduled to take place on Thursday May 15, 2025; and

WHEREAS: Heart disease is the number one cause of death in the USA regardless of gender, race or ethnic origin. The recent mass firings of federal workers and the funding cuts to medical research and care, including for heart disease, elevates the importance of this event’s goal to raise \$5.25 million to fight heart disease; and

WHEREAS: The AHA will limit the number of onsite participants to under 9,250 for 2025 in order to address the large amount of road construction along the event’s route; and

WHEREAS: It is an evening event with start line setup beginning at 4:00 PM, participant check-in beginning at 5:00 PM at Brookfield Place (200 Vesey Street), the starting line program (Warren & Greenwich Street) at 6:30 PM and the race/walk beginning at 6:45 PM; and

WHEREAS: Rolling street closures along the run/walk route will take place from 6:30-8:00 PM, although the NYPD will determine the advance setup time that is needed. West Street (RT 9A) and Murray Street will remain open; and

WHEREAS: The three mile route will be unchanged from 2024 and use the streets of CB1 before connecting to the esplanade in Battery Park City (BPC) and ending at Brookfield Place, where a finish festival will take place from 6:30-8:00 PM (see map); and

WHEREAS: The event organizers have a plan to notify residents, workers and businesses along the route about the event, street closures and changes to MTA bus routes; and

WHEREAS: Some bus service will be disrupted due to street closures for the event, the MTA was asked to provide the maximum service possible in terms of time and stops

served. It is anticipated that the M22 route will remain unchanged, the M9 will take a small detour, the M20 route will extend south to at least West Thames, and the M55 will terminate at Chambers Street, however all service will depend on the existing conditions; and

WHEREAS: Through fundraising and community engagement, the Wall Street Run & Heart Walk aims to enhance CPR training accessibility, bolster bystander preparedness, increase funding for vital research, and ultimately, save lives; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 (MCB1):

- Supports the American Heart Association's street activity permit request for its 2025 Wall Street Run & Heart Walk, an important annual fundraiser; and
- Applauds the event's corporate sponsors and all of its participants and volunteers; and
- Beseeches the NYPD to minimize the time that any of the streets are closed to pedestrians, bicycles and traffic; and
- Urges the MTA to minimize bus service disruption to the event route area and reroute versus cancel bus service for the afternoon and evening of the event.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	1 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 2025 Dinner on Duane Street Activity Permit

WHEREAS: Duane Park is a triangular shaped park in Tribeca that is bordered to the east by Hudson Street and to the north and south by Duane Street, which bifurcates; and

WHEREAS: Duane Park, the City of New York's first public parkland, was purchased by the city from Trinity Church in 1797 for \$5; and

WHEREAS: The Friends of Duane Park (FDP) request Manhattan Community Board 1's support for a Street Activity Permit in order to hold a community dinner that will raise funds to guarantee the future maintenance and resiliency of Duane Park; and

WHEREAS: The mission of the FDP, an all-volunteer, not-for-profit community group, is to restore, preserve, and beautify Duane Park, and to build a community that cares for the park and other public spaces in Tribeca through fundraising, education, outreach, programming, and gardening; and

WHEREAS: The FDP proposes to: (1) close Duane Street between Hudson Street and Greenwich Street from 6:00 am to 11:00 pm on Sunday September 14, 2025; and (2) barricade Staple Street at Duane Street so that vehicles cannot enter Duane Street. All sidewalks will remain open; and

WHEREAS: One long, community table for 175 guests will be installed for an evening of neighborhood connections, memorable conversations, and delicious food and wine; and

WHEREAS: The Dinner on Duane is an annual fundraiser that has been embraced by neighbors and is so popular that there is a waiting list for tickets. The event was moved indoors in 2023 due to rain, but the planned street closure and logistics will be the same in 2025 as in other past years; and

WHEREAS: The FDP is finalizing backup plans in case of bad weather on September 14th. As in the past, an agreement for nearby indoor space is being worked out; and

WHEREAS: The businesses and residents on the block have been notified of the FDP's fundraising event, will be some of the partners to provide food and wine at the event, and either support or have no objections to what is planned; and

WHEREAS: There will be a small podium with a microphone and speakers for welcoming remarks and a toast. Background music is planned during the evening; and

WHEREAS: The FDP is finalizing backup plans in case of bad weather on September 14th. As in the past, an agreement for nearby indoor space is being worked out; and

WHEREAS: The FDP have been excellent stewards of this cherished historic park and green space in Manhattan Community District 1 and have a history of problem-free street activities; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 supports the Friends of Duane Park's application to close Duane Street between Hudson Street and Greenwich Street and to stop traffic from Staple Street from entering Duane Street for a one-day celebration, Dinner on Duane, on September 14, 2025.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	4 In Favor	0 Opposed	1 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	34 In Favor	1 Opposed	0 Abstained	0 Rescued

RE: 2025 TD Five Boro Bike Tour

WHEREAS: The 47th TD Five Boro Bike Tour, which is produced by Bike New York (Bike NY) in conjunction with the City of New York (NYC), will be held on Sunday May 4, 2025; and

WHEREAS: The approximately 40 mile bike tour is the world's largest charity ride and includes up to 32,000 people of all abilities that are above the age of three. The tour raises funds to promote bicycle safety and confidence with free bike education programs; and

WHEREAS: The bike tour starts in Manhattan Community Board One's (CB1) district, then heads north on car-free roads through all five boroughs. The tour crosses five major bridges and ends in Staten Island; and

WHEREAS: The event will run from 7:30AM – 5:30PM with street closure permits in our district for 3:00 AM to 11:00 AM, except for Franklin Street from Church to Broadway, where ceremony and event setups will be located. Closures there will be from Friday at midnight until 6:00 PM on Sunday; and

WHEREAS: As in previous years, the participants will line up and start the Tour heading north on Trinity Place/Church Street, but in 2025 there will be only five waves and new entry points onto Trinity Pl/Church St. The first wave will line up and leave from Chambers and Reade Streets, the second wave from Warren and Barclay Streets, the third from Vesey St and Maiden Lane, the fourth from Rector and Cedar Streets, and the fifth from Battery Place and Rector Street; and

WHEREAS: The new entry points will mean that the tour participants will no longer use Bogardus Plaza, which in past years has resulted in trash and a need to delay the usual table setup time; and

WHEREAS: Participants are permitted to use any human-powered pedaled bike (recumbent, unicycle, tandem, tricycle, etc.) or a Class 1 (pedal-assist) e-bike for the tour. Throttle e-bikes, are not permitted in any Bike NY events; and

WHEREAS: A member of the community voiced concern about potential safety risks for participants if pedal assist e-bikes were used aggressively, it is appreciated that Bike NY made a commitment to collect data regarding the use of e-bikes in the 2025 tour. It is recognized that a pedal assist option in this non-race situation can allow for the inclusion of riders who cannot pedal 40 miles; and

WHEREAS: Approximately 3,000 participants use bikes rented from Unlimited Biking. Broad Street will be used again for storing and managing rental bike pickup; and

WHEREAS: The Main Stage, VIP area and activities will be located on Church Street between Canal and Franklin Streets. Speakers will not extend farther south on Church Street than to Leonard Street; and

WHEREAS: The Mayor's Office, not Bike New York, makes the decisions about the speeches that are delivered prior to the event's start. A total of ten audio speakers will be used, three less than last year; and

WHEREAS: The main stage and VIP areas are located near Barnett Newman Triangle, which is on Church between White and Franklin Streets, it is requested that Bike New York engage and coordinate with the newly formed [Friends of Barnett Newman Triangle](#) to facilitate mutual benefit; and

WHEREAS: Bike NY has been a good long-term partner with CB1 and has worked continuously to reduce the event's impact on the community. As in past years, there will be a hotline (917- 960-3114) that will be operational Saturday night during setup and during race hours to allow real time contact; and

WHEREAS: Last year, the CB1 office did not receive any complaints regarding the Tour, which is scheduled to proceed in substantially the same fashion as in 2024; and

WHEREAS: The Five Boro Bike Tour is an important fundraiser, and an event supported by the City of New York to showcase the city's five boroughs internationally; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 (MCB1) supports approval of a street activity permit for the 2025 Five Boro Bike Tour and recognizes the value of this important annual event; and

BE IT

FURTHER

RESOLVED

THAT: MCB1 appreciates the work that Bike New York has done in the past to improve conditions in our district during the race. As in previous years, we request that:

- Flyers and communication be put out well in advance of the event;

- Residential buildings near the race activities be given advance notice regarding the speakers and event details;
- Staff setting up for the race overnight be instructed to limit noise, including shouting;
- Bullhorns not be used before 9:00 AM;
- Sound not exceed 80 decibels at any location;
- All speakers be angled away from residential buildings; and
- On the day of the race, a Bike New York representative be assigned to ensure that all stipulations agreed on with the community are adhered to; and

BE IT
FURTHER
RESOLVED

THAT: MCB1 applauds supports Bike New York's commitment to collect data and to review the use of Class I (pedal assist) e-bikes in the 2025 tour to ensure that the current policy of unrestricted use does not result in incidents of reckless use, but does provide an option for the inclusion of participants who need or want pedal assistance; and

BE IT
FURTHER
RESOLVED

THAT: MCB1 encourages Bike New York to engage and coordinate with the [Friends of Barnett Newman Triangle](#) regarding the tour's starting area, as well as any mutually beneficial promotion.

COMMUNITY BOARD 1 – MANHATTAN
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DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	25 In Favor	3 Opposed	7 Abstained	1 Recused

RE: **Comments on DOT Proposed Rule Change: Exclusive Seating in DOT Pedestrian Plazas and Open Streets**

WHEREAS: The New York City Department of Transportation ("DOT") is proposing to amend title 34 of the Rules of the City of New York to allow for the designation of areas of DOT pedestrian plazas and Open Streets for the exclusive use of private patrons subject to certain restrictions and the review and approval of DOT; and

WHEREAS: The DOT rule change would allow a significant portion of city Open Streets and pedestrian plazas, between 33% and 50% of the total square footage of a specific location, to be leased to a private sub-concessionaire of the location's DOT partner for exclusive use as seating for their customers; and

WHEREAS: DOT will hold a public hearing on the proposed rule online on April 23, 2025, at 10 a.m.; and

WHEREAS: CB1's Executive Committee found the language of the regulation vague and unclear and raised many concerns and questions about the proposed rule as noted in this resolution; and

WHEREAS: Both the DOT's Pedestrian Plaza Program (begun in 2008) and Open Streets Program (permanent program begun in 2021) state in their published online descriptions that the purpose of these programs is to increase the city's public space for "all to enjoy" with no mention of excluding, restricting, or limiting any person or group from full and complete access to the sites; and

WHEREAS: According to DOT's Open Street website (<https://www.nyc.gov/html/dot/html/pedestrians/openstreets.shtml>), "New York City's Open Street program transforms streets into public space open to all" with "transformations that allow for a range of activities that promote economic development, support schools, facilitate pedestrian and bike mobility, and provide new ways for New Yorkers to enjoy cultural programming and building community"; and

- WHEREAS: According to DOT's Pedestrian Plaza website (<https://www.nyc.gov/html/dot/html/pedestrians/nyc-plaza-program.shtml>), the pedestrian plaza program seeks to transform underutilized streets and traffic islands into "vibrant, social public spaces for all to enjoy to enhance safety, walkability and access to public transit while supporting community, commerce and culture"; and
- WHEREAS: Neither DOT's Open Street nor Pedestrian Plaza programs make any mention of the city's intention to have any person, entity, or partner exercise exclusive use of any portion of the Open Streets or pedestrian plazas; and
- WHEREAS: The DOT proposed Rule Change site is open for public comments until April 23, and as of today, has 120 public comments on the site, with 13 comments in support (8 coming from city BIDs) and the overwhelming majority of comments (over 100) strongly opposed to the rule change, highlighting concerns about the privatization of public space with references to the rule as a "land grab" and calling the program "dreadful," "ludicrous," and "unfair"; and
- WHEREAS: Several published comments came from non-profit groups and individuals in areas that have already experienced a great deal of open restaurant use on neighborhood Open Streets where noise and garbage have become insurmountable problems with little or no enforcement or remedy by the city; and
- WHEREAS: The majority of CBI's Executive Committee fully supports the idea of closing streets for public use but is strongly opposed to the privatization of public space on Open Streets and pedestrian plazas in our district, believing this rule would allow businesses to take a disproportionate amount of land for their own use at the expense of the public; and
- WHEREAS: Certain committee members drew a distinction between the full closure of an entire city street with the Open Street program and the smaller areas generally found in pedestrian plazas, believing pedestrian plazas are particularly ill-suited for any exclusive seating; and
- WHEREAS: Parts of District 1 contain some of the lowest ratios of public park space per capita in Manhattan, and a deficiency of open public space is a problem that this community, like many others throughout the five boroughs, faces; and
- WHEREAS: Unlike applicants who apply for the use of public space for restaurant use through the City's Sidewalk Cafe and Road Bed Cafe programs, there is no requirement with the Open Street Program for any applicant who seeks private commercial restaurant use on an Open Street to pay the city for this use, nor is there any requirement for Community Board or City Council review or approval; and

WHEREAS: While it is understood that money raised through the privatization of public spaces with exclusive seating would go to the maintenance of pedestrian plazas and Open Streets, CB1 Committee members felt strongly that DOT should identify public revenue sources to fund this program rather than relying on the privatization of the plaza and its partner to fund it; and

WHEREAS: Many members of CB1's Executive Committee expressed concern about what they believed would be a "slippery slope" leading to increased privatization of public street space in the community, contrary to the expressed purpose of the Open Street program to "transform streets into public space open to all"; and

WHEREAS: Members advocated for open seating/benches and tables for the public regardless of where food is purchased, including assurance that there is adequate public seating as is the case with NYC Privately Owned Public Spaces (POPS); and

WHEREAS: The Committee had many questions that the DOT representative at the meeting said would be provided at a later date, including but not limited to:

- How equity issues will be managed, ensuring all merchants on an Open Street can benefit from its closure
- How the program relates to the city's Street Activity permitting process
- How the public will be able to access the use of the street if there is one partnership with one restaurant signing an agreement
- How enforcement will occur to address quality of life issues that have arisen with noise and garbage concerns
- The definition of "Major Concessionaire" and when ULURP would be applied to this program; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 requests that DOT provide responses to all unanswered questions as recorded at the CB1 Executive meeting on April 17 as soon as possible; and

BE IT
FURTHER
RESOLVED

THAT: CB1 urges that all comments in this resolution be considered and addressed by DOT concerning the proposed rule change for Exclusive Seating in DOT Open Streets and pedestrian plazas, including the following recommendations:

1. In the spirit of the programs' commitment to equity, no single business owner should be able to profit exclusively from any Open Street or

pedestrian plaza, and there should be a balanced allocation of space among all people who live and work on the street.

2. All merchants along any Open Street should be able to use the street, and an agreement should be made with the Open Street Partner to ensure equitable access.
3. Restaurant owners should be required to apply to the city's sidewalk cafe and road bed seating programs for restaurant use and be required to pay the city for this privilege.
4. The DOT should not have singular authority for approval on use of Open Streets and pedestrian plazas. There should be no approval for any programming or use on a public street without community board review and approval.
5. Open Streets and pedestrian plazas provided with any exclusive restaurant use should be required to provide access to public bathrooms (off-site use acceptable) during open hours.
6. Prior posting of any modification to Open Streets and Pedestrian Plazas should be required, with Community Board notice and review as is the case with SAPO and all restaurant, sidewalk cafe, and road bed licensing.
7. Scaled site plans with furnishings for all proposed uses of Open Streets should be required.
8. There should be clarity on how open space partners work with SAPO to ensure safety and access for all proposed Street Events.
9. A clear process should be established for how food vendors will work with DCWP, DOH, NYPD, and DOB.
10. Explicit language should be included in any DOT proposed rule change to reinvest all funds raised back into the pedestrian plazas and Open Streets, with clear language on what is included in proper maintenance.
11. Clear rules for enforcement should be established for any use of public space to address quality of life issues.
12. Open seating/benches and tables should be allowed for the public regardless of where food is purchased.
13. The proposal should be amended so that seating is not reserved for the exclusive use of patrons of private businesses and would be open to non-customers as well, as is the case with Privately Owned Public Spaces (POPS).

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LAND USE, ZONING, & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	1 Recused

RE: Sale and Re-Development of City Owned Property at 100 Gold Street

WHEREAS: 100 Gold Street is an approximately 95,000 square-foot lot containing an approximately 656,000 square-foot office building, built in the mid-1960s at the corner of Gold and Frankfort Streets at the foot of the Brooklyn Bridge. In 1993, the City of New York bought the building and lot at 100 Gold Street for \$36,930,000.¹ 100 Gold Street currently serves as the headquarters of the NYC Department of Housing Preservation and Development (HPD). The building is also home to the Hamilton-Madison House – City Hall Older Adults Center, described as providing “high-quality, culturally and linguistically appropriate services for older adults aged 60-plus,” including through “programs like computer and photography classes, arts clubs, and health management workshops” as part of the organization’s mission to “promote wellness, independence, and combat social isolation and economic insecurity” in order to “empower older New Yorkers to age with dignity in their own community”²; and

WHEREAS: In a January 9, 2025 State of the City address, New York City Mayor Eric Adams announced a project, as part of a newly-labeled “Manhattan Plan,” to create “over 2,000 new mixed income homes at 100 Gold Street, where many of our city staff work today.” The City’s Economic Development Corporation (NYCEDC) was tasked with leading the 100 Gold Street project; and

WHEREAS: On March 6, 2025, NYCEDC released a Request for Proposals (RFP) for the project, which an accompanying press release described as a proposal “for the transformation of a city-owned site into a significant mixed-income residential building, expected to provide more than 1,000 mixed-income units with a minimum of 25 percent required to be affordable”; and

WHEREAS: There will be a number of future land use actions required to accomplish this project, including at a minimum, a land use action under the Uniform Land Use Review Procedure (ULURP) for the disposition of City-owned property; and

¹ See, <https://www.nyc.gov/site/dcas/business/dcasmanagedbuildings/100-gold-street.page>.

² See, <https://hamiltonmadisonhouse.org/older-adult-youth-community-services/>.

WHEREAS: At its April 7, 2025 meeting, Manhattan Community Board 1 (CB1)'s Land Use, Zoning and Economic Development (LZE) Committee reviewed the RFP further and discussed possible amendments to propose to NYCEDC to strengthen the RFP and project process and to highlight current concerns of the community about the impacts and public benefits of the project; and

WHEREAS: The LZE Committee specifically identified the following questions and opportunities for clarification of the RFP:

- The RFP lacks any discussion of the selection criteria and weighting that NYCEDC will use in reviewing responses to the RFP:
 - What is the specific selection criteria and scoring system NYCEDC will use in reviewing responses to the RFP? The selection criteria and scoring system should be published to potential respondents and the public.
- The amount and depth of affordability of housing is not mentioned in the RFP:
 - The RFP should affirmatively state the need, as expressed by CB1's Statement of District Needs³, for deep and permanent affordable housing in Community District 1.
 - The RFP should clarify and affirmatively state NYCEDC's prior representations that any funds left over from rehousing City agencies from 100 Gold will be used for affordable housing at this site.
- The RFP states: "NYCEDC will seek to leverage any remaining sales proceeds after funding real estate and agency relocations costs to provide public benefits, which may include additional affordable housing."
 - The RFP should clarify exactly what are the "public benefits" that might be considered, *i.e.*, what is the list of community needs in addition to affordable housing that should be considered by respondents?
 - What other benefits would be considered other than affordable housing? How does this decision get made?
 - The RFP should further clarify what happens if the City does not show a profit from the project, such that benefits would suffer.

³ CB1's Statement of District Needs provides: "CD1 is not adequately stocked with existing affordable housing, nor does it have many opportunities to generate new affordable units. . . . There are simply not enough emerging units for area residents who are being pushed out of their homes as buildings exit older affordability programs such as Mitchell-Lama or other tax-levied conveyances." *Statement of Community and District Needs and Community Board Budget Requests*, Fiscal Year 2024, at p. 22.

- Public benefits should be calculated first, as a project cost, before calculating other project costs in determining the profitability of the project.
 - The RFP should also ask respondents to discuss their plans or proposal for the impacts on local infrastructure from the project
 - The RFP should also ask respondents to discuss their plans or proposal for minimizing the impact to the immediate local community from construction, including whether the respondent will commit to funding independent monitoring for construction and environmental impacts.
- Page 34 of the RFP reads: “Proposals should assume no housing subsidies from the City or State, including no City Capital. However, NYCEDC may select a Project that uses any such subsidy, and NYCEDC reserves the right to make City Capital available.”
 - This statement in the RFP should be clarified.
 - Should proposals assume public subsidy or not? The RFP first suggests no but then suggests NYCEDC may make “City Capital” available. If so, under what conditions will “City Capital” be made available?
 - Will proposals that include public subsidy be considered responsive or not?
- The RFP states: “NYCEDC seeks Proposals that consider both the as-of-right zoning and Proposals that require a rezoning”
 - Why are as-of-right proposals being considered? How will they be evaluated against rezoning proposals?
 - Is there a cap or maximum amount of Floor Area Ratio (FAR) that be built at this site?
 - Can a developer-respondent increase buildable FAR with the purchase of unused development rights?
- The RFP should ask respondents to identify and discuss specific plans for street and sidewalk management to alleviate pressure on the surrounding area.
 - Responses should include plans for handling trash storage and removal, so that trash never touches the sidewalks at the site.
 - Responses should also discuss plans for handling deliveries, move-ins / move-outs, loading, *etc.*, such that all activities occur off the streets and sidewalks
 - Responses should address parking availability at the project site.
 - CB1 encourages NYCEDC to speak with project sponsors of the 5 World Trade Center site project, where the developer’s responses / plans were amended to successfully account for management of street and sidewalk pressures and impacts on the immediate surrounding community.

- The RFP states: “Relocation of the Senior Center from the Site to a to-be-determined location will likely require a site selection action subject to ULURP and is expected to be included in the same ULURP application for the disposition of the Site. DCAS and NYC Aging will be the applicants for the site selection action, and the Developer will be responsible for coordinating with these agencies leading up to and through the duration of ULURP.”
 - What are the commitments the City is making to the Senior Center and the senior community in CD1?
 - What is the timeline for senior center relocation?
 - Where is it going? May it come back to the site post-construction?
 - Is ULURP for the Senior Center running concurrent with all other 100 Gold land use action(s)?
- NYCEDC’s published statements and materials, including the RFP, should be clearer on the process for relocation of the eight City agencies currently housed at 100 Gold
 - Where are those City agencies going? Will they be broken up into different boroughs or will they all move together? How will this change impact CD1?
- NYCEDC should clarify the availability or allowability of cellar uses for this project.
 - And in that regard, NYCEDC should clarify plans for underground integrity and safety.

WHEREAS: Additional community concerns need to be addressed in the project RFP and should include current District 1 data that clearly indicates:

1. A critical shortage of affordable housing for both rental and purchase in the District;
2. A pressing need for open public recreational space on the west side of lower Manhattan;
3. The transition of FiDi from a commercial to residential neighborhood resulting in the diminished mixed-use character of the area;
4. An overabundance of luxury rental units and condominiums alongside inadequate affordable rental and ownership options;

WHEREAS: Community recommendations for development opportunities that should include recommended public amenities to be incorporated in the RFP include:

1. Public parks, open green spaces, and areas for both passive and active recreation;
2. Development that emphasizes mixed-use potential with balanced residential and office components in the new building;
3. A needed recreational center, with New Market as the potential recommended site;
4. Integration with neighborhood resilience planning initiatives;

WHEREAS: According to the Project Website that NYCEDC currently maintains for the 100 Gold project (<https://edc.nyc/project/100-gold-street>), there have been at least three Addenda to the RFP since it was first issued on March 6, 2025; and

WHEREAS: The LZE Committee believes the 100 Gold RFP should be further amended, or at a minimum, this resolution should be included on the Project Website as further Addendum, to serve as an indication to bidders about the current needs of the community with respect to this proposed project; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 requests that NYCEDC further amend the 100 Gold RFP to include the questions and concerns identified in this resolution, or at a minimum, that NYCEDC include a complete copy of this resolution on the Project Website as further Addendum, to serve as an indication to bidders about the current needs of the community with respect to this proposed project.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	26 In Favor	6 Opposed	4 Abstained	0 Recused

RE: **Comments** on the DOT Approved Open Street on Duane Street with Community Partner Casa Restaurant for April - November 2025

WHEREAS: On March 11, 2025 Community Board 1 was notified by the Department of Transportation (DOT) by letter (attached) that the Open Street for Duane Street from Hudson to West Broadway from April 26, 2025 - November 15, 2025 had been approved by DOT; and

WHEREAS: DOT allows Community Boards 45 days from the March 11 date of notification to offer comments to DOT on the selection of the Open Street location and the designated partner; and

WHEREAS: The March 11th letter notes the hours for closure from Monday through Saturday, 10:00 AM to 9:30 PM, Sunday 10:00 AM to 4:30 PM with an unintended omission of hours of operation on Thursday which should read: Thursday 11:00AM - 9:30PM; and

WHEREAS: According to DOT's Open Street website <https://www.nyc.gov/html/dot/html/pedestrians/openstreets.shtml>, **“New York City’s Open Street program transforms streets into public space open to all. These transformations allow for a range of activities that promote economic development, support schools, facilitate pedestrian and bike mobility, and provide new ways for New Yorkers to enjoy cultural programming and building community”**; and

WHEREAS: It is important to note that unlike applicants who apply for the use of public space for restaurant use through the City’s Sidewalk Cafe and Roadway Cafe programs, **there is no requirement with the Open Street Program for any applicant who seeks private commercial restaurant use on an Open Street to pay the city for this use, nor is there any requirement for Community Board or City Council review or approval**; and

WHEREAS: DOT's community partner for the full closure of Duane Street is called Casa Restaurant and Casa is a privately owned commercial business who has requested the use of an unspecified amount of area in front of their restaurant on Duane Street, a public street, for private restaurant use; and

WHEREAS: The owner of Casa Restaurant was present at the April 17 CB1 Executive Committee when no formal presentation was provided for the intended use of the street, including any diagrams indicating the size, location, the number of seats and tables for the desired restaurant space on Duane Street; and

WHEREAS: Two members of the community were present at the Committee meeting to support Casa Restaurant's application to partner with DOT for the Open Street on Duane Street noting that the area between Hudson and West Broadway on Duane Street is not a highly trafficked area and that the closing of the street brought more safety from vehicles in the area and more opportunities for the Tribeca community to connect with one another; and

WHEREAS: Many members of CB1's Executive Committee strongly objected to what they believed was a "slippery slope" to the privatization of public street space in the community which is contrary to the expressed purpose of the Open Street program to "transform streets into public space open to all"; and

WHEREAS: Committee members asked the applicant why they did not apply for a sidewalk cafe or roadway cafe on Duane Street for their restaurant use, using programs that pay the city for the use of public space and require Community Board oversight, something Open Streets does not; and

WHEREAS: Some of the Executive Committee members supported the use of the specific section of Duane Street between Hudson and West Broadway as long as the partner provided 1) a plan to be approved by the community indicating both the location and number of both private and public seats and tables, 2) a commitment to providing adequate public seating for those not eating at the restaurant, 3) a commitment to community programming for the space for public use (i.e. concerts, markets) 4) a commitment by the partner that the street can be equitably used by all merchants fronting on the section of Duane Street between Hudson and West Broadway, 5) a commitment that the partner will allow access to their bathroom by all members of the public using the Open Street on Duane Street during the restaurants designated hours on the street; and

WHEREAS: The partner Casa Restaurant agreed to all 5 of the aforementioned stipulations to use Duane Street; and

WHEREAS: There was Board noted that this is one way, West to East street that does get some use; and

WHEREAS: The Committee had many questions that the DOT representative said will be provided at a later date including how other merchants on Duane Street can access the use of the street, if there is one partnership with one restaurant; how deliveries to all merchants will be accommodated on the street, how restaurant seating will be controlled so as to ensure full public access of the street; how the process of applying for a street activity permit will now occur; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 urges DOT to answer all outstanding questions and to address the community's deep concerns about the privatization of the community's public Open Street at Duane Street between Hudson and West Broadway which will potentially set a troubling precedent for other streets in Community District 1; and

BE IT
FURTHER
RESOLVED
THAT:

CB1 insists that any agreement with the partner, Casa Restaurant for the privilege of private restaurant use with no fee paid to the city on the public Open Street on Duane Street between Hudson and West Broadway include the community partner's stated commitment to providing the following 5 items to the community:

- 1) a floor plan to be approved by the CB indicating both the location and number of both private and public seats and tables;
- 2) a commitment to providing adequate public seating for those not eating at the restaurant
- 3) a commitment to community programming for the space for public use (i.e. concerts, markets);
- 4) a commitment by the partner that the street can be equitably used by all merchants fronting on the section of Duane Street between Hudson and West Broadway with access to loading;
- 5) a commitment that the partner will allow access to the Casa Restaurants bathroom(s) by all members of the public using the Open Street on Duane Street during the restaurants designated hours; and

BE IT
FURTHER
RESOLVED
THAT:

CB1 1 requests that DOT send an amended letter to CB1 with the correct hours of the Open Street including Thursdays from 9:30 AM-11:30 PM.



Department of Transportation

Ydanis Rodriguez, Commissioner

March 11, 2025

Zach Bommer
District Manager, Manhattan Community Board 1
1 Centre Street, Room 2202-N
New York, NY 10007

Dear Zach Bommer:

We are happy to inform you that an Open Streets location has been approved in your district. New York City's Open Streets program transforms streets into public space open to all. These transformations allow for a range of activities that promote economic development, support schools, facilitate pedestrian and bike mobility, and provide new ways for New Yorkers to enjoy cultural programming and build community. For more information about the program, visit the program's website at nyc.gov/openstreets.

The Open Street is located on DUANE STREET from HUDSON STREET to WEST BROADWAY and operates on the dates, days and times listed in the tables below. It is a Full Closure type of Open Street. The Department of Transportation will work with Casa Restaurant, the agency's community partner, on the safe and successful execution of this Open Street location.

Start Date	End Date
April 26, 2025	November 15, 2025

Days of The Week	Start Time	End Time
Monday	11:00 AM	09:30 PM
Tuesday	11:00 AM	09:30 PM
Wednesday	11:00 AM	09:30 PM
Thursday	N/A	N/A
Friday	11:00 AM	09:30 PM
Saturday	10:00 AM	09:30 PM
Sunday	10:00 AM	04:30 PM

From the date of this notification, your office will have 45 days to offer any comments to the Department of Transportation for this Open Street location.

Location or program feedback can be directed to my office by calling 212-839-6210.

Sincerely,

Edward F. Pincar, Jr.
Manhattan Borough Commissioner

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **200 Church Street**, new application and temporary retail permits for a liquor, wine, beer & cider license for ND Tribeca Inc dba Nonna Dora Tribeca

WHEREAS: The applicant, ND Tribeca Inc dba Nonna Dora Tribeca at 200 Church Street, is applying for a new application and temporary retail permits for a liquor, wine, beer & cider license; and

WHEREAS: The location is a bar and restaurant, with a ground floor, mezzanine and basement, with a total of 3712 square feet. There will be a public capacity of 144 people with 1 stand up bars 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 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 recorded background music; and

WHEREAS: A resident of the building attended the meeting and spoke to the committee stating that the music has been an issue from inside and outside the building; and

WHEREAS: While the applicant acknowledged there is no soundproofing in the building they stated that they have recently added in some noise absorbing measures and the applicant provided to the resident a direct contact number to reach him if there are any future complaints; and

WHEREAS: The committee has requested that the applicant provide signatures of approval from the building/co-op; and

WHEREAS: While the applicant did not provide the signatures requested, the applicant stated that the windows and doors will be kept closed except for persons entering and leaving and at present there is no outdoor cafe or street seating; and

WHEREAS: The applicant also stated that should they receive a reasonable complaint, they will engage a sound engineer rectify any such problem; and

WHEREAS: Delivery of goods and services will be received between 8:00AM-5:00PM; 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 intends to apply for sidewalk cafe seating in the future; 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 ND Tribeca Inc dba Nonna Dora Tribecac at 200 Church Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	7 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	2 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	3 Abstained	0 Recused

RE: **1 Fulton Street**, alteration application to expand premises for a liquor, wine, beer & cider license for HHC Fulton Retail LLC, HHC Lawn Games LLC, The Lawn Club NYC LLC and Creative Culinary Management Co LLC dba Bar Snack/The Lawn Club/Snack Out

WHEREAS: The applicant, HHC Fulton Retail LLC, HHC Lawn Games LLC, The Lawn Club NYC LLC and Creative Culinary Management Co LLC dba Bar Snack/The Lawn Club/Snack Out at 1 Fulton Street, is applying for a alteration application to expand premise for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant with lawn games, with a ground floor, mezzanine and basement, with a total of 44143 square feet. There will be a public capacity of 1000 people with 3 stand up bars and 5 bathrooms, 4 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: There is no change to the applicant’s previous hours of operation Monday to Thursday 8:00AM - 2:00AM, Friday to Saturday 8:00AM- 2:00AM, Sunday 10:00AM - 1:00AM; and

WHEREAS: Delivery of goods and services will be received between 8:00AM-5:00PM; and

WHEREAS: The applicant did not provide details regarding the containerized garbage location or pickup; 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 intends to apply for sidewalk cafe seating in the future; and

WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of alteration application to expand premise for on-premise Liquor, Wine, Beer and Cider license for HHC Fulton Retail LLC, HHC Lawn Games LLC, The Lawn Club NYC LLC and Creative Culinary Management Co LLC dba Bar Snack/The Lawn Club/Snack Out at 1 Fulton Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **30 Broad Street**, a new application and temporary permit application to expand premises for a liquor, wine, beer & cider license for Complete Cafe LLC

WHEREAS: The applicant, Complete Cafe LLC at 30 Broad Street, is applying for a new application and temporary permit application to expand premise for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant, with a ground floor with a total of 2375 square feet. There will be a public capacity less than 75 people with 1 stand up bars and 1 ADA compliant bathroom; and

WHEREAS: The applicant has agreed to hours of operation Monday to Saturday 8:00AM-11:00PM, Sunday 8:00AM - 10:00PM; and

WHEREAS: Delivery of goods and services will be received between 8:00AM-3:00PM; and

WHEREAS: The applicant will have containerized garbage collected at 6:00AM daily; and

WHEREAS: The applicant will have recorded background music from 2 small Sonos Roam Speakers located in the corners of the establishment, no TVs; 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 new application and temporary permit to expand premise for on-premise Wine, Beer and Cider license for Complete Cafe LLC at 30 Broad Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	3 Abstained	0 Recused

RE: **49 Chambers Street**, a new application and temporary permit application to expand premises for a liquor, wine, beer & cider license for Hall des Lumieres

WHEREAS: The applicant, Hall des Lumieres at 49 Chambers Street, is applying for a new application and temporary permit application to expand premise for a liquor, wine, beer & cider license; and

WHEREAS: The location initially operated as an immersive experience space, however, the applicant lost their partner who was responsible for the immersive aspects and as such the applicant is pivoting their model to an event space with public museum access and private tours; and

WHEREAS: The location is currently operating as an event space, on the ground floor and basement with a total of 21,452 square feet. There will be a public capacity less than 600 people with 6 bathrooms, 2 of which are ADA compliant; and

WHEREAS: The applicant's current method of operation is to host the gatherings while outside vendors provide all the necessary equipment, permits and supplies; and

WHEREAS: The applicant would like to operate entirely in-house by removing the need for constant in and out loading by vendors for every event and instead use their own equipment, permits and supplies; and

WHEREAS: The applicant plans to reduce the number of events offered by increasing pricing per event; and

WHEREAS: The upper floors of the location are occupied by residential condos and the applicant is trying to mitigate the constant traffic from outside caterers which has been a contributor to residential noise concerns; and

WHEREAS: The committee received a letter of concern from the condo board stating that while they do not have any objections to the operation of the business, the residents have concern for the applicant holding a liquor license for seven days of the week while they already have noise concerns from the event space; and

- WHEREAS: A representative of the condo board was also present at the meeting stating that the condo's quiet hours on the weekdays begin at 10:00PM; and
- WHEREAS: The committee has agreed to the applicant hosting 100 evening events a year (daytime events are excluded); and
- WHEREAS: The committee understands that certain communities host weddings on specific days and as such is granting the applicant 20 special events per year which can be held either Sunday, Monday or Thursday with hours of 10am - 2am to accommodate these weddings. These hours only pertain to these 20 events and can be held at any point of the year; and
- WHEREAS: The committee has approved regular hours of operation outside of the above stated special events of Monday to Thursday 10:00AM - 12:00AM day to Saturday 10:00AM - 2:00AM and Sunday 10: 00AM - 10:00PM; and
- WHEREAS: The applicant has stated that they will not be hosting any New Years parties; and
- WHEREAS: Delivery of goods and services will be received between 9:00AM-5:00PM; and
- WHEREAS: The applicant will have containerized garbage collected Fridays 9:00AM - 5:00PM; and
- WHEREAS: The applicant will have live, recorded background music and DJs. Sound equipment includes 46 Meyer speakers of various sizes. The venue will also host guests speakers as non-musical entertainment; and
- WHEREAS: Security will be available for all events and all supply load-in and load-outs; 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 new application and temporary permit to expand premises for on-premise Liquor, Wine, Beer and Cider license for Hall des Lumieres at 49 Chambers Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **95 South Street**, alteration application to remove a portion of the 4th floor premises for a liquor, wine, beer & cider license for HHC Bridgeview LLC, Creative Culinary Management Company LLC

WHEREAS: The applicant, HHC Bridgeview LLC, Creative Culinary Management Company LLC at 95 South Street, is applying for to remove a portion of the 4th floor premises for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant, bar and event space, on the 3rd, 4th floors and rooftop, with a total of 58,880 square feet. There will be a public capacity of 4093 people with multiple stand up bars and multiple 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: Delivery of goods and services will be received between 8:00AM-5:00PM; and

WHEREAS: The applicant will have garbage pickup Monday to Sunday 10:00PM - 6:00AM; 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 alteration application to remove a portion of the 4th floor premises for on-premise Liquor, Wine, Beer and Cider license for HHC Bridgeview LLC, Creative Culinary Management Company LLC at 95 South Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **517 Clayton Road**, a class change application to expand premises for a liquor, wine, beer & cider license for Liggett Terrace Site A Governors Island, Threefold Holdings LLC dba Threes Brewing

WHEREAS: The applicant, Liggett Terrace Site A, Threefold Holdings LLC dba Threes Brewing at 517 Clayton Road Governors Island, is applying for a class change for a liquor, wine, beer & cider license; and

WHEREAS: The location is a cafe and beer garden, outdoors in a shipping container with deck and a total of 5000 square feet. There will be 25 outdoor tables and 130 seats with 1 stand up bars and 1 ADA compliant bathroom; and

WHEREAS: The applicant has agreed to hours of operation Sunday to Thursday 12:00PM-7:00PM, Friday to Saturday 12:00PM - 9:00PM; and

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

WHEREAS: The applicant will have background music from 2 small portable speakers located on the containers; 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 class change for on-premise Liquor, Wine, Beer and Cider license for Liggett Terrace Site A, Governors Island, Threefold Holdings LLC dba Threes Brewing at 517 Clayton Road, **unless** the applicant complies with the limitations and conditions set forth above.

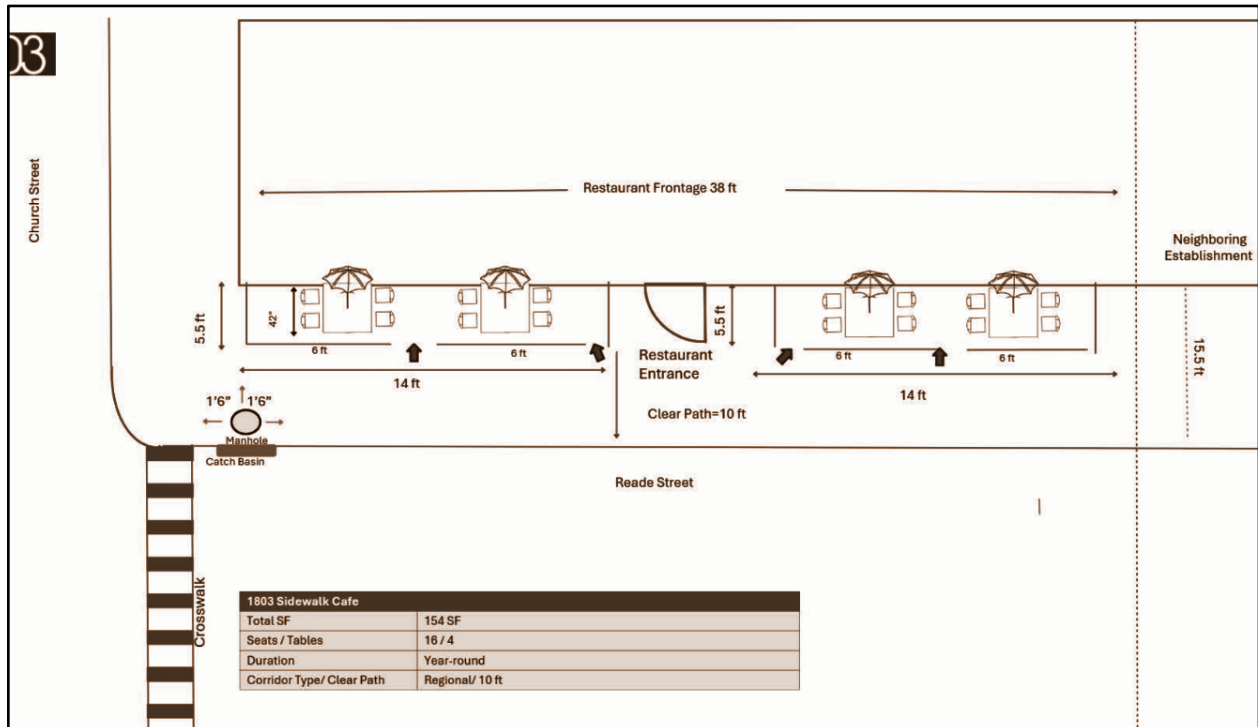
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 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:	35 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **Approval of sidewalk cafe application for 1803 at 78 Reade Street**



Updated Site Plan approved by Licensing Committee

- WHEREAS: 1803 is seeking a sidewalk cafe permit outside the premises at 78 Reade Street in New York, New York; and
- WHEREAS: The hours of operation of the sidewalk cafe is Monday to Saturday 11:00AM - 11:00PM and Sunday 11:00AM- 10:00 PM; and
- WHEREAS: The applicant came to the meeting with the original site plan showing 24 seats but promised the committee to reduce the seating; and
- WHEREAS: The sidewalk cafe will now 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 1803 located at 78 Read Street, New York

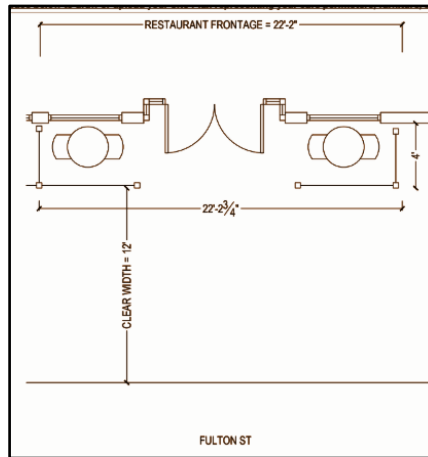
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: **Approval of sidewalk cafe application for Playa Bowls at 50 Fulton Street**



Original Site Plan approved by Licensing Committee

WHEREAS: Playa Bowls is seeking a sidewalk cafe permit outside the premises at 50 Fulton Street in New York, New York; and

WHEREAS: The hours of operation of the sidewalk cafe is Monday to Saturday 8:00AM - 11:00PM and Sunday 8:00AM- 10:00 PM; and

WHEREAS: The sidewalk cafe will have 2 tables with 4 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 Playa Bowls located at 50 Fulton Street , New York

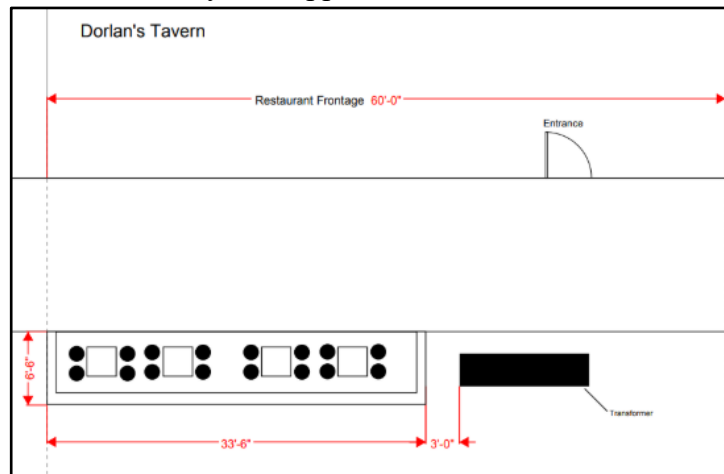
COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 22, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	32 In Favor	3 Opposed	1 Abstained	0 Recused

RE: **Approval of roadway cafe application for Dorlan's Tavern at 213 Front Street**



Original Site Plan approved by Licensing Committee

WHEREAS: Dorlan's Tavern is seeking a roadway cafe permit outside the premises at 213 Front Street in New York, New York; and

WHEREAS: The applicant submitted to DOT a roadway cafe 8ft in width, however, this has since been reviewed by FDNY and the applicant was only permitted a 6.5ft width by DOT and FDNY. This is the revised application that came before the committee; and

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

WHEREAS: The roadway 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 roadway cafe for Dorlan's Tavern located at 213 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: APRIL 22, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	2 Opposed	0 Abstained	0 Recused

RE: **Comment on** DOT Approved Peck Slip School Open Street for School Year 2025-2026 on Peck Slip from Water Street to Pearl Street

WHEREAS: On March 11, 2025 Community Board 1 was notified by the Department of Transportation (DOT) by letter (attached) that the Open Street location for Peck Slip from Water Street to Pearl Street was approved for Full Closure for “Schools Type for Open Street” from June 30, 2025 - June 30, 2026 for the hours as noted in the letter; and

WHEREAS: DOT allows Community Boards 45 days from the March 11, 2025 date of notification to offer comments to DOT on the selection of the Open Street location and the agency’s designated community partner; and

WHEREAS: DOT will work with the Community Partner, PS 343 The Peck Slip School to ensure complete safety at the site for the children from the inherent risks of motor vehicles during pickup, drop off, and recess; and

WHEREAS: The school has been operating the Open Street for several years; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 supports The Peck Slip School’s Open Street that has been approved by DOT for the purpose of safety from the dangers of motor vehicles while children of the school are outside during dropoff, pickup and recess; and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 supports the closure of this public street in the District because it supports a public school, Peck Slip, to meet important community needs and ensures the transformation of the street will be for an entirely needed public use.



Department of Transportation

Ydanis Rodriguez, Commissioner

March 11, 2025

Zach Bommer
District Manager, Manhattan Community Board 1
1 Centre Street, Room 2202-N
New York, NY 10007

Dear Zach Bommer:

We are happy to inform you that an Open Streets location has been approved in your district. New York City's Open Streets program transforms streets into public space open to all. These transformations allow for a range of activities that promote economic development, support schools, facilitate pedestrian and bike mobility, and provide new ways for New Yorkers to enjoy cultural programming and build community. For more information about the program, visit the program's website at nyc.gov/openstreets.

The Open Street is located on PECK SLIP from WATER STREET to PEARL STREET and operates on the dates, days and times listed in the tables below. It is a Full Closure: Schools type of Open Street. The Department of Transportation will work with P.S. 343 The Peck Slip School, the agency's community partner, on the safe and successful execution of this Open Street location.

Start Date	End Date
June 30, 2025	June 30, 2026

	Start Time	End Time
Dropoff	07:00 AM	09:30 AM
Pickup	02:45 PM	04:00 PM
Recess	10:00 AM	01:10 PM

From the date of this notification, your office will have 45 days to offer any comments to the Department of Transportation for this Open Street location.

Location or program feedback can be directed to my office by calling 212-839-6210.

Sincerely,

Edward F. Pincar, Jr.
Manhattan Borough Commissioner