

The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 30, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 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: **4 South Street, #203**, new application and temporary retail permit for Ferry Boats Donuts LLC dba Guy Molinary Ferry Boats Tavern for full liquor license

WHEREAS: The applicant, Ferry Boats Donuts LLC dba Guy Molinary Ferry Boats Tavern at 4 South Street, #203, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a tavern on a passenger vessel, with a total of 345 square feet. There will be 1 table and 5 seats, 1 stand up bar, and 2 ADA compliant bathrooms; and

WHEREAS: The approved hours of operation 8:00AM-8:00PM daily; and

WHEREAS: The applicant will be no bicycle delivery, no music, no dancing, no non-musical entertainment, no TV, and windows will be closed; and

WHEREAS: The delivery of goods and services will be received at 11:00AM and garbage will be stored in Whitehall terminal; and

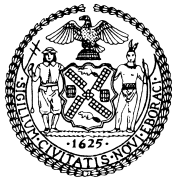
WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

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 retail permit for on-premise Liquor, Wine, Beer and Cider license for Ferry Boats Donuts LLC dba Guy Molinary Ferry Boats Tavern at 4 South Street, #203, **unless** the applicant complies with the limitations and conditions set forth above



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

RE: **4 South Street, #203**, new application and temporary retail permit for Ferry Boats Donuts LLC dba Dorothy Day Ferry Boats Tavern for full liquor license

WHEREAS: The applicant, Ferry Boats Donuts LLC dba Dorothy Day Ferry Boats Tavern at 4 South Street, #203, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a tavern on a passenger vessel, with a total of 145 square feet. There will be no seats, 1 stand up bar, and 4 ADA compliant bathrooms; and

WHEREAS: The approved hours of operation 8:00AM-8:00PM daily; and

WHEREAS: The applicant will be no bicycle delivery, no music, no dancing, no non-musical entertainment, no TV, and windows will be closed; and

WHEREAS: The delivery of goods and services will be received at 11:00AM and garbage will be stored in Whitehall terminal; and

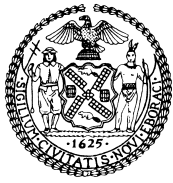
WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

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 retail permit for on-premise Liquor, Wine, Beer and Cider license for Ferry Boats Donuts LLC dba Dorothy Day Ferry Boats Tavern at 4 South Street, #203, **unless** the applicant complies with the limitations and conditions set forth above.



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BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **4 South Street, #203**, new application and temporary retail permit for Ferry Boats Donuts LLC dba Michael H. Ollis Ferry Boats Tavern for full liquor license

WHEREAS: The applicant, Ferry Boats Donuts LLC dba Michael H. Ollis Ferry Boats Tavern at 4 South Street, #203, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a tavern on a passenger vessel, with a total of 145 square feet. There will be no seats, 1 stand up bar, and 4 ADA compliant bathrooms; and

WHEREAS: The approved hours of operation 8:00AM-8:00PM daily; and

WHEREAS: The applicant will be no bicycle delivery, no music, no dancing, no non-musical entertainment, no TV, and windows will be closed; and

WHEREAS: The delivery of goods and services will be received at 11:00AM and garbage will be stored in Whitehall terminal; and

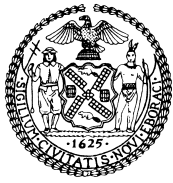
WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

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 retail permit for on-premise Liquor, Wine, Beer and Cider license for Ferry Boats Donuts LLC dba Michael H. Ollis Ferry Boats Tavern at 4 South Street, #203, **unless** the applicant complies with the limitations and conditions set forth above.



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BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **4 South Street, #203**, new application and temporary retail permit for Ferry Boats Donuts LLC dba Samuel I. Newhouse Ferry Boats Tavern for full liquor license

WHEREAS: The applicant, Ferry Boats Donuts LLC dba Samuel I. Newhouse Ferry Boats Tavern at 4 South Street, #203, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a tavern on a passenger vessel, with a total of 626 square feet. There will be 4 tables and 13 seats, 1 stand up bar, and 2 ADA compliant bathrooms; and

WHEREAS: The approved hours of operation 8:00AM-8:00PM daily; and

WHEREAS: The applicant will be no bicycle delivery, no music, no dancing, no non-musical entertainment, no TV, and windows will be closed; and

WHEREAS: The delivery of goods and services will be received at 11:00AM and garbage will be stored in Whitehall terminal; and

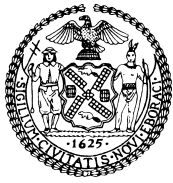
WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

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 retail permit for on-premise Liquor, Wine, Beer and Cider license for Ferry Boats Donuts LLC dba Samuel I. Newhouse Ferry Boats Tavern at 4 South Street, #203, **unless** the applicant complies with the limitations and conditions set forth above.



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BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **4 South Street, #203**, new application and temporary retail permit for Ferry Boats Donuts LLC dba Sandy Ground Ferry Boats Tavern for full liquor license

WHEREAS: The applicant, Ferry Boats Donuts LLC dba Sandy Ground Ferry Boats Tavern at 4 South Street, #203, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a tavern on a passenger vessel, with a total of 145 square feet. There will be no seats, 1 stand up bar, and 4 ADA compliant bathrooms; and

WHEREAS: The approved hours of operation 8:00AM-8:00PM daily; and

WHEREAS: The applicant will be no bicycle delivery, no music, no dancing, no non-musical entertainment, no TV, and windows will be closed; and

WHEREAS: The delivery of goods and services will be received at 11:00AM and garbage will be stored in Whitehall terminal; and

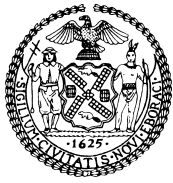
WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

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 retail permit for on-premise Liquor, Wine, Beer and Cider license for Ferry Boats Donuts LLC dba Sandy Ground Ferry Boats Tavern at 4 South Street, #203, **unless** the applicant complies with the limitations and conditions set forth above.



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

RE: **4 South Street, #203**, new application and temporary retail permit for Ferry Boats Donuts LLC dba Spirit of America Ferry Boats Tavern for full liquor license

WHEREAS: The applicant, Ferry Boats Donuts LLC dba Spirit of America Ferry Boats Tavern at 4 South Street, #203, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a tavern on a passenger vessel, with a total of 345 square feet. There will be 1 table and 5 seats, 1 stand up bar, and 2 ADA compliant bathrooms; and

WHEREAS: The approved hours of operation 8:00AM-8:00PM daily; and

WHEREAS: The applicant will be no bicycle delivery, no music, no dancing, no non-musical entertainment, no TV, and windows will be closed; and

WHEREAS: The delivery of goods and services will be received at 11:00AM and garbage will be stored in Whitehall terminal; and

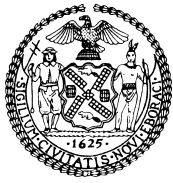
WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

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 retail permit for on-premise Liquor, Wine, Beer and Cider license for Ferry Boats Donuts LLC dba Spirit of America Ferry Boats Tavern at 4 South Street, #203, **unless** the applicant complies with the limitations and conditions set forth above.



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

RE: **21-25 Fulton Street**, new application and temporary retail permit for Willets-NYC LLC dba Willets, The Brown Water Well, The Booth & Barrel Bar, The Lampost Tavern, Cafe Spin One for full liquor license

WHEREAS: The applicant, Willets-NYC LLC dba The Brown Water Well, The Booth & Barrel Bar, The Lampost Tavern, Cafe Spin One at 21-25 Fulton Street, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a restaurant establishment on the first and second floor, with a total of 4855 square feet. There will be 22 tables and 82 seats, 3 stand up bar, and 2 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 cafe, Gilly’s is a coffee cafe and will not serve alcohol; and

WHEREAS: There will be outdoor seating located on the private property with 24 tables and 78 seats and will be perimetered by removable planters; and

WHEREAS: Alcohol will not be served until 10:00AM. The hours of operation Monday to Wednesday 8:00AM-12:00AM, Thursday to Saturday 8:00AM- 1:00AM and Sunday 8:00AM- 12:00AM; and

WHEREAS: There will be no bicycle delivery and delivery of goods and services will be received 7:00AM-11:00AM; and

WHEREAS: The applicant will have live and recorded background music from ceiling speakers and an iPad system with existing soundproofing and 3 TVs; and

WHEREAS: There will be live piano and occasional acoustic jazz, but no dancing or any other types of non-musical entertainment and windows will be closed; and

WHEREAS: There will be no more than 30 buyouts per year; and

WHEREAS: The garbage will be stored in the basement and picked up Monday - Wednesday and Saturday 7:00AM-8:00AM; 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

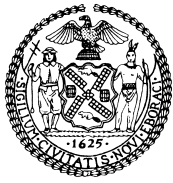
WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for Willets-NYC LLC dba The Brown Water Well, The Booth & Barrel Bar, The Lampost Tavern, Cafe Spin One at 21-25 Fulton Street, **unless** the applicant complies with the limitations and conditions set forth above.



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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: **48 Wall Street**, new application and temporary retail permit for Fi Di Hospitality Group Inc dba 48 Wall Street Events for full liquor license

WHEREAS: The applicant, Fi Di Hospitality Group Inc dba 48 Wall Street Events at 48 Wall Street, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a catering establishment on the ground floor, concourse and mezzanine, with a total of 10,000 square feet. There will be 142 tables and 420 seats, 2 stand up bar, 6 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 been operating for 12 years, where their hired caterers held the liquor licenses. The applicant is applying for their own liquor license now to have complete control of the services they offer. However, there will be no cooking on site, on reheating; and

WHEREAS: The approved hours of operation Monday to Wednesday 10:00AM-12:00AM, Thursday to Saturday 10:00AM- 1:00AM and Sunday 10:00AM- 12:00AM; and

WHEREAS: There will be no bicycle delivery and delivery of goods and services will be received 6am-10am; and

WHEREAS: The applicant will have live, DJ, and recorded background music from speakers in grand mezzanine with no existing soundproofing and 6 TVs, and;

WHEREAS: There will be patron dancing at certain events, but no other types of non musical entertainment, no outside seating and windows will be closed; and

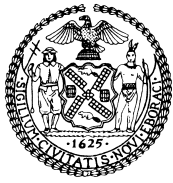
- WHEREAS: The establishment will have no ticket sales and no after parties. All events will be considered buyouts; and
- WHEREAS: The applicant has stated that they have come to an agreement with Cipriani regarding coordination to stagger events in order to maintain traffic control; and
- WHEREAS: Should there be any joint events between Cipriani and this establishment, or coordination of staggered events on the same day, they will inform the community board prior; and
- WHEREAS: The garbage will be located on William Street and picked up by private carting services Monday to Saturday 11PM-3PM; and
- WHEREAS: The applicant has agreed to put up no smoking signs at the entrance and has stated that a designated smoking area will be located on William Street, just to the right of the side door of the establishment; and
- WHEREAS: The applicant has agreed to provide to the local residents a direct phone line to a physical person for the purposes of reporting any complaints or disrupting activities; and
- WHEREAS: Security will be employed from SIMS Security at a ratio of one security personnel to every 100 guests; 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 retail permit for on-premise Liquor, Wine, Beer and Cider license for Fi Di Hospitality Group Inc dba 48 Wall Street Events 48 Wall Street, **unless** the applicant complies with the limitations and conditions set forth above.



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COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	5 Opposed	1 Abstained	1 Recused

RE: **52 Duane Street**, application for a new application for an adult use retail dispensary license for **Empire Flower Inc dba The Florist**.

WHEREAS: The applicant, Empire Flower Inc **dba The Florist** is applying for a new application for an adult use dispensary license at 52 Duane Street and has already received a Conditional Adult-use Retail Dispensary (CAURD) license from the Office of Cannabis Management (OCM); 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** 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 bicycle delivery service during the hours of operation, will inform the bicycle personnel of DOT bicycle rules and will store bicycles inside back area of the store; and

WHEREAS: The applicant does not intend to apply for on-site consumption in the future 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 9:00AM - 8:00PM Monday to Saturday; and 12:00PM-4:00PM on Sundays; and

WHEREAS: The establishment will be located in a landmarked building and intends to be a cannabis retail location with a total of 1850 square feet, public occupancy of 50 persons, occupying the ground floor; and

WHEREAS: The community board is concerned with the lack of ADA accessibility and requests the applicant provide an ADA accessibility plan prior to opening; and

WHEREAS: The applicant has indicated that they plan to have 5-10 branding and education events (not buyouts) during the year, there will be jukebox background music with no subwoofers; and

WHEREAS: The applicant represented that they will employ security surveillance before opening; and

WHEREAS: The community board is concerned that the public may mistake it for just a flower shop causing patrons with accompanying children to not realize it is a cannabis store further in. As such the committee is adamant that the applicant posts visible signage prior to entry indicating that the establishment is a cannabis store as well as a clearly visible "Over 21" sign on the outside; and

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

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

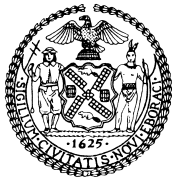
WHEREAS: The applicant has signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application for an adult use retail dispensary license for Empire Flower Inc dba The Florist **at** 52 Duane Street, **unless** the applicant complies with the limitations and conditions set forth above.



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

RE: **85 West Broadway**, new application and temporary retail permit for Smyth Hotel Fee Owner LLC dba **Smyth Hotel/Smyth Tavern** for full liquor license

WHEREAS: The applicant, Smyth Hotel Fee Owner LLC dba Smyth Hotel/Smyth Tavern at 85 West Broadway, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a hotel with a public restaurant and cellar lounge on the ground floor and cellar, with a total of 71,400 square feet. There will be 50 tables, 3 bars and 225 seats, 3 stand up bar, and 5 bathrooms, 3 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 approved hours of operation for the restaurant is Sunday to Wednesday 7:00AM-10:00PM, Thursday to Saturday 7:00AM- 10:30PM. The approved hours of operation for the cellar is Sunday to Thursday 5:00PM-12:00AM, Friday to Saturday 5:00PM- 2:00AM; and

WHEREAS: The applicant has stated that the rooftop will not be included on the liquor license; and

WHEREAS: The applicant has applied to DOT for a sidewalk cafe permit and came before the community board in October 2024. The community board approved it with modifications*. The applicant has stated to the community board that they do not intend to apply for a sidewalk cafe liquor license until next year; and

WHEREAS: There will be no bicycle delivery and delivery of goods and services will be received throughout the day; and

* Approval of Sidewalk cafe for Smyth Tavern LLC, October 2024.

<https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/24-10-22.pdf>

WHEREAS: The applicant will have only recorded background music from 26 speakers in the ceiling and wall and 2 TV in the restaurant and cellar; and

WHEREAS: There will be no DJ, live music, outside seating, no dancing or other types of entertainment and windows will be closed; and

WHEREAS: The garbage will be stored in the lower back of the house near service elevator and picked up between 4:00AM - 7:00AM; 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

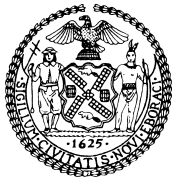
WHEREAS: The applicant has not yet signed the stipulation sheet; now

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 Smyth Hotel Fee Owner LLC dba Smyth Hotel/Smyth Tavern at 85 West Broadway, **unless** the applicant complies with the limitations and conditions set forth above.



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COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **89 South Street**, new application and temporary retail permit for Pier 17 F Restaurant LLC dba Flanker Kitchen & Sports Bar New York for full liquor license

WHEREAS: The applicant, Pier 17 F Restaurant LLC dba Flanker Kitchen & Sports Bar New York at 89 South Street, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a tavern, sports bar establishment on the first and second floor, with a total of 13,377 square feet. There will be 253 seats, 2 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: The approved hours of operation Sunday to Wednesday 8:00AM-1:00AM, Thursday to Saturday 8:00AM- 2:00AM; and

WHEREAS: There will be no bicycle delivery and delivery of goods and services will be received 6AM- 10PM; and

WHEREAS: The applicant will have live, DJ and recorded background music from JBL system from ceiling mounted speakers with acoustic drywall ceiling soundproofing and no TV; and

WHEREAS: There will be dancing only for private events but no other types of non-musical entertainment and windows will be closed; and

WHEREAS: There will be no more than 30 buyouts per year and there will be no outdoor seating; and

WHEREAS: The garbage will be stored in the building and picked up by private carting service Mon-Sun 10PM-6AM; 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 retail permit for on-premise Liquor, Wine, Beer and Cider license for Pier 17 F Restaurant LLC dba Flanker Kitchen & Sports Bar New York at 89 South Street, **unless** the applicant complies with the limitations and conditions set forth above.



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 30, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

BOARD VOTE: 34 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 361 Broadway, an individual landmark – Docket Number 26-02129 – An application to establish a continuing maintenance program pursuant to Zoning Resolution 75-42 and relating to the transfer of development rights

WHEREAS: This building is an individual landmark which was previously developed and already received a highly visible tall un-contextual and regrettable (in a preservation sense) roof addition, and

WHEREAS: Otherwise, the building is currently in decent shape with signs of rusting leading this committee to wonder if the current maintenance is any indication of the future maintenance required to a first class standard, then how likely is the building to be maintained in perpetuity and what other financial encumbrances (besides the restrictive declaration), and more like an escrow established to ensure that the maintenance will be done properly and forever?, and.

WHEREAS: The building has approximately 25,000 GSF of development rights that would otherwise need to be used on the same lot or any other lot touching the building (in a sequence of abutting buildings as well), and

WHEREAS: The applicant's plan is to transfer the rights specifically to the vacant lot across the street at 350-360 Broadway, and

WHEREAS: The continuing maintenance program report backed by the Landmarks Preservation Commission is a requirement of the application for the TDR, and

WHEREAS: There is nothing being given back to the community in return for the favorable report nor the Transfer of Development Rights, and

WHEREAS: Prior to commencement of the continuing maintenance program report backed by

the Landmarks Preservation Commission, any traces of existing original materials (such as vault lights under the sidewalk) be restored to a first-class original state, and

WHEREAS: Based on the current district needs of Community Board One and in keeping with the spirit of the new zoning resolution and its predecessor resolutions such as 74-711, the transfer of air rights to increase the bulk of an already bulky building across the street does not provide in any way shape or form an equal return on investment for the community at large, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that a favorable report be issued only if LPC council can ensure that such maintenance plan is guaranteed to be funded by either the granting or receiving entity through a financial vehicle such as an escrow account that is more enforceable than the standard revocable consent.



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 30, 2025

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	1 Opposed	1 Abstained	0 Recused

RE: **Request for a capital improvement project for Centre Street from Chambers Street to the Park Row bike lane/City Hall Park**

WHEREAS: Centre Street, from Chambers Street to City Hall Park, forms the heart of New York City's civic life, and is home to some of Lower Manhattan's most popular and cherished landmarks. Just west of Centre Street, City Hall Park is surrounded by major civic buildings, including the Manhattan Municipal Building, numerous courthouses, and multiple government offices. The area also provides the entrance to the Brooklyn Bridge for tens of thousands of vehicles, pedestrians and cyclists every day; and

WHEREAS: The Brooklyn Bridge–City Hall subway station also sits at this juncture. Given its proximity to the Brooklyn Bridge, City Hall, and the Financial District, this station attracts an extremely large volume of residents, commuters and tourists, further stressing the infrastructure and contributing to a chaotic, disorganized environment; and

WHEREAS: The complexity of the street design compounds these problems. The area combines, among other things: (i) a large plaza at City Hall Park; (ii) a vehicular entrance ramp onto the Brooklyn Bridge; (iii) the primary pedestrian crossing to the Brooklyn Bridge; and (iv) a complex web of bike lanes on and off the Brooklyn Bridge, and along Centre and Lafayette Streets and Park Row. The area is poorly designed and disjointed, and fails to harmoniously accommodate not only the volume of traffic, but the various uses of these streets and open spaces; and

WHEREAS: This situation produces a dangerous and chaotic environment that is unpleasant for everyone using the street. Visitors heading to the Brooklyn Bridge are funneled into a narrow crossing across Centre Street, forced to dodge vehicles

entering the ramp. Cyclists exiting the bridge and traveling south must make a sharp turn and ride along the crowded promenade, placing themselves and pedestrians at risk. Pedestrians crossing Centre Street at Chambers face long, exposed crosswalks while also contending with fast-moving cyclists between Lafayette and Centre Streets. These conditions are unacceptable. Only a comprehensive redesign that rebalances space and prioritizes safety can meet the needs of all road users; and

WHEREAS: The NYC Department of Transportation (DOT) is proposing some low-cost design modifications to this area, which will provide some fixes, such as relocating cyclists from the promenade to a dedicated, barrier protected space in the roadway on Centre Street. But these proposals are a band-aid, addressing just one issue, and leave numerous issues unresolved, including:

- The changes do little to resolve the poor and dangerous pedestrian experience at Chambers Street and the entrance to the Brooklyn Bridge promenade;
- Cyclists traveling south from the Brooklyn Bridge will still need to cross to the west side of Park Row to enter the bike lane, another encounter with pedestrians and vehicles;
- Relocating the dedicated parking area for press from Centre Street to Chambers Street is unlikely to make any significant change given the prevalence of illegal placard parking in this area; and

WHEREAS: Any acceptable capital project must consider City Hall Park, which continues to the curb line on Centre Street, during planning; and

WHEREAS: It is clear that Centre Street, from Chambers Street to City Hall Park, requires a comprehensive capital project to redesign the streetscape. While CB1 does not endorse any specific design at this time, the extraordinary volume of pedestrians, cyclists, and vehicles that travel through this corridor demands a safer, more functional, and more welcoming environment. This area is a civic gem at the heart of our district, a destination for visitors from around the world, and a vital part of daily life for thousands of New Yorkers. Its design should reflect that importance and meet the needs of all who use it, rather than remain a chaotic and dangerous bottleneck; now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board 1 urges the NYC Department of Transportation to initiate a capital improvements project for Centre Street, from Chambers Street to at least City Hall Park and the Park Row bike lane. This project must place pedestrians at the forefront while maximizing safety, maintaining capacity, allowing efficient movement for all modes of transportation, and reducing

conflicts so that this critical civic corridor reflects both its importance and the needs of all who use it.



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 30, 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:	29 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **Calling on the City of New York to Require On-Site Signage for Public Access Agreements and a 311 Complaint Channel**

WHEREAS: In connection with land use approvals, leases, and other development actions, private entities frequently enter into public access agreements with the City of New York that secure community benefits such as open space, waterfront access, or public amenities; and

WHEREAS: These agreements are legally binding but are often not visible to the public, leaving community members unaware of their rights and without a clear mechanism to report violations; and

WHEREAS: The lack of transparency has resulted in repeated violations of such agreements going unrecorded and unaddressed, to the detriment of the community; and

WHEREAS: A model for transparency and accountability exists in the City’s “Privately Owned Public Spaces” (POPS) program, where signage is required to indicate POPS locations and violations may be reported through 311; and

WHEREAS: Similar signage requirements for buildings and sites subject to public access agreements would empower community members, deter violations, and strengthen enforcement; and

WHEREAS: Such signage should include (1) a clear statement that the building or site is subject to a public access agreement, (2) the name of the establishment to be referenced when filing a complaint through 311, and (3) a QR code linking to the language of the agreement hosted by the City; now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board 1 calls on the City of New York to implement a standardized program requiring signage at all locations subject to public access agreements, modeled on the POPS program, including clear instructions for reporting violations to 311 and a QR code linking to the appropriate points of agreement.



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | Zach Bommer DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 30, 2025

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	5 In Favor	1 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Support for Brooklyn Bridge Bike Lane Improvement Project Adjustments

WHEREAS: In 2020, Manhattan Community Board One (CB1) requested more space for pedestrians and cyclists on the Brooklyn Bridge by moving cyclists off the promenade.¹ The City of New York (NYC) Department of Transportation (DOT) responded by constructing a bike lane² that opened in September 2021; and

WHEREAS: The Brooklyn Bridge bike lane is a welcome addition and has by and large proven a major success. As of December 2024, the bike lane recorded over 5,000 average daily riders, with numbers continuing to increase.³ However, the addition of a major new thoroughfare for bikes – in an already chaotic and heavily trafficked area – has created some new safety challenges; and

WHEREAS: One such challenge is the lack of accommodation for bikers (i) traveling south after exiting the bridge or (ii) west through City Hall Park. Currently, cyclists must briefly travel on the Brooklyn Bridge Promenade in order to reach the crossing over Centre Street, which creates a dangerous mix of pedestrians and cyclists; and

WHEREAS: The DOT has acknowledged this issue and now proposes a design modification to improve safety for pedestrians and cyclists. The proposal has three main components: (i) relocating cyclists from the promenade to a dedicated, barrier protected space in the roadway on Centre Street (that connects to the Park Row and City Hall Park bike routes); (ii) reducing vehicular travel lanes on Centre Street from two to one by removing a left-hand turn lane; and (iii) removing

¹ <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/20-09-22.pdf>, pp 26-27

² <https://www.nyc.gov/html/dot/downloads/pdf/brooklyn-bridge-protected-bike-lane-and-access-apr2021.pdf>

³ <https://www.nyc.gov/html/dot/html/pr2024/bicycle-ridership-all-time-high.shtml>

parking on the east side curb of Centre Street to improve efficiency of the remaining vehicular travel lane;⁴ and

WHEREAS: In a September 2024 resolution,⁵ CB1 supported the DOT’s proposed changes, but only as an interim solution. Among other issues, CB1 expressed concerns about (i) the pedestrian crossing between the promenade and City Hall Park, which still poses conflicts between pedestrians and cyclists; (ii) the relocated press parking location on the north side of Chambers Street, which is already used by multiple entities; and (iii) the chaotic and confusing pedestrian crossing at Chambers and Centre Street, which remains unaddressed by the proposals; and

WHEREAS: In response, the DOT announced on July 15, 2025 that it would modify its plan by “expanding the crosswalk between the Brooklyn Bridge and City Hall Park, approximately doubling its width.” This expansion allows for the creation of “separate crossing areas for pedestrians and cyclists, along with a new pedestrian signal to clearly indicate when it is safe to cross. ... Meanwhile, the bike crossing will be shifted northward to ensure it is fully separated from pedestrian space;” and

WHEREAS: The DOT also wrote that the press parking will be relocated to the south side of Chambers Street and that “[the] DOT plans to reduce the amount of space devoted to press. To ensure that school drop-off, bus queuing, and New York City Police Department (NYPD) vehicles can [be] accommodated, [the] DOT is observing curb activity to inform how the space will be divided. It is our goal to implement these changes in the summer of 2025;” and

WHEREAS: These are welcome changes, but they do not fully address CB1’s concerns. First, widening the Centre Street crossing at City Hall Park and moving the bike crossing north of the pedestrian crossing would give the groups parallel but separate paths across Centre Street. However, it would still force cyclists going to/from the Park Row bike lane to cross the pedestrian path as they cross Centre Street; and

WHEREAS: Secom, the proposed changes do not resolve safety issues at the intersection of Chambers and Centre Streets, where crosswalks on all sides of the intersection intersect with the bike lane, and cyclists entering the bridge from Chambers Street create additional conflicts with pedestrians; and

WHEREAS: Representatives from the DOT have acknowledged the above concerns, but explained that adequately addressing those issues would require more substantial changes to the streetscape, which can only be accomplished with a capital improvement project. Such a project has separate procedural and budgetary requirements, which are out of the scope of this current project; and

⁴ <https://www.nyc.gov/html/dot/downloads/pdf/brooklyn-bridge-entrance-centre-st-sept2024.pdf>

⁵ <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/24-09-24.pdf> pp 69-71.

WHEREAS: The proposed near-term, low-cost modifications represent a meaningful first step toward improving safety at the Brooklyn Bridge bike lane entrance at Centre Street. However, significant areas of conflict among pedestrians, cyclists, and vehicles remain unresolved, and must be comprehensively addressed through a future capital project that delivers a safer and more effective entrance and crossings; now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board 1 (CB1) supports the proposed near-term changes in the Brooklyn Bridge Lane Improvement Project (at Centre Street). However, CB1 urges the City of New York (NYC) Department of Transportation (DOT) to plan for a capital project, as soon as possible, so that a comprehensive restructuring of the area, versus what can be achieved with paint and temporary installations, can be planned and constructed;⁶ and

BE IT
FURTHER
RESOLVED

THAT: CB1 requests that the DOT study the viability and options for moving the Citi bike station on Centre Street by City Hall Park to the curb lane, or the curb line facing the street, to discourage riding these bikes on the sidewalk to/from the station.

⁶ CB1's request for a capital project is further outlined in the following resolution: [\[INSERT LINK\]](#)



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 30, 2025

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	25 In Favor	0 Opposed	0 Abstained	0 Recused

RE: South Street Seaport Signage Proposal at the Titanic Memorial Lighthouse -
Proposal for a signage

WHEREAS: This memorial has recently undergone a highly visible and successful
rehabilitation of the 20th century Seamen's Church lighthouse, and

WHEREAS: The proposed signage and color scheme is well thought-out, explained and is in
keeping with typical standards for lighthouse styles across the United States.

WHEREAS: The signage will attract more visitors to the area to highlight the historic
Eighteenth century architecture, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 recommends approval; this proposal is a welcome addition
to the South Street Seaport Historic District and Community Board is in favor of
its full approval at the upcoming Landmarks Preservation Public Hearing.