

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 19 In Favor 3 Opposed 3 Abstained 0 Recused

RE: **Co-naming of Beach Street from Varick to West Broadway after the Colaio family**

WHEREAS: Mark and Stephen Colaio perished in the World Trade Center attack on September 11, 2001, and

WHEREAS: Community Board #1 has received a request from the family of Mark and Stephen Colaio to co-name the north side of Beach Street between Varick Street and West Broadway after the Colaio brothers, and

WHEREAS: Prior to 9/11, both Colaio brothers lived in Tribeca and were committed to the community and Lower Manhattan and their families continue to live here, and

WHEREAS: It is important and appropriate to recognize that members of our community lost their lives on 9/11 and honor their memories, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 supports the requests to co-name the north side of Beach Street between Varick Street and West Broadway as Colaio Way, and

BE IT

FURTHER

RESOLVED

THAT: We recommend that the DOT place the co-naming sign on the corner of West Broadway and Beach Street so as not to confuse motorists exiting the Holland Tunnel and turning left from Varick Street.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 24 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **25 Hudson Street, liquor license application for Shinobi**

WHEREAS: The applicant failed to appear before the Committee in person or through an authorized representative and did not submit a completed checklist for a liquor license application or a floor plan for the proposed establishment, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the State Liquor Authority require the applicant actually appear before the Tribeca Committee before taking any action on the subject application.

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DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	1 Recused
BOARD VOTE:	24 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **2 Lafayette Street, restaurant wine license for Corte Café LLC**

WHEREAS: The applicant proposes to operate a restaurant with 6 tables with 18 seats, and

WHEREAS: The proposed maximum hours of operation will be 6 AM until 5 PM Monday through Saturday, and

WHEREAS: The applicant has represented that it will have quiet background music only as appropriate for an establishment located where it is and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café license or a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the new restaurant wine license application for Corte Café at 2 Lafayette Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

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RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 24 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **34 White Street, liquor license application for 34 White Street Tavern**

WHEREAS: The applicant failed to appear before the Committee in person or through an authorized representative and did not submit a completed checklist for a liquor license application or a floor plan for the proposed establishment, and

WHEREAS: Many local residents appeared before the committee to register their concern regarding the proposed establishment, now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 recommends that the State Liquor Authority require the applicant actually appear before the Tribeca Committee before taking any action on the subject application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 1 Recused
BOARD VOTE: 24 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **2 Avenue of the Americas, sidewalk café application for the Tribeca Grand Hotel for 23 tables and 42 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license for 23 tables and 42 seats, and

WHEREAS: The proposed maximum hours of operation will be 8 AM until 12 PM Sunday through Thursday and noon until 1 AM Friday and Saturday, and

WHEREAS: The applicant agreed to post a sign in the window indicating hours of operation, to mark the sidewalk with the boundary of the café in a clear and appropriate manner and to maintain at least an 8-foot passageway free from all obstructions on the sidewalk at all times, and

WHEREAS: The applicant agreed to operate the proposed sidewalk café in an appropriate manner and with due regard for building residents and neighbors, and

WHEREAS: The applicant agreed to contribute a reasonable amount to the on-going cost of maintaining Barnett Newman Triangle, which is located opposite the entrance to the Tribeca Grand Hotel, and

WHEREAS: Although some local residents appeared before the Committee to register their concern regarding the proposed establishment, the Committee felt that on balance the proposed use was not objectionable, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the application for a sidewalk café license for The Tribeca Grand Hotel provided that the maximum number of seats is decreased to 30 and that the hours of operation end at 10 PM nightly and subject to compliance by the applicant with the limitations and conditions set forth above.

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DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 1 Recused

BOARD VOTE: 23 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **13-17 Laight Street, liquor license application for Tribeca Cinemas, LLC**

WHEREAS: The applicant proposes to operate a restaurant with 21 tables with 68 seats and a bar with 7 tables and 30 seats, and

WHEREAS: The proposed maximum hours of operation will be 5 PM until 2 AM Monday through Saturday and Sunday hours are yet to be determined, and

WHEREAS: The applicant has represented that it will have quiet background music only appropriate for a restaurant located on the ground floor of a residential building and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café license or a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the new liquor license application for Tribeca Cinemas, LLC at 13-17 Laight Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 24 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **121 Hudson Street, liquor license application for Nathaniel Moore LLC**

WHEREAS: The applicant proposes to operate a restaurant with 40 tables with 130 seats and a bar with 15 seats, and

WHEREAS: The proposed maximum hours of operation will be noon until midnight Sunday through Saturday, and

WHEREAS: The applicant has represented that it will have quiet background music only appropriate for a restaurant located on the ground floor of a residential building and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant is not required to obtain a sidewalk café license but agreed to provide a seating plan for outdoor tables to be located on the loading dock of the building and to operate its sidewalk café in an appropriate manner and with due regard for building residents and neighbors, and

WHEREAS: The applicant will not be seeking a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the new liquor license application for Nathaniel Moore, LLC at 121 Hudson Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 24 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **17 John Street, liquor license application for John Street Bar**

WHEREAS: The applicant will operate a restaurant with 29 tables with 80 seats and a bar with 12 seats, and

WHEREAS: The hours of operation will be 11 AM until 2 AM Sunday to Saturday, and

WHEREAS: The applicant will have background music only and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café license nor will he be seeking a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the new liquor license application for the John Street Bar and Grill at 17 John Street for a period of two years.

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RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

BOARD VOTE: 24 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **110 Liberty Street, liquor license application**

WHEREAS: The applicant will operate a restaurant with 12 tables with 48 seats and a bar with 30 seats, and

WHEREAS: The hours of operation will be until midnight Sunday to Saturday, and

WHEREAS: The applicant will have background music only and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café license nor will he be seeking a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the new liquor license application for Coast at 110 Liberty Street for a period of two years.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 25 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Proposed design for Brooklyn Bridge Park (on the red brick plaza)**

WHEREAS: The large red brick plaza located just north of the Brooklyn Bridge was constructed to provide the community with additional open space, and

WHEREAS: Since 9/11, the area has become a parking lot for the vehicles of NYPD employees from nearby Police Headquarters, and

WHEREAS: The NYPD is now committed to permanently vacating this space (by the summer) which enables the public to again utilize it as open space, and

WHEREAS: The Parks Department has put forth a plan for the restoration of this park which includes spaces dedicated to basketball, volleyball, ping pong and skateboarding as well as an unprogrammed artificial turf space, and tables and chairs, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves the proposed Parks Department design for Brooklyn Bridge Park, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 strongly urges the Parks Department to agree to maintain this new park or to identify another agency which will do so, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 urges the Parks Department to consider the addition of a dog run to this large open space in light of the ongoing public clamor for such a facility.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: BATTERY PARK CITY

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

BOARD VOTE: 23 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **301 South End Avenue, liquor license application by Joman
restaurant, Inc.**

WHEREAS: Joman Restaurant currently operates two restaurants in BPC: Fox Hounds
& Johnny Fish Grill, and

WHEREAS: Joman intends to purchase the Garden Diner at 310 South End Avenue to
run as a family style restaurant, and

WHEREAS: Joman has a proven track record in Battery Park City, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 supports the transfer of the liquor license at 310
South End Avenue to Joman.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 1 Recused

BOARD VOTE: 24 In Favor 1 Opposed 0 Abstained 0 Recused

RE: **415 Greenwich Street, application to restore loading docks, construct a rooftop addition and a report in support of an authorization to allow residential conversion below the 3rd Floor**

WHEREAS: This application includes three elements, relating to the conversion of the "Globix" Building -- *née* the "Summit Warehouse" -- into residential condominiums, and

WHEREAS: The first element is a program to change the ground floor in a way that both aids residential entry and restores original character to the street front, by reinstalling an historically accurate black diamond-plate loading dock, and modifying the infill of the building's massive stone arches, and

WHEREAS: In those arches whose bays were (only recently) retrofitted with ugly telecommunications cooling vents, the grills will be removed, and in all storefront arches, new windows will be inset, four feet from the outer perimeter plane, with the recesses faced in cream stone to match existing masonry, creating the deep shadow recesses common to many of Tribeca's late 19th century warehouses, and

WHEREAS: Some of these bays will be fitted with glass maisonette doorways, and

WHEREAS: A second element of the application requests the Landmarks Preservation Commission to recommend that the City Planning Commission allow residential usage below the third floor -- not currently as-of-right in the immediate area -- a usage, however, that Community Board #1 generally does not oppose, and

WHEREAS: The third part of the application calls for construction of a rooftop addition which, although 18 to 19 feet above the roof line, will actually be lower than the existing extension, which consists of a 25-foot wall blocking the noise and visual pollution of enormous mechanical systems installed by the prior owner, 85 percent of which will be removed under this proposal, and

WHEREAS: Although the Landmarks Committee is not necessarily averse to the rooftop plans, the applicant did not bring an elevation drawing to the hearing, and agreed to return with one, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board recommends that the Landmarks Preservation Commission approve ground floor street front elements, and

BE IT

FURTHER

RESOLVED

THAT: The Community Board requests that the L.P.C. recommend to the City Planning Commission allowance of residential usage below the third floor, and

BE IT

FURTHER

RESOLVED

THAT: The Community Board asks that review of the rooftop addition be held over until the applicant brings elevation drawings to the Landmarks Committee for consideration.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 24 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Downtown Athletic Club, 19th West Street, application to create new window openings**

WHEREAS: This application calls for the installation of between 50 and 60 new window penetrations, to facilitate conversion of the fabled Downtown Athletic Club into a residential apartments, and

WHEREAS: A similar application was made in December of 2000, which, for the most part, Community Board #1 rejected, and

WHEREAS: The Downtown Athletic Club, at 19 West Street, is part of an outstanding assemblage of two buildings, also including 21 West Street, designed by the renowned architectural firm of Starrett & Van Vleck in 1926 and 1931, respectively, and

WHEREAS: The developer proposes one row of new window openings -- across the sixth floor -- in the Downtown Athletic Club's primary elevation, on West Street, and the addition of new spandrel panels to match the existing originals on higher floors (although the spandrel panel composition may be something other than the lead-coated material of the originals), and

WHEREAS: The building's Washington Street façade would be altered by essentially the same modification, a new row of windows and added spandrel panels across the sixth floor, and

WHEREAS: An original brick grill on the north end of the Washington Street facing, and similar grillwork on the 19th floor, would all be replaced with windows, to which the Community Board takes strong exception, and

WHEREAS: At 19 West Street's south elevation -- exposed by the party wall of an adjoining low garage in the possession of the same developer -- most of the new window penetrations requested in this application would be constructed, extending from the fourth through the eighth floors, and

WHEREAS: This southern party wall is stripped of detail, with cinderblock or stucco covering the wall and turning the corner to the bottom portion of the eastern façade, some part of which should be corrected, and

WHEREAS: It should be noted that no mechanical equipment is to be installed on the roof of 19 West Street, but is to be placed on the neighboring garage building, and retrofitted metal vents inserted into some of the existing window openings will be removed and replaced with glass, now

THEREFORE
BE IT
RESOLVED

THAT: The Community Board rather reluctantly recommends that the Landmarks Preservation Commission approve most of the window program, in the hope that this historic property will be returned to a cared-for and viable use, but the Board makes the following exceptions:

No original brick grills should be removed and, given the enormous number of new windows herein requested, it is overkill to even ask for such defacing, and

The Community Board hopes that the L. P. C. will require the applicant to fill in at least the front end of the south party wall with masonry to match the beautifully detailed architecture above and surrounding it.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: EXECUTIVE

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

RE: **Terms and conditions for liquor licenses**

WHEREAS: It is currently impossible to enforce terms and conditions in an approved liquor license, even when the applicant agrees to them, and

WHEREAS: The NYS legislature is currently considering legislation to amend the alcohol beverage control law in relation to authorizing the imposition of certain terms and conditions as part of certain licenses for on premises consumption, and

WHEREAS: The Community Board frequently negotiates such terms and conditions with the applicant in the course of reviewing liquor licenses applications, and

WHEREAS: Said terms and conditions are intended to protect the needs of the public and their quality of life while still enabling the applicant to operate a successful establishment, and

WHEREAS: While the proposed legislation does not go as far as we would prefer since it only allows for the enforcement of terms and conditions agreed to by the applicant, it nonetheless is a positive step in the right direction, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 urges the NYS Legislature to approve the proposed bill (#3941) to amend the alcohol beverage control law allowing for the imposition of enforcement terms and conditions in on-premises consumption licenses.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 25, 2004

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: **Battery Park, Liquor license application for Battery Wave, LLC**

WHEREAS: The applicant will operate a restaurant with 23 tables with 120 seats and a bar with 10 seats, and

WHEREAS: The hours of operation will be 11 AM until 3 AM Sunday to Saturday, and

WHEREAS: The applicant will have background music only except for catered events which will have live music and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café license or a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the new liquor license application for the Battery Wave in Battery Park of two years.