

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: BATTERY PARK CITY

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

RE: North Cove Marina Operators RFP

WHEREAS: The North Cove Marina operator's lease expires on December 31, 2014 after a ten-year term, and

WHEREAS: The Battery Park City Authority (BPCA) issued an Request for Proposals (RFP) for an operator for another ten-year term on or around September 10, 2014, and

WHEREAS: Two historic sailing vessels, the Shearwater, managed by Manhattan by Sail, and the Ventura managed by Atlantic Sail & Charter have operated out of the Marina since 2001, and

WHEREAS: These historic vessels offer access to the New York harbor to all at affordable prices and have become a part of the fabric of our community, and

WHEREAS: It appears that these two businesses –and, more importantly, what they represent - have been overlooked in the RFP, and

WHEREAS: While the RFP and the selection process are the responsibility of the BPCA, and

WHEREAS: Previously, Community Board 1 (CB1) was engaged and an active partner with the BPCA on both the selection of an operator at the BPC Community Center near our ball fields and the decision to install artificial turf on those fields, and

WHEREAS: Our Committee, along with many others in the community, is concerned about what the RFP covers since the Marina is mapped as parkland, a valuable community asset, and

WHEREAS: Any changes at the Marina would have a major impact on the quality of life and on the character of our parks in Battery Park City and lower Manhattan, and

WHEREAS: With such a major RFP, the Battery Park City Committee of CB1 doesn't understand why community outreach and input were not sought by the BPCA resulting in, as only one example, the omission of consideration of the important role of these historic ships, and

WHEREAS: The current BPCA Board has only one member who lives in Battery Park City and she recused herself from this vote, effectively denying the community input into the process, and

WHEREAS: The Marina RFP Evaluation Criteria (page 10) only assigns a weight of 15% of a total 100% to "Quality and strength of proposed community-based programming...", which we believe diminishes those criteria and the value of our parkland, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 calls upon the BPCA to, at a minimum, modify this proposal, giving much greater weight to the "community-based" programing criteria, and requiring that Proposers show evidence of a proven track record as well, adding that consideration be given to historic ships and these businesses by any Marina operator, and

BE IT

FURTHER

RESOLVED

THAT: CB1 expects going forward that the BPCA will review with us the objective or intent of any and all RFPs that would affect the operation, use, or management of any element of our parklands. Garnering community input regarding a community asset held in trust by the BPCA should be a priority and normal course of operation, and

BE IT

FURTHER

RESOLVED

THAT: CB1 urges the BPCA to exercise its right (per the RFP) to withdraw the current North Cove Marina Operator RFP so that it can be reviewed with more community input and transparency to ensure that the selection of any operator will support the public good, be stewards of our parklands and generate a reasonable revenue stream. Until such time as a new RFP is released and the final selection is made, CB1 asks that the contract with the current operator be extended, and

BE IT

FURTHER

RESOLVED

THAT: CB1 calls upon our local elected officials to meet with BPCA management to express the concerns and disappointment of the community and work toward implementing the appropriate changes in this process.

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

RE: Tunnel to Towers Foundation

WHEREAS: Tunnel to Towers Foundation has applied for a street activity permit for Sunday, September 27, 2015, 7:00 am to 12:00 pm on Vesey Street between West Street and North End Ave.; and

WHEREAS: Liberty Street will only be closed during the run; and

WHEREAS: The applicant, the Tunnel to Towers Foundation, has agreed that it will not serve alcohol as part of the event; and

WHEREAS: The applicant has conducted outreach to local businesses to try to work out any possible issues from the event; and

WHEREAS: There will be no music prior to 12:00 p.m.; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the application submitted for a Tunnel to Towers Foundation street activity permit for September 27, 2015 subject to the following conditions:

1. The NYC Department of Transportation reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Bands and persons with megaphones are not situated along the route such that they disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.
6. Liberty Street will only be closed during the run
7. There will be no music prior to 12:00 p.m.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: 90 Washington Street, NY Hospitality LLC

WHEREAS: The applicant, NY Hospitality LLC applied for a restaurant liquor license for 90 Washington Street; and

WHEREAS: The square footage of the establishment is 750 with 22 tables and 44 seats; and

WHEREAS: There will be recorded background music; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant does intend to apply for a sidewalk café license; and

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

WHEREAS: The applicant has stated that there are establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 12 p.m. – 2 a. m. seven days a week; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for 90 Washington Street, NY Hospitality LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: 1 World Trade Center, 101 and 102 floors, Legends OWO, LLC

WHEREAS: The applicant, Legends OWO, LLC applied for a restaurant liquor license for 1 World Trade Center, 101 and 102 floors; and

WHEREAS: The square footage of the establishment is 1,380 with 49 tables and 97 seats; and

WHEREAS: There will be recorded background music; and

WHEREAS: The applicant does not intend to apply for a cabaret license or a sidewalk café license; and

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

WHEREAS: The applicant has stated that there are establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 8 a.m. – 12 a. m. seven days a week; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for 1 World Trade Center, 101 and 102 floors, Legends OWO, LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: YOUTH AND EDUCATION

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

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

RE: Reinstatement of allocated field time on the MBHS field to support spring and fall little league activities

WHEREAS: For more than a decade, the Downtown Little League, Greenwich Village Little League, Peter Stuyvesant Little League and Harlem Little League (the “Leagues” - all non-profit organizations serving local youth) have collaborated to offer organized spring and fall baseball activities for children ranging in ages from 13-17, and

WHEREAS: The catchment areas of the Leagues cover much of Manhattan, with the exception of the upper east and west sides, and

WHEREAS: For more than a decade, the Leagues have historically collaborated with the Department of Education and the Murray Bergtraum High School (MBHS) administration/custodial staff to secure field time at Cherry Street and Market Slip that did not interfere with programs specifically designed for the MBHS student body, and

WHEREAS: The MBHS field is a critical part of the field infrastructure necessary to support the 13-17 year old age group given its larger dimensions, and is one of the few fields in the NYC area capable of supporting this age group, and

WHEREAS: The Leagues submitted a standard field permit for the 2014 fall baseball season and were advised by the principal in place at the time, that the permit was rejected and the Leagues would not receive any allocation of field time for the fall season, and

WHEREAS: The reason provided was that the field was instead going to be used for expanded MBHS programs, and

WHEREAS: The Leagues subsequently determined that during the requested times, the field either sat unused or that permits had been issued for adult, for-profit flag football and soccer programs, and

WHEREAS: The Leagues met with the new school administration to discuss the permit application mishap and to seek assurances that legacy field allocation would be reinstated as the contingency plans put in place for the Fall 2014 season did not adequately support the needs of the community, and

WHEREAS: The Leagues have submitted a field permit application for the upcoming Spring 2015 season and have been advised that it is under review with a decision expected in March, and

WHEREAS: The Leagues have commenced player registration with an expected season start date of mid-March and cannot plan accordingly with the uncertainty regarding access to the MBHS field, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 urges the DOE and the MBHS administrations to reinstate the legacy allocation of field time to the Leagues and to communicate in a timely manner to permit the Leagues to properly organize and administer the program, in any case, no later than February 1st.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: 1 White Street, application for approval of a new roof stair bulkhead, visible roof railings, new storefront on West Broadway and White Streets and a new handicap ramp on White Street in the Tribeca East Historic District

WHEREAS: This application is for a new visible roof stair bulkhead and railings, handicap ramp and storefront infill to an 1807 4-story masonry building, and

WHEREAS: The proposed 9 foot high painted metal stair bulkhead and railings are highly visible from north and south on West Broadway and from the east on White Street, and

WHEREAS: The building's location (at the southeast corner of White Street and West Broadway) creates uniquely highly visible site lines of any roof structures as far north as Canal Street (more than 3 blocks away), and

WHEREAS: The new painted metal panel and glass door storefront at the existing masonry opening on West Broadway is appropriate. However, the proposed design may benefit from having 3 doors rather than 4, and

WHEREAS: The proposed minimalist painted metal frame and glass storefront at the eastern edge of the of the White Street façade is inappropriate, and

WHEREAS: The proposed painted metal handicap ramp is in keeping with other ramps in the district, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission disapprove the proposed stair bulkhead and roof railings and work with the applicant to use the existing roof stair bulkhead, relocate the mechanical equipment to an area on the roof that would not require any visible railings and design a White Street storefront that is similar to the applicant's proposal for the West Broadway storefront.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: 26 Broadway aka the Standard Oil Building, application for approval of new plaque signage and flagpoles

WHEREAS: This application is for two new flagpoles and two new 3'-7" x 1'4" etched satin brass sign plaques at each side of the number 28 Broadway secondary building entrance, and

WHEREAS: There are 4 other flag poles along the Broadway façade of the building, and

WHEREAS: No proposal was made for the actual plaque content or flag designs, and

WHEREAS: There are several different types of existing ground level signage on the building, and

WHEREAS: An individual landmark building such as the Standard Oil Building is a strong candidate for an LPC signage master plan since none of the existing signage is historic and there are several ground floor retail spaces, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission approve the installation of two new plaques and one flagpole with the condition that the applicant returns to CB 1 to present the actual flag and plaque designs.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE:	8 In Favor	1 Opposed	3 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	25 In Favor	9 Opposed	1 Abstained	0 Recused

RE: State Legislature Bill A5355/S3076, concerning electric substation placement

WHEREAS: Siting a substation is within the un-reviewed discretion of a utility; and

WHEREAS: No procedure exists for the siting of electric substations, even though a utility can take property for a substation site by condemnation; and

WHEREAS: These substations can have significant impacts on the surrounding communities, especially in densely populated areas; and

WHEREAS: Substations generate electro-magnetic fields, which are thought by some to increase the risk of certain cancers; and

WHEREAS: Electric substations should be subject to Public Service Commission review, just as power plants and transmission lines are; and

WHEREAS: A5355 introduced in the Assembly by Assembly Member Richard Gottfried and S3076 introduced by Senator Brad Hoylman in the Senate would:

- 1) Expand the definition of major utility transmission facility to include a facility in which electric current is transformed from the transmission system to the distribution system or a facility within the current distribution system that is larger than 500 square feet and in which electric current is transformed.
- 2) Extend all the requirements of Article VII to electric substations.
- 3) Set out a procedure for the granting of a certificate of environmental capability and public need before a facility can be built.
- 4) Include environmental impact studies, public hearings, and judicial review of the decision; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 supports and calls for the passage of A5355 and S3076 in 2015. Please note that these bills will have new numbers after they are reintroduced in the 2015-2016 session of the New York State Legislature.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE:	11 In Favor	0 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: International Passive House Standard for New York City

WHEREAS: Buildings are a major source of greenhouse gasses, accounting for 39% of CO2 emissions and consuming 70% of the electrical load in the U.S. (U.S. Green Building Council) (USGBC). The energy used in NYC buildings contributes nearly three-quarters of citywide emissions (One City: Built to Last). To successfully reduce the threat of climate change, the CO2 emissions of our buildings need to be dramatically cut back while maintaining and improving the services they provide; and

WHEREAS: Passive House (PH) is a recognized world standard for energy-saving buildings of all types. The PH standard reduces heating and cooling energy requirements by 90% and overall energy demand up to 75% compared to conventional buildings while also providing the most comfortable and healthy inside environment; and

WHEREAS: Energy inefficient buildings in Lower Manhattan have resulted in costly tenant utility bills, contributing to the issue of housing unaffordability in our district; and

WHEREAS: The effectiveness of the PH Standard has been illustrated by tens of thousands of Passive Houses in the world, from Shanghai, China, to New York City; and

WHEREAS: The PH Standard will become a building code requirement in Brussels, Belgium in 2015, and is a core component of the European Union’s planned mandate of “nearly zero energy” buildings in 2020. A growing number of cities in the U.S., from San Francisco to Philadelphia, officially acknowledge the PH Standard as part of their efforts to promote sustainability; and

WHEREAS: Passive House is directly focused on reducing energy needs through the application of building physics, high quality construction and proven construction technologies including insulation, airtightness, heat recovery, solar energy, solar shading and incidental internal heat gains. Resulting reductions in building energy requirements can enable renewable sources to meet 100% of energy needs (“Net Zero” performance) or to supply surplus energy to the utility grid (“Net Positive” performance); and

WHEREAS: New York City is an environmental thought leader and standard setter. The City Council unanimously approved a plan to reduce greenhouse gas emissions by 80% by 2050. Mayor Bill de Blasio issued the policy, *One City Built to Last: Transforming New York City's Buildings for a Low Carbon Future*, 2014, which recognizes the PH Standard and serves as an affordability, economic development, and public health plan. Further, former Mayor Michael R. Bloomberg published *PlaNYC: A Stronger, More Resilient New York*, a long-term sustainability plan in 2013 to be revised by the de Blasio administration in 2015; and

WHEREAS: New York City has exceptional potential as an economic engine for sustainability in the United States and the world. The integrated urban lifestyle of the city results in a low carbon footprint, ranking NYC's carbon profile as the 4th lowest in the nation. Passive House innovations can help solidify and extend sustainability leadership efforts; and

WHEREAS: New York Passive House (NYPH) is an established local resource of Passive House expertise. NYPH works with other local low-energy and sustainability stakeholders, and is in continual collaboration with the Passive House Institute (PHI), for the development and transfer of engineering and environmental technologies. PHI is an independent scientific institute in Darmstadt, Germany, that is responsible for developing the PH Standard and the evolving scientific research that underpins its worldwide implementation; and

WHEREAS: Lower Manhattan is a world-renown center for finance and innovation. It is appropriate that Lower Manhattan be the site of Passive House public and private demonstration projects; and

WHEREAS: Cost is a major consideration in construction projects. It is essential that all publicly supported PH undertakings be focused on reaching cost parity with conventional construction. PH cost parity has been accomplished on projects in Europe and in the U.S. With the collaboration of global PHI and NYC planning and policy expertise, it is possible to undertake an initiative of Passive House construction best practices with a goal of achieving cost parity in local demonstration projects; and

WHEREAS: New York City has in the range of 69,000 existing buildings according to the Department of Finance in 2007. Renovating our existing building stock to an energy efficient standard is critical to meeting carbon reduction goals and an incremental, renovation plan is needed. Passive House is effective in building renovations and the majority of Passive House projects completed to date in New York City have been renovations; and

WHEREAS: Maximizing energy efficiency in residential buildings will reduce tenant utility costs and improve overall housing affordability; and

WHEREAS: Passive House facilitates community storm resilience under the coldest and hottest weather conditions. This characteristic is described in New York City's Building Resiliency Task Force (BRTF) Report, issued in response to Hurricane Sandy, as Proposal #27 Maintain Habitable Temperatures Without Power; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 supports the investigation of the implementation of the PH Standard for its potential application to new construction and renovation in our community. It also encourages the completion of a public project in Lower Manhattan to demonstrate a zero-net energy standard and cost saving potentials; and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 supports working towards the adoption of a zero net energy standard, such as the PH Standard, into the New York City building code; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 urges New York City administration to leverage its eco-leadership in construction, finance and innovation with an integrated promotional and green awareness campaign to gain support from government agencies and officials, developers, contractors, unions, real estate, buyers and the public and to normalize a zero net energy standard and the use of renewable energy in our city and across our country.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: PLANNING/BATTERY PARK CITY

Planning

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

Battery Park City

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

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

RE: Allocation of Battery Park City Authority Revenues to Affordable Housing
Downtown

WHEREAS: Lower Manhattan has experienced tremendous growth and improvement in the delivery of services and quality of life due in part to the advocacy and recommendations of Community Board 1; and

WHEREAS: That success has put pressure on our affordable housing stock, something our Board is strongly committed to retain and promote; and

WHEREAS: Many of the innovative residents who pioneered our area were residents of our affordable housing stock. In the 1960s, early residents of our area began moving into buildings zoned for industrial use, creating artist lofts. In the following years, Mitchell-Lama housing in Southbridge Towers on the east side, and Independence Plaza to our west were added. By the early 1980s, there were well over 3,000 affordable units in our area housing many if not most of our community. These pioneers established the infrastructure essential to our recent growth: good public schools, parks, and community services; and

WHEREAS: The CB1 area currently has less than 1,000 rental units of affordable housing in an area the 2010 U.S. Census recorded as housing over 61,000 residents; and

WHEREAS: The U.S. Census also documents an increase in senior population (55+) of 3,642, or 79%, between 2000 and 2010 in the CB1 district. This increased senior population will place an even greater demand on local affordable housing; and

WHEREAS: In recent years and months, our area has lost hundreds of affordable housing units, specifically at Independence Plaza (1,339 units) likely followed by Southbridge Towers (1,651 units), with many more threatened due to expiration of tax benefits given to developers along with an increase in rental to condo conversions; and

WHEREAS: In October 2014, CB1 adopted a resolution calling on the New York State legislature and New York City elected officials to renew and strengthen rent stabilization in anticipation of the expiration of New York State tenant laws on June 15, 2015; and

WHEREAS: Hugh L. Carey Battery Park City Authority (the “Authority”) is a public benefit corporation created in 1968 under the laws of the State of New York (the “State”) pursuant to the Battery Park City Authority Act (the “Act”). The Act authorizes the Authority to pledge and assign revenues to secure financing for low and moderate-income housing developments in New York City, both inside and outside the project area. A number of agreements have brought about a series of payments from Battery Park City revenue sources to be used by the City for affordable housing programs throughout the five boroughs and outside of Battery Park City and Lower Manhattan with amounts totaling almost \$100 million; and

WHEREAS: Lower Manhattan residents receive a disproportionately smaller benefit by having to find affordable housing outside of our community without the 50% advantage of being local applicants; and

WHEREAS: The NYC Comptroller’s office estimates that the Authority will generate some \$400 million in surplus funds over approximately 10 years and “these dollars (known as 7(A)(ii) funds) have been dedicated to affordable housing in general”;
now

THEREFORE
BE IT
RESOLVED

THAT: CB1 strongly requests that the State and City of New York amend existing agreements to allocate Authority revenues designated toward affordable housing first to protect and increase the affordable housing stock in Battery Park City and throughout the CB1 area, allowing us to maintain and grow a more economically diverse community.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

PUBLIC MEMBER VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused

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

** Due to the absence of a quorum, the committee vote taken on this resolution is unofficial and for informational purposes only.*

RE: Light Pollution

WHEREAS: Poorly designed lighting wastes energy and often causes blinding glare. NYC DOT's Street Design Manual states that the standard new LED streetlight will be a "Semi-cutoff" fixture; some of the plan also calls for light fixtures with no shielding called "Non-cutoff" fixtures. These types of fixtures misdirect light up into the sky where it is wasted, causing excessive light pollution and wasting energy. Alternatively, fully-shielded fixtures, called "Full cutoff" fixtures in DOT's Street Design Manual, correctly direct light to the ground where it is needed and protect against light pollution and wasted energy; and

WHEREAS: CB1 unanimously passed a resolution in September 2013 on commercial light pollution urging the City Council to look into the feasibility of the creation of standards and regulations pertaining to commercial light pollution and requesting that State and Federal representatives tighten the environmental standards for commercial light emissions; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 supports Int. No. 546 on energy-efficient streetlights, however strongly encourages NYC Council Member Van Bramer to amend it to require all new streetlights be fully-shielded, "Full cutoff" fixtures. Int. No. 546 should also be amended to ban the use of non-shielded or "Non-cutoff" light fixtures in NYC which emit light in all directions, including directly upwards where the light is wasted and tremendous light pollution is created; and

BE IT

FURTHER

RESOLVED

THAT: We additionally ask that Mayor Bill deBlasio work with NYC DOT to make sure that new LED streetlights procured between now and 2017, when the City plans to complete the rollout of LED streetlights throughout all of NYC, are fully-shielded, "Full cutoff" fixtures, in order to prevent additional light pollution, and for all of the reasons mentioned above.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

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

RE: CB1 Summer Fair on Fulton Street Activity Permit application

WHEREAS: Mardi Gras Festival Productions LTD has applied for a street activity permit sponsored by Community Board 1 for Saturday, July 4, 2015, on Fulton Street between Water Street and Gold Street, 10:00 a.m. to 7:00 p.m.; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 does not oppose the application submitted by Mardi Gras Festival Productions LTD sponsored by Community Board 1 for a street activity permit for Saturday, July 4, 2015 subject to the following conditions:

1. The New York City Department of Transportation reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Bands and persons with megaphones are not situated along the route such that they disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 22 Peck Slip/251 Water Street, application for a liquor license alteration for
Hedgie LLC d/b/a The Hideaway Seaport

WHEREAS: The applicant, Hedgie LLC, is applying for a liquor license alteration; and

WHEREAS: The Committee and applicant have agreed to the hours of 11:00 a.m. to 12:00 a.m.
Monday - Wednesday, 11:00 a.m. to 1:00 a.m. Thursday & Friday, 10:00 a.m. –
1:00 a.m. Saturday, and 12:00 p.m. – 12:00 a.m. on Sunday; and

WHEREAS: The restaurant is 1,700 square feet, including a dining area of 700 square feet
with 20 tables and 48 chairs, a bar area of 300 square feet with 12 chairs, a
kitchen area of 250 square feet and a prep kitchen area of 200 square feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license and does intend to
apply for a sidewalk café license; and

WHEREAS: The applicant has represented that there is one building used exclusively as a
school, church, synagogue or other place of worship within 200 feet of this
establishment, the Blue School located at 241 Water Street, but that the premises
was licensed before the school opened; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of a liquor license alteration to Hedgie LLC *unless* the
applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: Reconstruction of South Street South

WHEREAS: The New York City Economic Development Corporation will begin the South Street South Reconstruction Project in January 2015, expecting to be completed by November 2015; and

WHEREAS: The reconstruction will take place between Old Slip and Fulton Street; and

WHEREAS: Work will be performed 2 blocks at a time beginning with the west side. Once the west side is complete, the work will move to the east side of South Street working north to south; and

WHEREAS: Work on the west side of South Street will include:

1. Existing curbs will be removed and replaced with new granite curb and drainage catch basins will be installed.
2. Removal and replacement of the roadway.
3. Removal and replacement of the sidewalk.
4. Installation of the street lights, traffic signal poles and tree openings; and

WHEREAS: Work on the east side of South Street will include:

1. Installation of new drainage line, catch basins and manholes. Con Ed and ECS relocation work will also begin.
2. Installation of new granite curb.
3. Removal and replacement of the remaining roadway.
4. Installation of street lighting and traffic signals.
5. Installation of the final asphalt roadway over the concrete roadway and completion new striping; and

WHEREAS: South Street will be shut down to two lanes of traffic, one lane in each direction (north and south); and

WHEREAS: No parking will be allowed on South Street during the Reconstruction Project; and

WHEREAS: The bike lane will remain open and relocated onto the Esplanade; and

WHEREAS: Sidewalks will be a minimum of five feet wide and will remain open at all times;
and

WHEREAS: Pedestrian crossings on South Street will remain open at all times within the two
block work zone and will be guided by flag persons; now

THEREFORE

IT BE

RESOLVED

THAT: CB 1 requests that the work be conducted south to north, from Fulton Street to
Old Slip, rather than north to south so the work on Fulton Street will be conducted
in the winter time and will not conflict with the summer season at the South Street
Seaport area; and

BE IT

FURTHER

RESOLVED

THAT: If there is a possibility for bioswale(s) to be added to the project in an appropriate
place, CB1 encourages that this is considered and implemented as it has been
done already in other parts of the City as a means of removing silt and pollution
from surface runoff water.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 77 Fulton Street, application for a wine and beer license for 77 Fulton Bakery Inc.
d/b/a Lot 77

WHEREAS: The applicant, 77 Fulton Bakery Inc., is applying for a wine and beer license; and

WHEREAS: The bar service hours are 3:00 p.m. to 12:00 a.m. Sunday – Thursday and
2:00p.m. to 12:00a.m. Friday and Saturday; and

WHEREAS: The restaurant is 5,000 square feet on the first floor and 2,500 square feet in the
basement, including a dining and bar area of 1,600 square feet with 30 tables and
68 seats, a kitchen area of 2,500 square feet, and a basement area of 2,500 square
feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license and does intend to
apply for a sidewalk café license; and

WHEREAS: The applicant also plans to place two benches at the base of the building; and

WHEREAS: The applicant has agreed that no tables or chairs will be placed outside; and

WHEREAS: The applicant has represented that are no buildings used exclusively as a school,
church, synagogue or other place 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; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the granting of a wine and beer license to 77 Fulton Bakery Inc.
unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

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

RE: 22 Peck Slip/251 Water Street, application for a new unenclosed sidewalk café license for Hedgie LLC d/b/a The Hideaway Seaport

WHEREAS: The applicant, Hedgie LLC has applied for a new unenclosed sidewalk café license for 13 tables and 28 seats; and

WHEREAS: The sidewalk café hours will be 11:00a.m. to 12:00a.m. Monday – Thursday, 11:00a.m. – 1:00a.m. Friday, 10:00a.m. – 1:00a.m. Saturday and 12:00p.m. – 12:00a.m. Sunday; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 approves the new unenclosed sidewalk café license application for Hedgie LLC d/b/a The Hideaway Seaport at 22 Peck Slip/251 Water Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

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

RE: 21-23 Peck Slip, application for renewal of an unenclosed sidewalk café license for IDG Seaport Corp d/b/a Acqua

WHEREAS: The applicant, IDG Seaport Corp has applied for renewal of an unenclosed sidewalk café license for 5 tables and 10 seats; and

WHEREAS: There is no change to the method of operations; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 approves the renewal of the unenclosed sidewalk café license for IDG Seaport Corp d/b/a Acqua at 21-23 Peck Slip.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 443 Greenwich Street, application for authorization pursuant to section 13-442 of the Zoning Resolution to allow an attended accessory parking facility with a maximum capacity of 15 spaces on the ground floor and cellar of an existing 7-story building

WHEREAS: SGN 443 Greenwich Street Owner, LLC has applied for an authorization to allow an off-street attended parking facility with a maximum capacity of 15 spaces in a building located at 443-453 Greenwich Street, and

WHEREAS: On July 23, 2008, the City Planning Commission granted a special permit in order to facilitate the conversion of the building to residential use, and

WHEREAS: Although the Tribeca North Rezoning in 2010 no longer necessitated most of the approvals granted for this development in 2008, the special permit was still needed to allow portions of the building's existing, pitched roof to be raised between 6 inches and 2 feet and the building to contain 53 residential units without the provision of required rooftop recreation space, and

WHEREAS: The applicant is now seeking to provide 15 attended parking spaces for use by residents by excavating and installing a ramp in the existing through-block driveway down to the cellar level where the 15 spaces will be located in an attended-parking facility with 2,752 SF of gross surface area for parking, and

WHEREAS: In addition to the vehicular parking, there would be parking for 44 bicycles in the cellar level, in compliance with the requirement set forth in section 36-711 of the Zoning Resolution that one bicycle space for every two dwelling units be provided, and

WHEREAS: The Landmarks Preservation Commission held a hearing on September 24, 2013 and voted to approve the excavation to create the driveway, as well as improvements to the gates, and

WHEREAS: The applicant, in connection with the upgrades to the building, desires to provide the parking spaces as an added amenity for the residents of the building, and the 15 spaces is the maximum allowed pursuant to the requested authorization, and

WHEREAS: The proposed facility would provide building residents with a safe and convenient place for parking and will not contribute to traffic congestion, and

WHEREAS: The proposed facility would be consistent with and would not change the neighborhood's character, as it would be located within an existing building and would utilize two existing gates and corresponding openings in the ground floor of the building, on the Vestry and Desbrosses Street frontages, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the City Planning Commission approve the request for an authorization pursuant to Section 13-442 of the Zoning Resolution to allow an off-street attended parking facility with a maximum capacity of 15 spaces in an existing 7-story building located at 443-453 Greenwich Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	1 Recused
BOARD VOTE:	67 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 67 Reade Street, application for a restaurant wine and beer license for New Sun Café Japanese Cuisine Inc.

WHEREAS: The applicant, New Sun Café Japanese Cuisine Inc. has applied for a restaurant wine and beer license; and

WHEREAS: The proposed closing time for this establishment will be 10 p.m. seven days a week; and

WHEREAS: There will be background music only; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant does not intend to apply for a cabaret license; 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; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the granting of a liquor license to New Sun Café Japanese Cuisine Inc. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	1 Opposed	0 Abstained	1 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	2 Opposed	0 Abstained	0 Recused

RE: 88 Thomas Street a/k/a 50 Hudson Street, application for a liquor license alteration for Emporio 50 LLC d/b/a Bar Cyrk

WHEREAS: The applicant has applied for a liquor license alteration to permit extended hours; and

WHEREAS: The applicant has also requested support for an application to remain open for 24 hours on New Year's Eve, December 31, 2014; and

WHEREAS: The bar has been in operation since June 2014 and no complaints about it have been received by the CB1 office; and

WHEREAS: The applicant presented the Tribeca Committee with a petition with over 100 signatures supporting his request for additional hours and one neighbor appeared at the committee meeting where this application was discussed to support the applicant and another neighbor to oppose it; and

WHEREAS: There will be no other changes in the Method of Operation for the establishment other than the change in hours; and

WHEREAS: The applicant requested an extension of hours from 12 a.m. on weekdays and 1 a.m. on Fridays and Saturdays to 2 a.m. seven days a week, however the majority of Tribeca Committee members voted to support an extension to 1 a.m. on weekdays and 2 a.m. on Fridays and Saturdays as an appropriate next step; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the application by Emporio 50 LLC d/b/a Bar Cyrk for a liquor license alteration to permit extended hours unless the applicant complies with the limitations and conditions set forth above; and

BE IT
FURTHER
RESOLVED

THAT: CB 1 does not object to the application for 24 hour service on New Year's Eve on December 31, 2014.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 305 Church Street, application for alteration of liquor license to permit live music for Mexma LLC

WHEREAS: The applicant, Mexma LLC, is applying for an alteration of liquor license to permit live music; and

WHEREAS: The applicant has agreed to stop live music at 12 a.m. on weekdays and 1 a.m. on Fridays and Saturdays; and

WHEREAS: The music will be acoustic only and will be “background” music as defined by music that cannot be heard outside or by neighbors; and

WHEREAS: There will be no other changes in the Method of Operation for the establishment other than the addition of live music; and

WHEREAS: The applicant agreed to make sure doors are kept closed; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the application by Mexma LLC at 305 Church Street for a liquor license alteration to permit live music unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: Downtown Independent Democrats

WHEREAS: Downtown Independent Democrats has applied for a street activity permit for Sunday, July 12, 2015, on Lafayette Street between Canal Street and Leonard Streets 9:00 am to 7:00 pm, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 does not oppose the application submitted by the Downtown Independent Democrats for a street activity permit for Sunday, July 12, 2015 subject to the following conditions:

1. The New York City Department of Transportation reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Bands and persons with megaphones are not situated along the route such that they disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 155 Chambers Street, application for a restaurant wine and beer license for DBTG Chambers LLC d/b/a Dirty Bird to Go

WHEREAS: The applicant, DBTG Chambers LLC has applied for a restaurant wine and beer license; and

WHEREAS: The proposed hours of operation of this establishment are 10:30 a.m. to 11 p.m. seven days a week; and

WHEREAS: The total area of the restaurant will be 900 square feet; and

WHEREAS: There will be background music only; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant does not intend to apply for a cabaret license; 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 signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of a liquor license to DBTG Chambers LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 32 White Street, renewal of sidewalk café application for Tribeca Grand Hotel, Inc.

WHEREAS: The applicant has applied for a renewal of an unenclosed sidewalk café license for 21 tables and 42 seats; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the renewal of a sidewalk café license for Tribeca Grand Hotel, Inc. located at 32 White Street *unless* the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2014

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 135 West Broadway, new sidewalk café application for 135 West B Food & Drink, LLC, d/b/a Tiny's and the Bar Upstairs

WHEREAS: The applicant has applied for a renewal of an unenclosed sidewalk café license for 5 tables and 10 seats; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the renewal of a sidewalk café license for 135 West B Food & Drink, LLC, d/b/a Tiny's and the Bar Upstairs located at 135 West Broadway *unless* the applicant complies with the limitations and conditions set for above.