

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Wagner Park Assessment and Community Input

WHEREAS: Wagner Park, located in the southernmost part of Battery Park City, was designed and built more than 20 years ago, and

WHEREAS: The park has been very successful and is heavily used by residents, workers and visitors to Lower Manhattan, offering open green space for passive activity, spaces for concerts and the much loved Swedish Summer Festival, and

WHEREAS: At the time that the park was built, Battery Park City was not fully developed as it is today and Pier A had been derelict for decades, and

WHEREAS: The park building which houses public restrooms, a privately operated restaurant and a walkway with spectacular views of the harbor and Statue of Liberty has been in need of repairs, and

WHEREAS: The Battery Park City Authority (BPCA) released an RFP for an assessment of the park and possible redesign of some or all of its elements, and

WHEREAS: The firm that was awarded the contract for this work has started to gather information on the park's use and other information via an online survey open to all in Lower Manhattan, and

WHEREAS: While Community Board 1 lauds this first step, we are convinced that much more needs to be done to ensure that the needs of all Lower Manhattan stakeholders are served and maximum benefits are derived from whatever dollars are spent, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 asks that the BPCA, its contractors and partners, institute a process to ensure that they receive and benefit from a full extent of community input regarding any redesign of this wonderful public space, and

BE IT
FURTHER
RESOLVED

THAT: CB1 asks that the BPCA review that community engagement process with us so that the resulting input will be inclusive and capture a diverse range of views.

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COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	2 Opposed	2 Abstained	1 Recused

RE: Public Comments at Battery Park City Authority Board Meetings

WHEREAS: The Battery Park City Authority (BPCA) is a public-benefit corporation and holds regularly scheduled Board meetings which are open to the public, and

WHEREAS: Unlike at public meetings of most other New York State and City Agencies, public attendees at BPCA Board meetings are not allowed to ask questions or make any comments at all, and

WHEREAS: On April 4, 2016 all elected officials representing Lower Manhattan along with Borough President Gale Brewer sent a letter to BPCA Chair Dennis Mehiel formally requesting that BPCA allow this common practice, and

WHEREAS: Allowing greater communication and the opportunity for the BPCA Board to hear directly the concerns and questions of their stakeholders is critical in fostering transparency and better informing the Board's discussions and decisions, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 demands that the BPCA change its Board meeting process to allow for a public comments session at each of its meetings.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 70 Pine Street, Board of Standards and Appeals application for a special permit to permit a physical culture establishment
2016-4135-BZ

WHEREAS: Bryan Cave LLP on behalf of EBRA Pine Master Tenant, LLC has filed an application with the Board of Standards and Appeals (BSA) for a special permit to allow the operation of a physical culture establishment (PCE) in portions of the basement and sub-cellar levels of an existing building at 70 Pine Street; and

WHEREAS: 70 Pine Street is currently being converted from office to mixed-use, with retail use on the first, basement and cellar floors, hotel use on floors 2-6 (165 rooms), and residential use on floors 7-61 (612 units). The building will be ready for full occupancy at the end of 2016; and

WHEREAS: There is an existing accessory gym with membership consisting solely of building residents and hotel guests that would be converted to a PCE, with an additional membership of no more than 100 members from the public; and

WHEREAS: The PCE will be operated by La Palestra Management Group LLC under the name La Palestra as a luxury health club franchise that integrates medicine, fitness, education, and community health; and

WHEREAS: The PCE would be open from 5:30AM to 10:00PM daily. No exterior signage announcing the PCE is proposed; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 has no objection to the granting of a special permit to allow a physical culture establishment at 70 Pine Street.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 99 Church Street, Board of Standards and Appeals application for a special permit to permit a physical culture establishment
2016-4141-BZ

WHEREAS: Kramer Levin Naftalis & Frankel LLP on behalf of Four Seasons Hotel New York Downtown has filed an application with the Board of Standards and Appeals (BSA) for a special permit to allow the operation of a physical culture establishment (PCE) in a portion of the third floor in a hotel and residential building presently under construction at 99 Church Street; and

WHEREAS: 99 Church Street will contain hotel uses on the ground floor (lobby area) through the 21st floor. Residential uses will occupy a portion of the third floor; residential amenity space will be located on the 22nd floor and residences on floors 22-67. The anticipated opening of the Hotel will be summer 2016 and the building is expected to be completed by Fall 2016; and

WHEREAS: The PCE would be operated by the Four Seasons Hotel New York Downtown as a spa and would serve residents, hotel guests and other spa clients; and

WHEREAS: The spa would be open 8:00AM to 8:00PM daily and would have a total of approximately 85 spa patrons per day; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 has no objection to the granting of a special permit to allow a physical culture establishment at 99 Church Street.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 10 Murray Street, application for restaurant wine and beer license for Vidhan Batt Inc.

WHEREAS: The applicant, Vidhan Batt Inc. is applying for a restaurant wine and beer license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 11:30AM – 11:30PM daily (beginning 12:00pm Sunday); and

WHEREAS: The total area of the restaurant is 3,400 square feet with a dining area of 1,200 square feet with 16 tables and 64 chairs and a kitchen area of 1,000 square feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does not intend to apply for a sidewalk café 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 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 & beer license to Vidhan Batt Inc. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

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

RE: 20 Maiden Lane/51 Nassau Street, application for hotel liquor license for HCIN Maiden Hotel Lessee, LLC d/b/a Holiday Inn Wall Street

WHEREAS: The applicant, HCIN Maiden Hotel Lessee, LLC d/b/a Holiday Inn Wall Street is applying for a hotel liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 6:00AM – 11:00PM Monday – Saturday and 6:00AM – 8:00PM Sunday; and

WHEREAS: The total area of the establishment is 1,226 square feet with a dining area of 1,226 square feet with 16 tables and 50 seats, a bar area of 80 square feet with 0 tables and 8 seats, and a kitchen area of 177 square feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does not intend to apply for a sidewalk café 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 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 hotel liquor license to HCIN Maiden Hotel Lessee, LLC d/b/a Holiday Inn Wall Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 120 Church Street, application for a restaurant wine, beer & cider license for SRG Church Street LLC d/b/a Schnippers

WHEREAS: The applicant, SRG Church Street LLC d/b/a Schnippers is applying for a restaurant wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 11:00AM – 11:00PM daily (beginning 12:00PM Sunday); and

WHEREAS: The total area of the establishment is 3,300 square feet with a dining area of 2,800 square feet with 30 tables and 120 chairs; a bar area of 250 square feet and a kitchen area of 250 square feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license, but may decide to apply for a sidewalk café 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 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 restaurant wine, beer & cider license to SRG Church Street LLC d/b/a Schnippers unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

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

BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 32 Pearl Street, application for a restaurant wine and beer license for 44 Pearl Street Lessee, LLC d/b/a Hampton Inn Pearl Street

WHEREAS: The applicant, 44 Pearl Street Lessee, LLC d/b/a Hampton Inn Pearl Street is applying for a restaurant wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 6:00AM – 12:00AM daily (beginning 12:00PM Sunday); and

WHEREAS: The total area of the establishment is 986 square feet with a dining area of 730 square feet with 11 tables and 34 seats and a kitchen area of 256 square feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does not intend to apply for a sidewalk café 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 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 restaurant wine and beer license to 44 Pearl Street Lessee, LLC d/b/a Hampton Inn Pearl Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

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

BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 75 Maiden Lane, application for a restaurant liquor license for an entity to be formed by Jason Francisco

WHEREAS: The applicant, Jason Francisco, is applying for a restaurant liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 11:00AM – 2:00AM Thursday – Saturday and 11:00AM – 12:00AM Sunday – Wednesday (beginning 12:00PM Sunday); and

WHEREAS: The total area of the establishment is 1,500 square feet with a dining area of 400 square feet with 8-10 tables and 30 seats; a bar area of 400 square feet with 6 seats and a kitchen area of 400 square feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license, and does not intend to apply for a sidewalk café 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 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 restaurant liquor license to an entity to be formed by Jason Francisco unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: 70 Pine Street, application for signage

WHEREAS: This application offers a master plan for commercial signage to be added to 70 Pine Street, a.k.a. the Cities Service/A.I.G. Building, an individually designated New York City landmark, and

WHEREAS: This is an addition to a sensitive and laborious conversion of the 66-story property from entirely commercial to primarily residential, with the two lowermost stories slated for retail usage, and for which the signage would apply, and

WHEREAS: The entire program calls for the eventual inclusion of a series of blade signs, corner-mounted three-sided blade signs, rather large dimensional signs, innumerable decal signs, and large, illuminated interior signs, and

WHEREAS: The signs would extend around all three street exposures: Cedar, Pearl and Pine Streets, and

WHEREAS: It appears that no signage whatsoever existed historically on the exterior of this building, and

WHEREAS: The comprehensive and unified nature of this proposal is appreciated, as is the care given so far to a difficult conversion and restoration, and

WHEREAS: Nevertheless, members of Community Board #1's Landmarks Committee felt that the three-sided corner blade signs are wholly inappropriate and destroy the beautifully turned stone that defines the building's corners, and

WHEREAS: The decal signs seem well-designed, but are so populous that both the applicants and committee members lost count of the total, which are to be placed across two floors, and

WHEREAS: The brushed metal dimensional signs need to be further studied for scale, and

WHEREAS: The conventional blade signs are too big, and there are too many of them, and

WHEREAS: It was unclear from an otherwise thorough presentation how the illuminated interior signs would look, and

WHEREAS: What is now a beautiful stone façade would be marred by an overabundance of signage, and for only three to five retail spaces, now

THEREFORE

BE IT

RESOLVED

THAT:

CB1 recommends that the Landmarks Preservation Commission approve some measure of this master plan, but scale down the scope drastically and examine each signage type as discussed, and eliminate the corner three-sided blade signs altogether.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 37 Harrison Street; Application to legalize and bring to NYC DOB 2014 Building Code the row house's back porch.

WHEREAS: The building is a federal-style row house typical of the area in the late 19th century, and

WHEREAS: This application is to reconstruct a new porch at the rear of the building including a new porch roof, columns, deck and stairs, and

WHEREAS: The existing porch is not original to the building and was constructed by the NYC Landmarks Commission around 1969 after the building was preserved during the construction of Independence Plaza , and

WHEREAS: Upon a recent Department of Buildings inspection, the existing porch was reported as an illegal condition because it had never been filed with the DOB and was constructed using combustible materials, and

WHEREAS: The existing porch is made mostly of wood and remains in fair condition, and

WHEREAS: Due to NYC DOB building code material restrictions, the applicant has chosen to reconstruct the porch using painted steel, cast iron railings and columns and a slate roof, and

WHEREAS: The proposed cast iron fencing is a historically correct material for most row-houses fences, and

WHEREAS: The proposed steel for the steps and porch and the proposed slate for the porch roof are inappropriate and distract from the otherwise modest federal-style building behind it, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission work with the applicant (and the Department of Buildings) to find alternative materials that do not take away from the historical building behind it, and

BE IT

FURTHER

RESOLVED

THAT: CB1 recommends that the applicant make an appeal to the NYC Department of Buildings for a reconsideration that allows the existing porch to remain as-is (in non-compliance with 2014 Building Code).

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: LANDMARKS

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

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



RE: Remembering Peter Stanford

WHEREAS: Peter Stanford, the founding president of the South Street Seaport Museum and the second president of the National Maritime Historical Society, died on March 24, 2016, and

WHEREAS: Peter Stanford created a grassroots organization of South Street Seaport Museum volunteers and community stakeholders dedicated to preserving the maritime history of the South Street Seaport and to bolstering the museum, and

WHEREAS: Peter Stanford's goal was to create a museum in the South Street Seaport to become a center of learning for the public about maritime history, and

WHEREAS: Peter Stanford and his wife Norma were persistent advocates, with legion volunteers, staff, and supporters, for the creation of the South Street Seaport Museum and, after his retirement, he believed in the current leadership to faithfully carry the Museum forward, and

WHEREAS: Peter Stanford was a force for preservation in founding the museum, collecting the Historic Ships and working with the Landmarks Preservation Commission to create a South Street Seaport Historic District, and

WHEREAS: Peter Stanford co-founded and supervised both OpSail 1976 for the nation's bicentennial and the Statue of Liberty Parade of Sail in 1986, and

WHEREAS: After leaving the South Street Seaport Museum and becoming the head of the National Maritime Historical Society, Peter Stanford founded several other museums and maritime organizations. They included the Council of American Maritime Museums (1972), the American Society of Marine Artists (1977), the American Ship Trust (1978), the Hudson River Maritime Museum (1979), and the National Maritime Alliance (1987), and

WHEREAS: Peter Stanford wrote hundreds of magazine articles and a number of museum books. With his wife Norma Stanford, he wrote "A Dream of Tall Ships: How New Yorkers came together to save the city's sailing-ship waterfront" (Sea History Press, 2013), now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recognizes the lifetime achievements of Peter Stanford and declares that his dream of a vibrant South Street Seaport lives on.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: PERSONNEL

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 3 Abstained 0 Recused

RE: Opt Out for Paid Parental Leave Deduction from Salaries and Vacation days

WHEREAS: Community Board 1 (CB1) agrees with the New York City Managerial Employees Association in applauding the Mayor's Paid Parental Leave initiative, but has concerns that parental leave for managers should not be funded by rescinding the managerial raise planned and announced for 2017 and through the deduction of two earned vacation days; and

WHEREAS: The planned implementation of the initiative came without notice and without consultation with those who would be affected in the managerial work force; and

WHEREAS: This plan would take away raises and thereby reduces salaries in a system where Social Security and New York City Pensions are based on salaries and would therefore have the effect of reducing pensions; and

WHEREAS: CB1 commends Community Board 3 for assessing this situation and preparing this resolution which passed at CB3's Executive Committee and which the CB1 Personnel Committee has recommended as the CB1 response as well; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 supports the request by the New York City Managerial Employees Association asking for a one year moratorium on the implementation of Paid Parental Leave for managers until the true costs of the initiative can be known; and

BE IT
FURTHER
RESOLVED

THAT: CB1 opts out of the Paid Parental Leave initiative so as to maintain salary and leave for managers as the affected managerial employee at CB1 has requested that this option be taken so as to not reduce salaries and vacations.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 15 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 375 Pearl Street, Notice of Intent to Acquire Office Space by Human Resources Administration

WHEREAS: The Department of Citywide Administrative Services (DCAS) has filed with the Department of City Planning a Notice of Intent to Acquire Office Space pursuant to Section 195 of the New York City charter for use of property located at 375 Pearl Street by the Human Resources Administration (HRA); and

WHEREAS: The Human Resources Administration (HRA) proposes to acquire approximately 150,000 square feet of office space for the relocation of HRA's General Support Services, Police Operations, and Investigation, Revenue and Enforcement Administration from their current location at 250 Church Street; and

WHEREAS: The proposal is for HRA to occupy the entire 21st through 24th floors and a portion of the 25th floor; and

WHEREAS: Combined, the three programs employ approximately 800 staff members. The hours of operation are approximately 7:30AM – 6:00PM, Monday – Friday, with the exception of the Police Operations desk, which is staffed 24/7; and

WHEREAS: Parking for these facilities will be located either inside a garage at 375 Pearl Street, or in a garage in another designated building; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 does not oppose DCAS's Notice of Intent to Acquire Office Space for use of property located at 375 Pearl Street by HRA.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEES OF ORIGIN: QUALITY OF LIFE AND FINANCIAL DISTRICT

Quality of Life

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

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

Financial District

COMMITTEE VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: Proposed City Council legislation to license ticket vendors

WHEREAS: Community Board 1 (CB1) has had a long history of dealing with quality of life issues pertaining to ticket vendors in our district; and

WHEREAS: Ticket vendors congregate around the ferry terminals at the southern tip of Manhattan, the World Trade Center, The Battery, subway exits and tourist bus drop-off locations throughout the district (e.g. Park Row at City Hall Park, Battery Place, Route 9A/West Street, Broadway just north of Vesey Street), targeting tourists for sale of tickets to bus, helicopter and ferry tours; and

WHEREAS: A “no vending” zone currently exists around the World Trade Center. However, the zone does not apply to ticket vendors who cluster around the PATH exit and nearby intersections. The no vending zone was established after careful consideration of the unique circumstances of the World Trade Center; and

WHEREAS: The issues pertaining to ticket vendors in Community District 1 (CD1) have been increasing in the recent past. Many ticket vendors take advantage of tourists who are unfamiliar with the area; and

WHEREAS: In February 2016, a tourist suffered a fractured skull after he refused to buy a ticket to the Statue of Liberty and was punched, causing him to fall backward and hit his head on the pavement. There have even been cases of fighting and violence among the vendors themselves as they compete over prime locations and sales; and

WHEREAS: The vendors can create a chaotic and menacing atmosphere, often physically blocking and harassing visitors. Ticket vendors turn busy sidewalks into congested and potentially dangerous areas since pedestrians may walk into the street to avoid the clusters of people; now

THEREFORE
BE IT
RESOLVED

THAT: CBI encourages and welcomes such initiatives to better control ticket vending, and believes the proposed legislation can be improved in the following ways:

- 1) In addition to streets and bodies of water, add “though the air” to the definition of “mode of transportation,” or helicopter tours could be included in the definition of “sightseeing tour” whether or not a person is acting as a guide
- 2) Include language to impose fines on employers and companies to avoid a loophole in which companies may simply fire vendors who have incurred violations and hire new vendors
- 3) Dedicate adequate resources to enforcement
- 4) Adjust language to better define what constitutes a ticket vendor, to include vendors who distribute pamphlets or information on how and where to purchase tickets
- 5) Require licensed vendors to wear vests that clearly identify their employer and license information, similar to those worn by commercial cyclists
- 6) Consider adding areas of construction and scaffolding to restricted areas, as these impede pedestrian flow and safety
- 7) Expand the no vending zone at the World Trade Center to include ticket vendors as allowing ticket vendors to operate there is contrary to the intent of the no vending zone.
- 8) Consider assigning specific locations where ticket vendors can operate
- 9) Include an educational component that would explain the new regulations and reach tourists who are frequently solicited by ticket vendors.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Request to establish a construction coordinator to engage the Lower Manhattan community

WHEREAS: In a letter sent to Deputy Mayor Anthony Shorris dated March 9, 2016, U.S. Rep. Jerrold Nadler, Manhattan Borough President's Office Gale Brewer, New York State Senator Daniel Squadron and New York City Council Member Margaret Chin requested that the city assign a construction coordinator to engage the Lower Manhattan community; and

WHEREAS: The Department of Transportation has phased out the Lower Manhattan Borough Commissioner's Office which was created on July 1, 2003, and ultimately acquired several functions of the Lower Manhattan Construction Command Center in February 2014, and

WHEREAS: The Lower Manhattan Borough Commissioner's Office was created to oversee the extraordinary number of construction projects in Lower Manhattan following September 2001, and

WHEREAS: The need for this function continues as there are roughly 90 major ongoing construction and redevelopment projects in the 1.5 square miles of CB1; and

WHEREAS: CB1 previously supported the continued funding for the Department of Transportation Lower Manhattan Borough Commissioner's Office (DOTLMBCO) in resolutions adopted in July, 2014, December 2015 and February 2016 and supported its predecessor the Lower Manhattan Construction Command Center in numerous resolutions (including June 25, 2013; January 24, 2012; September 27, 2011; March 22, 2011; January 25, 2011; June 22, 2010; December 15, 2009; June 19, 2007) and testimony at various hearings (including a testimony to the City Council on April 23, 2012); and

WHEREAS: The DOTLMBCO improved communication about projects by providing information and services on its website and convening and appearing at meetings in ways including the following:

- Summary of Lower Manhattan Construction Projects:
http://www.nyc.gov/html/dot/html/about/lower_manhattan_construction.shtml
- Lower Manhattan Construction Map and List:
http://www.nyc.gov/html/dot/html/about/lmcc_maps.shtml
- Monthly Community Construction Meetings that include agency representatives, developers and stakeholders (including CB1 and representatives of elected officials): http://www.nyc.gov/html/dot/html/about/lmcc_meetings.shtml
- Direct contact for help by writing to Lower Manhattan Borough Commissioner Luis Sanchez about a specific construction issue:
<http://www.nyc.gov/html/dot/html/contact/contact-form.shtml?routing=lm>
- Monthly updates at CB1's Quality of Life Committee meeting where the public can be updated; and

WHEREAS: Community District 1 is a fast growing residential area; and

WHEREAS: Community District 1 has the fourth worst air quality of 59 community boards in New York City as documented by the New York City Department of Health and Mental Hygiene; and

WHEREAS: CB1 recently downloaded a list of approximately 1,500 events scheduled for 2016 from the New York City Street Activity Permit Office website including many that involve street closures; and

WHEREAS: Given the level of construction activities projected for the future, coordinating efforts are essential for the efficient functioning of Lower Manhattan and to minimize the negative quality of life impacts of construction on those who live, work and visit downtown; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 strongly supports the request to Deputy Mayor Shorris to assign a construction coordinator to work with the Lower Manhattan community to resolve quality of life issues related to congestion, air quality, noise and the general health and safety of its residents.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Commercial light pollution

WHEREAS: The Quality of Life Committee received a presentation from Paul Borri, a local resident, regarding the environmental and health concerns of commercial light pollution at its meeting on April 21, 2016; and

WHEREAS: Commercial light pollution is detrimental to the health of residents who are denied a natural nighttime ambiance essential for healthy sleep; and

WHEREAS: Commercial light pollution is detrimental to the health and migrating habits of local animals, including fish and birds; and

WHEREAS: Commercial light pollution during unoccupied hours adds unnecessary carbon emissions and is an extravagant waste for the commercial tenant; and

WHEREAS: Technology - such as sensors, timers and dimmers – already exists and have proven to mitigate light pollution; and

WHEREAS: The City does not currently have regulation on commercial light pollution; and

WHEREAS: New York City Council Member Donovan Richards has introduced legislation Intro 0693-2015 to reduce commercial light pollution, and this bill is co-sponsored by Council Member Margaret Chin who represents all of Community Board 1; and

WHEREAS: A hearing on the legislation was held in in April 2015 and the legislation is being revised; and

WHEREAS: As Community Board 1 continues grow and become more residential, this issue has become even more important; and

WHEREAS: Earth Day is April 22 and Superstorm Sandy and other events have highlighted the importance of environmental concerns to Community Board 1; and

WHEREAS: An annual report released on Earth Day by the Mayor's Office, Inventory of New York City Greenhouse Gas Emissions, showed a slight rise in New York City's emissions, but New York City Mayor Bill de Blasio also announced new initiatives aimed at reducing greenhouse gas emissions – from tailoring the energy code so it covers historic buildings to requiring larger buildings to upgrade their lighting system; and

WHEREAS: According to an article in City and State on April 22, 2016, Mayor De Blasio “also intends to have buildings that are 250,000 square-feet or larger upgrade their lighting, to tailor energy standards so historic buildings are no longer exempt and to support efforts to revamp the energy code;” now

THEREFORE

BE IT

RESOLVED

THAT: CB1 urges the City Council Committee on Environmental Protection to hold a hearing on the revised bill as soon as possible; and

BE IT

FURTHER

RESOLVED

THAT: We also request that our State and Federal representatives tighten the environmental standards for commercial light emissions; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 congratulates Paul Borri on his research and advocacy.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Development in the Seaport area

WHEREAS: The Howard Hughes Corporation (HHC) will appear before the Seaport/Civic Center and Landmarks Committees in May 2016 with a series of minor modifications to the Pier 17 ULURP approval of 2013; and

WHEREAS: The NYC Economic Development Corporation and HHC are also planning to file a ULURP application to acquire the New Market building site; and

WHEREAS: Work is still ongoing on the development of the South Street Seaport and plans for the New Market site are still in progress; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 calls upon Manhattan Borough President Gale Brewer, Councilmember Margaret Chin and the Economic Development Corporation to reconvene the Seaport Working Group with the goal of establishing a planning framework for consideration of future developments in the South Street Seaport.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	6 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	17 In Favor	14 Opposed	9 Abstained	0 Recused

RE: 4th of July Pig Roast street activity permit application for a sidewalk and street closure on Monday, July 4, 2016

WHEREAS: The Iron Horse NYC Wounded Warrior Project has applied for a street activity permit application for a sidewalk and street closure on 32 Cliff Street between John Street and Fulton Street for Monday, July 4, 2016 from 9:00AM – 7:00PM; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose the application submitted by The Iron Horse NYC Wounded Warrior Project for a street activity permit for Monday, July 4, 2016 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. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 21 Peck Slip, application for modification of a sidewalk café license for Acqua Restaurant

WHEREAS: IDG Seaport Corp. d/b/a Acqua Restaurant has applied for a modification to an existing sidewalk café license for an unenclosed sidewalk café with 7 tables and 16 chairs; and

WHEREAS: Acqua Restaurant currently has a license for a small unenclosed sidewalk café consisting of 5 tables and 10 chairs on Peck Slip; and

WHEREAS: Acqua Restaurant is proposing to modify their existing license for the addition of 7 tables and 14 chairs (small unenclosed) around the corner on Water Street; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose the application by IDG Seaport Corp. d/b/a Acqua Restaurant for the modification of an existing sidewalk café license.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	36 In Favor	4 Opposed	0 Abstained	0 Recused

RE: 212 Front Street, application for a change in method of operation for a restaurant liquor license for Vbar 3 LLC d/b/a Vbar Seaport

WHEREAS: The applicant, Vbar 3 LLC, is applying for modification of an existing restaurant liquor license; and

WHEREAS: The change in method of operation is only to extend the bar service hours until 4:00AM daily. Bar service hours will be 9:00AM – 4:00AM Monday – Friday, 10:00AM – 4:00AM Saturday and 12:00PM – 4:00AM Sunday; and

WHEREAS: The total area of the establishment is 1,600 square feet, with a dining area of 700 square feet with 24 tables and 49 chairs, a bar area of 200 square feet with 5 chairs and a kitchen area of 700 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 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; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the granting of a change in method of operation for an existing restaurant liquor license to Vbar 3 LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 78 South Street, request for one-time alteration of alcohol service hours for Watermark

WHEREAS: The applicant, Lisa Cannistraci on behalf of Marriage Equality USA, has requested a one-time alteration that would enable Watermark to operate and serve liquor until 4:00AM on Saturday, June 25, 2016; and

WHEREAS: The one-time alteration is for a charitable event; and

WHEREAS: Community Board 1 (CB1) has approved this alteration for the past 4 years, for the Beekman Beach Club in 2012 & 2013 and the Watermark in 2014 & 2015. CB1 has not received any complaints about these events; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 has no objection to the granting of a one-time change in the method of operation to allow Watermark to operate and serve liquor until 4:00AM on Saturday, June 25, 2016.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 38 In Favor 0 Opposed 0 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: 404 Broadway, application for liquor license for Chipotle Mexican Grill

WHEREAS: Chipotle Mexican Grill of Colorado is applying for a restaurant liquor license for 404 Broadway; and

WHEREAS: The applicant agreed to a closing hour of 10 p.m. seven days a week; and

WHEREAS: The total area of the restaurant is 2,100 square feet with public assembly capacity of 43; 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 represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant represented that beer and margaritas would be served in plastic cups at the check-out counter and as a neighbor expressed some concern that this might exacerbate existing problems with bikers from the nearby Harley Davidson store, the committee asked that special care be taken not to allow drinks to be taken outside; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the grant of a liquor license at 404 Broadway for Chipotle Mexican Grill *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 38 In Favor 0 Opposed 0 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: JCP sidewalk Sukkah street activity permit application

WHEREAS: JCP has applied for a street activity permit for Duane Street between Church Street and West Broadway, October 14, 2016 8 am - October 24, 2016, 8 pm; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the applications submitted by JCP for street activity permits for Duane Street between Church Street and West Broadway, October 14, 2016 8 am - October 24, 2016, 8 pm 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.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 38 In Favor 0 Opposed 0 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: Chabad of Tribeca street activity permit application for Reade Street between Broadway and Church Street, Sunday, September 18, 2016 8:30 a.m.- 3 p.m.

WHEREAS: Chabad of Tribeca has applied for a street activity permit for Reade Street between Broadway and Church Street, 8:30 a.m.- 3 p.m. on Sunday, September 18, 2016; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the application submitted by Chabad of Tribeca for a street activity permit for Reade Street between Broadway and Church Street, Sunday, September 18, 2016 8:30 a.m.- 3 p.m. 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.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 1 Recused*

BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 1 Recused

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

RE: Church Street School

WHEREAS: Church Street School has applied for a street activity permit for Warren Street between West Broadway and Greenwich Street for Sunday, May 22, 2016, 9 am-6pm; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *does not oppose* the application submitted by Church Street School for a street activity permit for May 22, 2016, 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.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 70 Vestry Street, application for City Planning Commission Special Permit pursuant to sections 13-45 and 13-451 of the New York City Zoning Resolution to allow a 42 space accessory parking garage at 70 Vesey Street

WHEREAS: Bridge Land Vestry, LLC requests a special permit from the City Planning Commission pursuant to Sections 13-45 and 13-451 of the New York City Zoning Resolution to permit an accessory off-street parking garage on-site with 42 accessory parking spaces in a proposed 47-unit residential building at 70 Vestry Street, and

WHEREAS: In 2010, the City approved the North Tribeca Rezoning which encouraged residential development in contextual mixed-use buildings in an approximately 25-block area as part of the growing Tribeca residential community, and

WHEREAS: The proposed building will be 149 feet tall, with 12 stories and the permitted penthouse above the roof. The street walls of the proposed building will be built to the street. Excluding the accessory parking garage, the development is entirely as-of-right, and

WHEREAS: The proposed garage will be located in the cellar and sub-cellar level with over 17,960 gross sq. ft. operated through an automated parking system, and

WHEREAS: The parking regulations in the “Manhattan Core” limit the maximum accessory off-street parking to twenty percent of the dwelling units or nine parking spaces, but the City Planning Commission may grant a special permit pursuant to Sections 13-45 and 13-451 to allow an accessory off-street parking garage in excess of the nine permitted accessory off-street parking spaces with 33 additional spaces, 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 the proposed facility would be consistent with and would not change the neighborhood’s character, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the City Planning Commission approve the request for a special permit pursuant to section 13-45 and 13-451 of the Zoning Resolution to allow an off-street parking garage with a capacity of 42 spaces at 70 Vestry Street, and

BE IT

FURTHER

RESOLVED

THAT: CB1 recommends that the applicant consider the provision of appropriate local amenities for the surrounding rapidly growing residential community.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 62 Thomas Street, application for restaurant liquor license for Elmwood Venture LLC d/b/a Buddha Bar

WHEREAS: Elmwood Venture LLC d/b/a Buddha Bar is applying for a restaurant liquor license for 62 Thomas Street; and

WHEREAS: The applicant has applied for hours of bar service from 4 p.m. to 1 a.m. on weekdays and 4 p.m. to 2 a.m. on weekends; and

WHEREAS: The total area of the restaurant is 12,000 square feet with 5,300 on the ground floor and 2000 in the kitchen and a public assembly capacity of approximately 291; 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 represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: A large number of neighboring residents attended the Tribeca Committee meeting at which the application was presented to strongly oppose it, and Community Board 1 (CB1) received numerous emails and online petitions strongly opposing it; and

WHEREAS: More than 150 residents have in just a few weeks signed the online petition in opposition to this license; and

WHEREAS: The applicant presented as their complete requested outreach a petition with seven names in favor, three of whom were at the same address several blocks away, and another who misspelled his/her address as “Dwayne Street”; and

WHEREAS: The proposed location is in the middle of a one-lane residential side street, the narrowest east-west through-street in Tribeca, which is empty at night and often serves as a corridor for emergency vehicles, such as fire trucks from the Duane Street station a block and a half away; and

WHEREAS: This block of Thomas has at one end the Dept of Homeland Security and the AT&T Long Lines Building and at the other end 60 Hudson, a critical telecommunications center and with its fuel storage a major terrorist target; and

- WHEREAS: The increase of traffic and double-parked vehicles dropping and picking off of customers to what would likely be a destination club with a PA of 291 would severely restrict the passage of emergency vehicles both through and on this block; and
- WHEREAS: There has been a history of serious problems with prior occupants of this space, dating back to November, 2008 when CB1 contacted the New York State Liquor Authority regarding concerns about the establishment there; and
- WHEREAS: The previous establishments in this location were licensed as restaurants but at times used this cavernous space to operate as nightclubs, also at times engaging outside promoters; and
- WHEREAS: Given the incidence in the past of traffic issues, late night noise from pickups and drop-offs on this narrow street and drunken patrons departing the establishment , residents are again concerned about the potential impact of noise from traffic and patrons entering and exiting the establishment late at night, and
- WHEREAS: Neighbors above and in neighboring buildings reported problems with excessive noise from music inside the prior establishments in this location; and
- WHEREAS: Our experience with this type of typical old brick and wood joist Tribeca structure has been that no amount of reasonable soundproofing is sufficient to protect neighbors from noise transmission, particularly the bass thumping, of loud music; and
- WHEREAS: While CB1 appreciates that the applicant hired a respected acoustics firm as a consultant for a sound mitigation plan, we remain concerned about the ability of the applicant to implement any kind of successful plan in this location, especially since the Buddha Bar concept, which is in place at many other locations throughout the world, has been very popular elsewhere and involves a live DJ, dancing and parties which make it conducive to late dining hours; and
- WHEREAS: While the principal writes that he has for the past 3-4 years been an investor and Managing Director of the London Buddha Bar, that website markets itself on its home page with a video entitled “Another Fabulous Party at Buddha Bar London”, showing many patrons dancing, along with showgirls in sequins and feathers, and what may be an Elvis impersonator on stage; and
- WHEREAS: The previous Buddha Bar in NYC was a notorious nightclub located in a non-residential area, yet this applicant, while denying any connection, will be marketing using the same name but in the middle of a small residential side street; and

WHEREAS: Since the committee hearing a local news source discovered that the listed manager and director of operations, according to his own Linked In profile, in fact organized the launching of Buddha Bar New York and “took part of all operational decisions”, including organizing and directing all major events; now

WHEREAS: Notwithstanding the history of the previous 'restaurants' at this location, 62 Thomas Street is not conducive to the type of method of operation that the applicant is requesting, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 OPPOSES the grant of a liquor license at 62 Thomas Street for Elmwood Venture LLC d/b/a Buddha Bar.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 4 In Favor 1 Opposed 1 Abstained 0 Recused
BOARD VOTE: 37 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Transportation Alternatives, application for a street activity permit on Tuesday, August 30, 2016 on Beach Street between Greenwich and Collister Streets during the hours of 9 a.m. to 5 p.m.

WHEREAS: The applicant has applied for a street activity permit on Tuesday, August 30, 2016 on Beach Street between Greenwich and Collister Streets during the hours of 9 a.m. to 5 p.m.; and

WHEREAS: The Tribeca Committee meeting considered an application for this event at its meeting in February 2016 and in response to the Committee’s comments that closing that stretch of Beach Street would cause too many traffic issues the applicant changed the date to after the end of the school year so it would not interfere with the ability of students arriving at or departing from the school; and

WHEREAS: The applicant agreed to have a dedicated staff member at all times during the event to assist with traffic flow and pedestrian safety; and

WHEREAS: The applicant stated that the reason why they rejected Hubert Street as a location as suggested by the Tribeca Committee last month was that their vendors said Hubert Street would not be profitable enough for a street fair; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose the proposed extension of a street activity permit submitted for Transportation Alternatives on Tuesday, August 30, 2016 on Beach Street between Greenwich and Collister Streets during the hours of 9 a.m. to 5 p.m. 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.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 325 Broadway, application for restaurant liquor license for Wichcraft

WHEREAS: Wichcraft is applying for a restaurant liquor license for 325 Broadway; and

WHEREAS: The hours of bar service are 8 a.m. to 11:45 p.m. seven days a week; and

WHEREAS: The total area of the restaurant is 2,500 square feet with 1,250 on the ground floor and 1,200 in the basement and a public assembly capacity of approximately 40; 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 represented that there are not three or more establishments with on-premises liquor licenses within 500 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 grant of a liquor license at 325 Broadway for Wichcraft *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 26, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 251 Church Street, application for sidewalk cafe license for Two Hands Tribeca LLC

WHEREAS: Two Hands Tribeca LLC has applied for an unenclosed sidewalk café license for 3 tables and 12 seats; and

WHEREAS: Tribeca Committee guidelines call for applicants to be in operation for one year prior to applying for a sidewalk cafe and Two Hands has been in operation only since February 2016 and for lunch only during some of that time; and

WHEREAS: The applicant only posted the notice for the meeting on the day of the Tribeca Committee (the Committee) meeting although Committee guidelines for sidewalk cafe applicants call for it to be posted for 15 days; and

WHEREAS: The Committee requested that the applicant post the notice for the full board meeting for at least two weeks however they did not post it at all; and

WHEREAS: It is essential for applicants to post the notice of the meeting to give neighbors an opportunity to appear at meetings to raise any concerns about possible impacts from the application to their quality of life; and

WHEREAS: The applicants did not provide accurate (or legible) plans prior to the meeting, and the floor plan they ultimately presented was also inaccurate, showing operable doors along the entire façade, which made committee deliberations difficult and time consuming and led in part to our miscount of the seating; and

WHEREAS: Tribeca Committee members believe that the scale of the sidewalk cafe as presented is far too wide for the pedestrian traffic on Church Street; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the grant of a sidewalk cafe license for 251 Church Street for Two Hands Tribeca LLC.