

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	6 In Favor	1 Opposed	1 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: One Wall Street, Board of Standards and Appeals application for a special permit to allow the operation of a physical culture establishment

WHEREAS: An application has been filed on behalf of MIP One Wall Street acquisition LLC (the “Owner”) with the Board of Standards and Appeals (BSA) for a special permit to allow the operation of a physical culture establishment (PCE), operated by La Palestra Management Group LLC under the name La Palestra; and

WHEREAS: The proposed PCE, La Palestra, is a luxury health club franchise that integrates medicine, fitness, education, and community into its health clubs. The proposed PCE would be on the 35th and 36th floors of the building. It would contain 11,489 square feet on the 35th floor, and 6,257 square feet on the 36th floor. An outdoor wraparound deck of 1,413 square feet will be located adjacent to the pool on the 35th floor, and an outdoor deck of 3,190 square feet will be located adjacent the PCE areas on the 36th floor ; and

WHEREAS: Membership to the PCE will be available to residents of the Building and will be available to non-residents pursuant to a prescribed screening and approval process. It is anticipated that approximately 25 to 50 members will be from the general public. The PCE will be open from 5:30AM – 10PM Monday – Friday and from 8:00AM – 4:00PM Saturday and Sunday; and

WHEREAS: In June 2016, Community Board 1 adopted a resolution in opposition to a Department of City Planning Chairperson Certification application for a modification of the rooftop recreation space requirements. That decision involved the PCE planned for the 35th and 36th floors; now

THEREFORE
BE IT
RESOLVED

THAT: Although CB1 recognizes that the applicant meets the findings required by the BSA for a special permit to allow a PCE, we are unable to opine on the appropriateness of the proposed PCE because of the conflict presented by our former opposition to the application for City Planning Certification, which is still pending.

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DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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: 27 Park Place AKA 24 Murray Street, MXK Restaurant Corp d/b/a Remix

WHEREAS: Community Board 1 (CB1) has two applications pending for MXK Restaurant Corp d/b/a Remix at 27 Park Place AKA 24 Murray Street. These applications are to be reviewed at the CB1 Financial District Committee meeting on March 1st, 2017; and

WHEREAS: On January 9th, 2017 CB1 received a 30-day notice for renewal of the existing application. On January 27th, 2017 we received a second 30-day notice for a change in method of operation to include the cellar, a cabaret license for dancing and a new menu; and

WHEREAS: After receiving those two notices, CB1 was contacted by the State Liquor Authority (SLA) which informed us that after an investigation and approximately 50 violation charges, the license was put under an emergency suspension; and

WHEREAS: Some of the charges pertain to adult entertainment; alteration to the premises without SLA permission; non-compliance with building codes and/or fire, health, safety and governmental regulations; failing to comply with representations set forth in the application, etc.; and

WHEREAS: Neither of the notices received by CB1 in January note adult entertainment on the premises; and

WHEREAS: Residents have represented to CB1 that this establishment has complied with original agreements with the Board regarding use of separate entrances; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 has serious concerns regarding this establishment based on the information outlined in the Emergency Summary Order of Suspension document. We urge that the SLA does not move forward with either pending application until CB1 has a chance to address concerns with the establishment when they are present at the March 1, 2017 Financial District Committee meeting.

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COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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: 22 Park Place, application for restaurant/café wine, beer & cider license for RA 22 Park Place Inc. d/b/a Baguettes & Company

WHEREAS: The applicant, RA 22 Park Place Inc. d/b/a Baguettes & Company, is applying for a restaurant/café wine, beer & cider license; and

WHEREAS: The bar service hours will be 11:00AM – 4:00PM all week; and

WHEREAS: The establishment will be 8,100 square feet with a dining area of 1,000 square feet with 24 tables and 40 seats; and a kitchen area of 2,100 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: CB1 opposes the granting of a restaurant/café wine, beer & cider license to RA 22 Park Place Inc. d/b/a Baguettes & Company unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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: 10-10 South William Street, application for restaurant wine, beer & cider license for 10-10 South William Inc.

WHEREAS: The applicant, 10-10 South William Inc, is applying for restaurant wine, beer & cider license; and

WHEREAS: The bar service hours will be 11:00AM – 11:00PM Sunday – Thursday and 11:00AM – 12:00AM Friday and Saturday; and

WHEREAS: The establishment will be 1,500 square feet with a dining area of 1,000 square feet with 33 tables and 74 seats; and a kitchen area of 500 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 not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a restaurant wine, beer & cider license to 10-10 South William Inc. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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: 1 World Trade Center, 64th Floor, application for liquor license for Convene at World Trade Center LLC

WHEREAS: The applicant, Convene at World Trade Center LLC is applying for a liquor license; and

WHEREAS: The bar service hours will depend on the use of the event spaces. The final closing hour will be 11:00PM; and

WHEREAS: The establishment will be 25,000 square feet including a dining area with 24 tables and 98 seats; 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: CB1 opposes the granting of a liquor license to Convene at World Trade Center LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Intro 1389 to remove construction-related equipment

WHEREAS: New York City Council Member Ben Kallos (the Councilman) is the prime sponsor of Intro 1389 (the Legislation), which would create timeframes for the removal of those sidewalk sheds erected for building repairs when there is no active work underway, and permit the city to correct the remaining unsafe conditions of exterior walls; and

WHEREAS: Community Board 1 (CB1) thanks Councilman Kallos for attending the CB1 Quality of Life Committee meeting on January 19, 2017 to present Intro 1389 and answer our questions about it, and commends him for his initiative to address this issue; and

WHEREAS: Sidewalk sheds that remain indefinitely on buildings, even when no work is done for a period of months or even years, are a significant problem in Community District 1 (and the entire city) and CB1 receives complaints about this problem from our constituents, and it was brought up at our Construction Forum in September 2016; and

WHEREAS: CB1 understands that sidewalk sheds are necessary at active work sites to protect pedestrians from dangerous conditions, however they can also become eyesores that are associated with quality of life issues including crime, homelessness and sanitation; and

WHEREAS: The Councilman's legislation would impose timelines for sidewalk sheds that are in place to correct dangerous conditions. Building owners would have 90 days to make the necessary repair; after 180 days the city would have the authority to do the work needed to correct the condition and bill the owner for the costs; and

WHEREAS: The legislation would also require that sidewalk sheds be removed when work at a site stops for more than seven consecutive days, with exemptions for inclement weather, stop work orders, legitimately dangerous conditions or other reasonable circumstances; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 supports Intro 1389 and urges the New York City Council and the Department of Buildings and other relevant Mayoral agencies to work together to identify any improvements to the bill that may be needed to ensure that it addresses as effectively as possible the problem of scaffolding that remains in place indefinitely; and

BE IT
FURTHER
RESOLVED

THAT: The city should ensure that sufficient personnel and resources are in place to enforce the Legislation should it be enacted into law; and

BE IT
FURTHER
RESOLVED

THAT: CB1 recommends that the Legislation include a requirement for signage at sites where sidewalk sheds are in place to educate people about the law and how to report violations of it to 311.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Resiliency Funding

WHEREAS: Lower Manhattan continues to be one of America's largest business districts, even after the terrorist attacks of September 11, 2001, the financial crisis of 2008 and Superstorm Sandy in October 2012; and

WHEREAS: Our residential population is one of the fastest growing in the whole city. Lower Manhattan remains a resilient place where more and more people want to live, work and visit. We have a lot of work to do to assure that these powerful growth trends result in a district that is livable and safe for all; and

WHEREAS: At a height of seven feet, Community Board 1 experienced one of the highest inundation levels in Manhattan during Superstorm Sandy. Two people in our district drowned and the storm resulted in billions of dollars of damage to infrastructure, housing and commercial property and utilities. We are concerned about both the short-term and long-term time frame because Lower Manhattan remains largely unprotected approaching the fifth anniversary of Superstorm Sandy. We face an increasing potential for extreme weather events and subsequent financial damage to Lower Manhattan and the city; and

WHEREAS: Two of CB1's top capital budget requests for FY2018 were the following:

- Provide funds to close the funding gap for Lower Manhattan Coastal Resiliency (LMCR), for the design and construction of long-term resiliency infrastructure in anticipation of future extreme weather events
- Provide funds for the design and construction of short to medium-term resiliency infrastructure in anticipation of future extreme weather events; and

WHEREAS: Regarding the request for additional funding for the LMCR project, the agency response was, "this project was funded in a prior fiscal year and the scope is now underway;" and

WHEREAS: CB1 has worked collaboratively with City, State and Federal representatives since October 2012 when Sandy devastated our community. We thank the City for the funds it has already contributed towards resiliency in Lower Manhattan. The LMCR project is underway but there is a substantial funding shortfall; and

WHEREAS: Only a portion of funding has been secured for the LMCR project, which is currently in the stage of examining existing conditions and gathering data. Concept design is expected to be completed by fall 2018. Until that time, we will not know what the true, total cost of the project will be. This has added an extra challenge to seeking additional funding; now

THEREFORE

BE IT
RESOLVED
THAT:

CB1 maintains that it is critical to fully finance the LMCR project and ensure that our district is protected in the future. It is unclear where the required funding will come from and we urge the City to find ways of securing additional funding sources for the construction of a more resilient Lower Manhattan; and

BE IT
FURTHER
RESOLVED
THAT:

CB1 urges that the City complete the LMCR design stage as quickly as possible, which will give us a more accurate picture of how much money will be required for implementation; and

BE IT
FURTHER
RESOLVED
THAT:

CB1 recognizes the importance of the data collection/design phase of LMCR. This process must be conducted carefully and comprehensively. In order to provide breathing room for that process to take place, CB1 requests that the City immediately implement short/medium-term resiliency measures in the most vulnerable areas of Lower Manhattan, which would protect us in the interim without compromising the integrity of the data collection/design phase of LMCR.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: TRIBECA/FINANCIAL

TRIBECA

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

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

FINANCIAL

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

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

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

RE: Lower Manhattan Community Church, street activity permit for September 16, 2017, Murray Street between Greenwich Street and West Broadway

WHEREAS: Lower Manhattan Community Church has applied for a street activity permit for Murray Street between Greenwich Street and West Broadway, September 16, 2017; and

WHEREAS: A representative of Lower Manhattan Community Church appeared at the Tribeca Committee meeting on February 8 to inform members about the church which meets in Tribeca on Desbrosses Street; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the applications submitted by Lower Manhattan Community Church for a street activity permit for Murray Street between Greenwich Street and West Broadway, September 16, 2017 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: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 1 Recused
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Department of Transportation Street Seats application for space in front of Laughing Man Coffee, 184 Duane Street

WHEREAS: The applicant, Laughing Man Coffee (“the Applicant”), originally submitted to the committee an application for renewal of the previously approved “14’ configuration” of the Street Seats Installation, however it was discovered at the Tribeca Committee (“the Committee”) meeting on January 11, 2017 that the applicant was in fact requesting an enlargement of the Street Seats that would increase it from 14’ to 20’ plus an additional 6’ for a concrete slab as a safety zone; and

WHEREAS: The Committee asked the Applicant to return in one month and requested that the applicant post a notice of the actual intent of the application noting the enlargement, as well as the notice for renewal of the existing Street Seats, which was posted on January 13, 2017, informing neighbors that the application would be on the agenda at the February 8, 2017 Tribeca committee; and

WHEREAS: CB1 received four emails in support of the application and the applicant presented a petition in support of the enlargement and renewal of the existing cafe with over 350 signatures including 36 from Duane Street residents, and

WHERE AS: CB1 received several emails from nearby residents and property owners supporting the application to renew and enlarge the street seats on the following conditions, which the applicant accepted:

1. The applicant will maintain signage visible to those inside and outside of the premises stating that the Installation is public seating and is not exclusively for customers of Laughing Man
2. The applicant will clear debris from Laughing Man operations and customers from in front of 182 Duane as quickly as possible
3. The applicant will proactively keep the sidewalk in front of Laughing Man clear of carriages and people loitering so pedestrians can walk easily along the sidewalk
4. The applicant will inform vendors to not idle when parked and make every effort to monitor and enforce this with its vendors; and

WHEREAS: On the other hand, several objections were raised by community members who appeared at the Committee meeting, including residents and a neighboring business, regarding double parking and summonses and fines for small businesses on the street associated with the loss of parking spaces on the block, and

WHEREAS: It was noted there was no need for an expansion as there are two parks within a block of this location of the Street Seats, and a representative of Taste of Tribeca described the adverse impact to that street fair due to the loss of spaces for booths; and

WHEREAS: Other concerns were raised about increased litter in and around the Street Seats area, overcrowding on this section of the sidewalk, equity for other downtown businesses, and not setting a precedent to allow for extensions, and questions were raised by residents regarding a need for additional seats at this location and concerns about the loss of two additional parking spaces; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 felt the negative impact of expanding the Laughing Man Street Seats installation outweighed the benefits; and

BE IT
FURTHER
RESOLVED

THAT: However CB1 does not object to the renewal of the existing, previously approved Street Seats installation that is 14'; and

BE IT
FUTHER
RESOLVED

THAT: CB1 opposes the extension of the installation to 20' due to the concerns raised by the community with regard to inadequate parking on the street for commercial businesses and trucks as well as vehicular pickups and drop-offs, the lack of a need for an extension to the existing Street Seats when there are two neighboring parks, potential for increased litter and sidewalk obstructions, and equity of use of an unimpeded, passable pedestrian sidewalk for all residents and neighborhood businesses.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 31 Walker Street, application for renewal of a sidewalk cafe license for Anejo Tribeca

WHEREAS: Anejo Tribeca has applied for renewal of an unenclosed sidewalk café license for 12 tables and 24 seats; and

WHEREAS: The Department of Consumer Affairs approved these 12 tables and 24 seats in 2015 although CB1 objected to the application because the restaurant did not comply with our guidelines for sidewalk cafe applicants by waiting until they had operated for one year before seeking a sidewalk cafe license; and

WHEREAS: There have been no complaints about the sidewalk cafe at this location to Community Board 1 and no neighbors appeared at the meeting to object to it; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the renewal of a sidewalk cafe license for Anejo Tribeca.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	1 Recused

RE: 200 Church Street, application for a liquor license for Tribeca's Kitchen

WHEREAS: The applicant, 200 Tribeca Restaurant LLC, is applying for an upgrade from a wine and beer to a liquor license; and

WHEREAS: The hours of operation of this establishment are 6:00 a.m. to 12:00 a.m.; and

WHEREAS: The total area of the restaurant is 3,126 square feet, including a dining area of 1,804 square feet with 40 tables and 148 seats and a bar area of 203 square feet; 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: Community Board 1 opposed an application for a liquor license from the applicant on September 22, 2013 due to substantial concerns and opposition expressed by building residents and the establishment agreed to seek a wine and beer license instead; and

WHEREAS: Following discussion with residents of the building, the applicant sound-proofed the premises to prevent any adverse impacts from noise from the establishment to the quality of life of neighbors; and

WHEREAS: There have been no complaints from neighbors to CB1 about this establishment since it has been in operation; and

WHEREAS: The applicant has a good reputation in the neighborhood, having operated Gee Whiz, another restaurant in Tribeca, for many years; and

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

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

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

THEREFORE

BE IT

RESOLVED

THAT:

Community Board 1 opposes the granting of a wine and beer license to 200 Tribeca Restaurant LLC at 200 Church Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	2 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	3 Opposed	0 Abstained	1 Recused

RE: 385 Greenwich Street, application for sidewalk cafe license for Aemal LLC

WHEREAS: Aemal LLC has applied for an unenclosed sidewalk café license for 21 tables and 39 seats; and

WHEREAS: The applicant agreed to remove five tables and 10 seats on the easternmost side of North Moore Street, leaving 16 tables and 29 seats; and

WHEREAS: CB1 received several emails from neighbors describing adverse impacts to their quality of life from the establishment and another nearby establishment operated by the same owner; and

WHEREAS: The sidewalk café will operate until 11 p.m. Sunday through Wednesday and until 12 a.m. Thursday, Friday and Saturday; and

WHEREAS: The owner of Aemal stated at the Tribeca Committee meeting at which he presented this application that he was not aware of the neighbors' concerns and offered to meet with them to address them, and sent an email early on the morning after the meeting to CB1, to be forwarded to the representative of the neighbors, offering to contact the representative as soon as possible or have them contact him to begin a dialogue; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the grant of a sidewalk cafe license for Aemal LLC on the condition that the applicant removes five tables and 10 seats on the easternmost side and continues to work with neighbors to resolve any issues related to the operation of the establishment affecting their quality of life.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 75 Murray Street, application for a liquor license for Club 75

WHEREAS: The applicant, Club 75, is applying for a liquor license; and

WHEREAS: The hours of operation of this establishment would be 12 p.m. to 12:00 a.m. weekdays and 12 p.m. to 1 a.m. weekends; and

WHEREAS: The total area of the restaurant is 2,375 square feet, including a dining area of 832 square feet with 40 tables and 148 seats and a bar area of 800 square feet and a public assembly capacity of 125; and

WHEREAS: The establishment will be a piano bar with live background (not loud enough to be heard outside the establishment) music from an acoustic piano only; and

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

WHEREAS: The applicant does not intend to apply for a sidewalk café license; 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 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 agreed to sign and notarize a stipulations sheet; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 *opposes* the granting of a wine and beer license to 200 Club 75 at 75 Murray Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 38 In Favor 0 Opposed 1 Abstained 0 Recused

RE: School Impact Fees

WHEREAS: Assemblymember Deborah J. Glick has introduced bill A3378 in the New York State Assembly to amend the administrative code of the city of New York in relation to imposing a school impact tax on developers of non-senior housing developments, and

WHEREAS: This Bill would allow for a school impact tax to be placed on developers of non-senior housing developments in New York City, which would be used to finance construction of new K-12 schools, and

WHEREAS: The school impact tax is to be imposed on any developer of new or converted non-senior housing, on a per-unit basis, with the amount to be determined by the commissioner of the New York City Department of Finance, and

WHEREAS: Developers of new or converted non-senior housing will be notified of such a tax when they receive their certificate of occupancy, and

WHEREAS: The Department of Finance shall have the power to make and promulgate the rules to carry out the timing, form, manner and distribution of funds that are collected, and

WHEREAS: Funds collected shall be used for the construction of new public kindergarten through twelfth grade schools, and

WHEREAS: Developers are responsible for taxes that are owed and face penalties that are in accordance with general, special or local law, and

WHEREAS: The residential boom in lower Manhattan has increased in recent years, and the number of school seats has not kept pace with the new residential units, and

WHEREAS: The shortage of school seats in Lower Manhattan has, and continues to, contribute to overcrowding in public schools throughout the city, and

WHEREAS: Assemblymember Deborah J. Glick has long advocated for the need to update the City Environment Quality Review (CEQR) formula used to determine school seats, and

WHEREAS: These issues and the school impact fee have been addressed at School Overcrowding Task Force meetings, and

WHEREAS: Manhattan Community Board 2 adopted a resolution in February 2012 calling for reforming the CEQR to develop new and better formulas, based upon current demographics, to more accurately represent the percentage of families with school age children who are included in our local population and can be expected to move into new residential developments, and

WHEREAS: Manhattan Community Board 2 asked for the creation of a policy that would require a school impact study on all new residential construction and conversion, regardless of size, and

WHEREAS: Manhattan Community Board 2 urged our elected officials to develop a mechanism to require developers of all new residential buildings to contribute to a School Capital Fund, and/or include new school seats within their projects, and

WHEREAS: The Community Education Council for District 2 adopted a resolution asking for school impact fees from developers of residential buildings for a School Capital Fund, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 strongly supports the school impact fee legislation bill A3378 introduced in the New York State Assembly by Assemblymember Deborah J. Glick, and urges its immediate passage, and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 supports the Community Board 2 and Community Education Council for District 2 resolutions requiring school impact fees from developers of new residential buildings, and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 supports the requests of Community Board 2 for reform of CEQR school population formulas and for the adoption of school impact fee studies by developers.

THE FULL TEXT OF THE MANHATTAN COMMUNITY BOARD 2 RESOLUTION
IS APPENDED TO THIS RESOLUTION

MANHATTAN COMMUNITY BOARD 2

RESOLUTION

SOCIAL SERVICES AND EDUCATION

FEBRUARY 2012

Resolution for Reforming the City Environment Quality Review

Whereas, all residential construction results in an increased number of families in our community, and

Whereas, CB#2, Man. welcomes new families, but appreciates that an increase in the number of families requires a corresponding increase in community facilities and social services, such as: schools, parks, police, and medical care,

Whereas, good public schools add value to our community, ease the burden on employed parents, and benefit children for decades, and

Whereas, CB#2, Man. is concerned about the continuing problem of overcrowding in our local public schools, and unanimously passed a resolution in February 2008 that stressed the need to consider "school capacity and overcrowding as part of our evaluation process for each and every new residential project", and

Whereas, the City Environmental Quality Review formulas, which are used by The Department of Education and City Planning, to calculate the impact on school seats caused by new residential development are based on long outdated assumptions that describe a time when families generally chose not to live in Manhattan, and when Greenwich Village, in particular, was known as a neighborhood primarily for singles, who moved away when they married and had children, and

Whereas, the CEQR Technical Manual, according to these assumptions, calculates new residential units in the Bronx to yield .55 K-8 public school children, but for Manhattan reduces that number to .16 children, leading to inadequate planning for school capacity in our community, and

Whereas, in accordance with the CEQR Technical Manual, the city only requires that a detailed school impact analysis be conducted on residential projects which will add at

least 310 units or more, even though it is clear that all new residential construction and conversions (including those of only a few units) have the potential to add children to our schools, especially units with more than one bedroom. More than one bedroom increases the likelihood of more children, occupying an apartment, but the CEQR policy only counts the number of units and does not calculate the number of bedrooms, and Whereas, multiple projects that individually do not trigger a detailed analysis will certainly have a collective impact on the school age population and therefore increase the demand for public school seats,

Therefore Be It Resolved that CB#2, Man. calls upon the Department of City Planning to develop new and better formulas, based upon current demographics, that more accurately represent the percentage of families with school age children that comprise our local population, and considers the number of families who can be expected to move into new residential development, and

Therefore Be It Further Resolved that CB#2, Man. calls upon the Department of City Planning to institute a policy that would require a school impact study on all new residential construction and conversion, regardless of size, and

Therefore Be It Further Resolved that CB#2, Man. urges our elected officials to develop a mechanism that would require developers of all new residential buildings to contribute to a capital fund for public schools, and/or include new school seats within their projects.

Vote: Unanimous, with 40 Board members in favor.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 28, 2017

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

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

RE: Traffic Safety Improvements for Millennium High School and Other Downtown High Schools

WHEREAS: A student was struck by a vehicle on January 17, 2017, while crossing South William Street adjacent to the entrance of Millennium High School, and

WHEREAS: Cars were illegally parked in the No Parking Zone in front of the school's entrance, blocking clear vision of oncoming traffic, and

WHEREAS: While NYC Department of Transportation (DOT) School Signage is present, it does not succeed in getting cars/taxis/trucks to slow to a safe speed, and

WHEREAS: DOT personnel, DOT School Safety personnel, elected official representatives and Community Board 1 Youth and Education Committee leadership participated in a walking tour of the site, and

WHEREAS: It was agreed that a Speed Bump on the street 20 feet from the location of the school entrance is needed, and

WHEREAS: It was agreed that an additional "No Parking" sign should be placed at an expanded zone at the school's entrance, and

WHEREAS: The site tour included the intersection on Broadway just north of the Wall Street Bull sculpture, and

WHEREAS: That street crossing, used by great numbers of students attending the High School of Urban Assembly, High School of Leadership, Richard Green High School and Lower Manhattan Middle School, remains a dangerous intersection due to the high volume of traffic and the split in traffic direction, and

WHEREAS: It was agreed that the implementation of "LPI" delay traffic light red both ways be employed to give pedestrians additional time to safely make the crossing, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 asks that the New York City DOT implement the above traffic mitigation measures as soon as possible before the end of the Spring 2017 School Year, and

BE IT
FURTHER
RESOLVED

THAT: The DOT work with the First Precinct of the New York Police Department to enforce No Parking zones daily in front of schools so that cars are not as likely to continue parking illegally in these zones.