

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LAND USE, ZONING, & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Relocation of the Administration for Children’s Services (ACS) Headquarters from 150 William Street to 110 William Street

WHEREAS: Manhattan Community Board 1 (CB1) received, pursuant to New York City Charter Section 195, a notice of intent to acquire approximately 640,000 square feet of office space at 110 William Street in Manhattan on behalf of ACS; and

WHEREAS: ACS intends to relocate its central headquarters from 150 William Street, where it has been located since 1996 and has been widely considered a good neighbor to the business and residential communities, to 110 William Street in order to consolidate 18 divisions of operations “with improved and expanded space to accommodate new mandates and needs, support staff growth, and provide better customer service to clients and the public.” According to the Section 195 notice, the consolidation and relocation would secure office space for approximately 2,500 employees, support programmatic growth and operational efficiency, and provide modern amenities to help service ACS’s clients, including its 100 clients serviced on site each day; and

WHEREAS: 110 William is a 31-story commercial office building with approximately 788,241 square feet of floor area. ACS currently utilizes three floors at 110 William (on floors 13, 14 and 20). ACS’s proposed relocation would consume 25 floors, which represents more than 80% of the building; and

WHEREAS: CB1 notes the “Description of Project Area” of the Section 195 notice, presumably drafted by the New York City Department of Citywide Administrative Services (DCAS), erroneously states: “The surrounding area is zoned primarily with high-density commercial and limited residential uses within the Special Lower Manhattan District. The site and surrounding area to the north of the site is primarily within a C6-4 district. Directly south of the site is predominantly within a C5-5 district. Generally, the area features large towers (generally ranging in height from 24 to 53 stories) mainly used for commercial office use above ground floor retail uses”; and

WHEREAS: Therein lies a considerable and recurring problem, specifically with this site, but more generally with the City’s and other applicants’ continued misapprehension

of the substantial, established residential population in CB1, particularly in the Financial District. In fact, the entirety of the site at 110 William Street is surrounded by residential buildings, specifically those located at 130 William Street (abutting 110 William to the north), 85 John Street abutting 110 William to the east); 59 John Street (immediately across William Street to the west of 110 William), and; 80 John Street (immediately across John Street to the south of 110 William); and

WHEREAS: Over at least the past five years, the owners or management of 110 William have directed significant demolition and construction work to facilitate remodeling and repositioning of the building, usually when tenants move out. The demolition work generally has taken place along John Street, between William and Gold Streets, at varying hours of the day and night, in complete disregard for the residential portion of this neighborhood. The demolition removal involves workers carting dumpsters up the 100 William loading dock ramp to a waiting garbage crusher truck, usually position directly in front of the residential entrances at 85 John, 80 John and 99 John Street, causing severe noise, dust, traffic disruption, and other unchecked quality of life and health and safety concerns for workers and residents of those nearby buildings; and

WHEREAS: CB1 has received and documented numerous reports and complaints from neighboring residents over the years concerning the problems with uncoordinated demolition and construction activities at 110 William. CB1's District Manager, office staff and Quality of Life Committee have attempted to facilitate a conversation between the owners/management of 110 William and residents of the neighboring residential buildings, to address and mitigate the problems and complaints. But to date, the owners/management of 110 William has been largely unresponsive; and

WHEREAS: CB1 has worked with neighboring residents to limit and monitor Department of Transportation (DOT) parking lane permits and Department of Buildings (DOB) After Hours Variances (AHVs) for demolition and construction work at the 110 William site over the years, but neighboring residents report the problems have persisted, particularly on occasion of tenants vacating the building; and

WHEREAS: DCAS and ACS have indicated the proposed relocation is expected to lead to significant additional demolition and construction work, to be contracted and performed by the owners/management of 110 William, to accommodate ACS's 21 floors of new space; and

WHEREAS: Residents of neighboring buildings have expressed their deep concern that demolition and construction work at 110 William, at the scale needed to renovate 21 floors for ACS, will cause prolonged and excessive noise, dust, traffic disruption, and other unchecked quality of life and health and safety problems, absent a commitment and plan for better coordination by the owners/management of 110 William; and

WHEREAS: Problems like those that have occurred at 110 William regularly happen in other parts of Community District 1 as well, particularly since the 2013 disbanding of the Lower Manhattan Construction Command Center (LMCCC), which oversaw and coordinated all the then-ongoing construction projects south of Canal Street. CB1 has long been on record calling for the re-establishment of the LMCCC, or at a minimum, some similar managed interagency approach to coordinating booming construction in the unique street grids of Manhattan's Community District 1. CB1 hopes that doing so with the large project coming to 110 William in advance of ACS's relocation can serve as a model for coordination in other parts of Community District 1; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 requests that the Manhattan Borough President and City Council Member (as well as other local elected officials), as part of their review of the City's negotiation of the DCAS/ACS large lease at 110 William Street, demand that the ownership and management of 110 William meet and work with the neighboring residential community to develop a plan to mitigate demolition and construction impacts;

BE IT
FURTHER
RESOLVED

THAT: CB1 requests that the Manhattan Borough President and City Council Member (as well as other local elected officials) ask DOB not to issue AHVs, DOT not to issue any street, lane or parking closure permits, and other agencies not to issue other relevant permits, unless and until the ownership and management of 110 William meet and work with the neighboring residential community to develop a demolition and construction impact mitigation plan. CB1 also requests that there be an ongoing review process put in place to ensure that those mitigation plans are met and followed; and

BE IT
FURTHER
RESOLVED

THAT: CB1 believes that the above plans should serve as a model for coordination of construction activities in other parts of the Community District, much like what used to happen during the successful existence of the LMCCC.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

BOARD VOTE: 43 In Favor 0 Opposed 0 Abstained 0 Recused

RE: A proposal to modify the contemporary storefront infill in select bays at 17
Battery Place aka the Whitehall Building

WHEREAS: In 2013, LPC previously approved a one-story and bulkhead setback roof
addition, and

WHEREAS: In 2021, a storefront infill renovation was approved by LPC for metal and glass
replacement, and

WHEREAS: The existing storefront is not original, and the applicant was unable to find any
photographic evidence of original or any other storefront from a historically
significant period, and

WHEREAS: The proposed additional storefront infill does not match the 2021 design or the
existing storefront on the far left, and

WHEREAS: This proposal is void of any detail, depth or profile, and

WHEREAS: This proposal has too much glass, and

WHEREAS: For all of the reasons listed above the proposed storefront is inappropriate for the
ground floor of such an important historic landmark building, now

THEREFORE

BE IT

RESOLVED

THAT: CB-1 recommends the Landmarks Preservation Commission **reject** the proposal.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 412 Greenwich Street, application for alteration of liquor license for Kuma Eats LLC d/b/a L’abellie, adding 1457 sq ft in the form of a sushi restaurant, as well as expanding the current restaurant attached to the existing space with a 10ft service bar

WHEREAS: The applicant, Kuma Eats LLC at 412 Greenwich Street, is applying for an alteration of the on-premise Liquor, Wine, Beer and Cider 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: The hours of operation will be 8:00AM - 12:00AM Monday to Saturday, and 8:00AM - 11:00PM Sundays; and

WHEREAS: The establishment is a full service restaurant with a total of 3500 square feet, there will be a customer capacity of approx. 77 people with 22 tables and 1 bar with 14 seats; and

WHEREAS: The applicant has represented that there will be no more than **two** buyouts per month and buyouts will not exceed seated capacity; and

WHEREAS: The applicant has represented that there will be recorded background music from 6 small BOSE speakers built into ceiling and no TVs; and

WHEREAS: The applicant has agreed that there will be no dancing, events or scheduled performances; and

WHEREAS: The applicant has agreed to add 2 bathrooms total, one ADA compliant and the other not ADA; and

WHEREAS: Sidewalk café will be used and will continue to operate through the open restaurant programs as per previous resolution. The establishment will be closed by 10PM outdoor seating to be increased to 24 seats; and

WHEREAS: The applicant has indicated that they intend to apply for a sidewalk cafe license in the future; and

WHEREAS: The applicant has agreed to close the windows; and

WHEREAS: The establishment is considered a “large venue” and will operate under guidelines for an establishment designated to hold 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 will evaluate any alteration and/or renewal requests against large venue stipulation requirements; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of their alteration of on-premise liquor license for Kuma Eats LLC. at 412 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 275 Church Street, application for a method of operation change on a liquor license for Tiny's Gumbo Bar NYC LLC, dba File Gumbo Bar

WHEREAS: The applicant, Tiny's Gumbo Bar NYC LLC at 275 Church Street, is applying for a method of operation change on their on-premise Liquor, Wine, Beer and Cider License; and

WHEREAS: The applicant has represented that there **ARE** 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 hours of operation will be 9:00AM - 12:00AM Monday to Thursday, and 9:00AM - 1:00AM Friday and Saturday, 9:00AM - 10:00PM Sundays; and

WHEREAS: The establishment is a full service restaurant with a total of 3600 square feet, there will be a public assembly capacity of 74 people, with 13 tables and 1 bar; and

WHEREAS: The applicant has represented that there will be no more than **two** buyouts per month and buyouts will not exceed seated capacity; and

WHEREAS: The applicant has represented that there will be a Sunday brunch, a New Orleans Jazz trio on weekends, played at background levels with no amplified sound, the remainder of the week there will be only recorded background music from simple speakers with volume control and no TVs; and

WHEREAS: The applicant has agreed that there will be no, dancing, events or **other** scheduled performances; and

WHEREAS: Windows will not be open; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license for at least a year; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a method of operation change for on-premise liquor license for Tiny's Gumbo Bar NYC LLC at 275 Church Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 25 Broad Street, applying for a new application and temporary retail liquor license permit for SPIN NYC2 LLC for winter and summer seasonal service.

WHEREAS: The applicant, SPIN NYC2 LLC at 25 Broad Street, is applying for a new liquor license and temporary retail permit for on-premise Liquor, Wine, Beer and Cider; 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 hours of operation will be 8:00AM - 12:00AM Sunday to Thursday, and 8:00AM - 1:00AM Friday and Saturday; and

WHEREAS: The establishment with a total of 7000 square feet, there is a public capacity of 134 people and the customer capacity of approx. 68 people with 12 tables and 1 bar; and

WHEREAS: The applicant has represented that there will be a DJ, recorded background music from 20 speakers meant to produce conventional levels of music and 4 TVs; and

WHEREAS: The applicant has agreed that there will be no events with dancing or scheduled performances; and

WHEREAS: The applicant has represented 6 bathroom stalls, and ADA compliant which are available through the building lobby; and

WHEREAS: The applicant has indicated that they **DO** intend to apply for a sidewalk cafe license in the future; and

WHEREAS: Windows will be closed; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an on-premise liquor license for SPIN NYC2 LLC.
at 25 Broad Street unless the applicant complies with the limitations and
conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 123 William Street, applying for a new application and temporary retail liquor license permit for Dim Sum Now Inc d/b/a Dim Sum Palace

WHEREAS: The applicant, Dim Sum Now Inc at 123 William Street, is applying a new liquor license and temporary retail permit for on-premise Liquor, Wine, Beer and Cider; 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 hours of operation will be 8:00AM - 12:00AM Monday to Sunday; and

WHEREAS: The establishment is a full service restaurant with a total of 2600 square feet, there will be a seating capacity of 128 people with 26 tables in addition to 1 bar with 5 seats; and

WHEREAS: The applicant was advised that the establishment is considered a “large venue” establishment designated to hold 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation; and

WHEREAS: The applicant has represented that there will be no music, dancing, events or scheduled performances; and

WHEREAS: The applicant has agreed there will be 2 ADA compliant bathrooms available; and

WHEREAS: The applicant will have no more than two buyouts per year; and

WHEREAS: The applicant has indicated that they will not apply for a sidewalk cafe license for one year; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 will evaluate any alteration and/or renewal requests against large venue stipulation requirements; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of an on-premise liquor license for Dim Sum Now Inc. at 123 William Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 199 Water Street, application for a wine, beer and cider liquor license for Cristiano Grim LLC d/b/a X, XClub and XBar

WHEREAS: The applicant, Cristiano Grim LLC at 199 Water Street, is applying for an on-premise Wine, Beer and Cider License and temporary retail permit; 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 hours of operation will be 11:00AM - 12:00AM, 7 days a week; and

WHEREAS: The establishment is a Tavern with a total of 429 square feet, there will be a customer capacity of approx. 10 people with 3 tables and 1 bar; and

WHEREAS: The applicant has represented that there are also 12 seats outside in the Plaza; and

WHEREAS: The applicant has represented that there will be recorded background music from 2 small speakers mounted on the walls and no TVs; and

WHEREAS: The applicant has agreed that there will be no events with dancing, or scheduled performances; and

WHEREAS: The applicant has indicated that customers will utilize South Street public bathrooms although the committee members expressed some concern about this; and

WHEREAS: The applicant has indicated that they do not intend to apply for a sidewalk cafe license in the future; and

WHEREAS: Applicant has represented those windows will be closed; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of the on-premise liquor license and temporary retail permit for Cristiano Grim LLC. at 199 Water Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 33 Peck Slip, applying for a new application and temporary retail liquor license permit for SONO Hospitality Inc d/b/a Legit Hotel NY

WHEREAS: The applicant, SONO Hospitality Inc. at 33 Peck Slip, is applying for a new and temporary retail permit for an on-premise Liquor, Wine, Beer and Cider 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: The hours of operation will be 10:00AM - 1:00AM Monday to Sundays; and

WHEREAS: The establishment is a hotel with full service restaurant and lounge with a total of 39,747 square feet, there will be a public capacity of 281 people with 15 tables and 11 bars with 58 seats; and

WHEREAS: The applicant was advised that the establishment operation is considered a “large venue” an establishment designated to hold 75 persons or more and operate according to the NYC Department of Building definition of indoor “public assembly” designation; and

WHEREAS: The applicant has represented that there will be recorded background music, with 7 speakers in the restaurant, 4 in the lobby lounge, 8 in the lounge and 6 in the lobby and no TVs; and

WHEREAS: The applicant has agreed that there will be no, events with dancing or scheduled performances; and

WHEREAS: The applicant has indicated that patrons will be able to use the ADA compliant bathrooms in the hotel available to all guests; and

WHEREAS: The applicant does not expect crowds based on method of operation but has assured the CB that guests will congregate in the lobby as opposed to the sidewalk; and

WHEREAS: The applicant has indicated that they intend to apply for a sidewalk cafe license in the future; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 will evaluate any alteration and/or renewal requests against large venue stipulation requirements; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of an on-premise full liquor license for SONO Hospitality Inc . at 33 Peck Slip unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 83 Maiden Lane, application for a method of operation change to change the hours of operation for liquor license for Padre LLC d/b/a Mezcali

WHEREAS: The applicant, Padre LLC at 83 Maiden Lane, is applying for a method of operation change for the on-premise Liquor, Wine, Beer and Cider 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: The hours of operation change will be 10:00AM - 1:00AM Monday to Wednesday, and 10:00AM - 2:00AM Thursday - Saturday, 10:00AM - 12:00AM Sunday ; and

WHEREAS: The establishment is a full service restaurant with a total of 4200 square feet, there will be a public capacity of 268 people with 59 tables and 2 bars; and

WHEREAS: The applicant was advised that the establishment is considered to operate as a “large venue” an establishment designated to hold 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation; and

WHEREAS: The applicant has represented that there is recorded background music from 12 small speakers controlled by an ipad and 3 existing TVs; and

WHEREAS: The applicant has agreed that there will be no, events with dancing or scheduled performances; and

WHEREAS: The applicant has indicated that they do not intend to apply for a sidewalk cafe license within the next year; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 will evaluate any alteration and/or renewal requests against large venue stipulation requirements; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of a method of operation change of on-premise liquor license for Padre LLC. at 83 Maiden Lane unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 200 Liberty Street, application for liquor license for Mad Scientists Brewing Partners LLC d/b/a Sixpoint Brewery

WHEREAS: The applicant, Mad Scientists Brewing Partners LLC at 200 Liberty Street, is applying for an on-premise Liquor, Wine, Beer and Cider License and temporary retail permit; 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 hours of operation will be 11:30AM - 10:00PM Sunday to Thursday and 11:30AM - 11:00PM Friday to Saturday; and

WHEREAS: The establishment is a branch office for Six Point Brewery and a full service restaurant with a total of 7000 square feet inside and 2500 square feet outside, there will be a customer capacity of approximately 283 people with 98 tables and 7 bars; and

WHEREAS: The applicant was advised that the establishment is under guidelines and considered a “large venue”, an establishment designated to hold 75 persons or more according to the NYC Department of Building definition of indoor “public assembly” designation; and

WHEREAS: The applicant has represented that there will be a DJ, live music and recorded background music from speakers built into ceiling and will utilize one sided subwoofer and 8 TVs; and

WHEREAS: The applicant has agreed that there will be no events with dancing nor any scheduled performances; and

WHEREAS: The applicant has determined they are not expecting regular buyouts but are hoping for a few corporate events per year. As such, the committee has agreed to two buyouts per year; and

WHEREAS: The applicant has represented that there are 2 ADA compliant bathrooms, in addition to bathrooms in the building lobby; and

WHEREAS: The applicant has indicated that they intend to apply for a sidewalk cafe license in the future; and

WHEREAS: Applicant has indicated that windows will be closed; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 will evaluate any alteration and/or renewal requests against large venue stipulation requirements; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of their on-premise liquor license and temporary retail permit for Mad Scientists Brewing Partners LLC at 200 Liberty Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: ENVIRONMENTAL PROTECTION

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Request for Additional Time for Public Input for the United States Army Corps of Engineers Harbor & Tributaries Focus Area Feasibility Study

WHEREAS: On November 8th, 2022, a coalition of environmental groups, in part organized by the Environmental Defense Fund, sent two letters to officials at the the United State Army Corps of Engineers, New York District (USACE) about the Harbors & Tributaries Focus Area Feasibility Study (HATS); and

WHEREAS: Both letters refer to the coalition’s common goals:

- Robust public engagement, especially with frontline communities impacted by the project, to facilitate collaborative project planning and decision-making
- A multi-hazard and phased approach
- A holistic lens of racial, economic, and ecological impact and equity (consistent also with the requirements of the Justice40 program and Executive Order 14008); and

WHEREAS: The first letter is addressed to Colonel Matthew Luzzatto, New York District Commander and District Engineer, USACE, and requests modifications to the coalition’s strategic communications plan, establishing a scope of work for a contemplated “Environmental and Climate Justice Working Group,” a reform of the “90-day comment period to include an iterative approach,” and a “review of communications products to provide input on approach” to best put the USACE in a position to selecting a plan that the communities can support; and

WHEREAS: The second letter is addressed to Lieutenant General Scott A. Spellmon, Chief of Engineers and Commanding General, USACE, and includes one additional priority of “Increased consideration of nonstructural, natural, and nature-based solutions,” and noted that together these priorities the points were broadly supported by 18 members of Congress in a 2021 letter to Principal Deputy Assistant Secretary of the Army for Civil Works Pinkham; and

WHEREAS: The coalition letter further argues that the HATS public comment period only budgets for 6-8 public meetings, when in contrast the NYC Department of City

Planning held at least 110 meetings with the public for a citywide rezoning proposal; and

WHEREAS: The coalition's request at the end of the letter was that "We need to ensure that projects like this receive adequate resources (including a dedicated budget for engagement) and timelines that support success, and urge you to both support this request for an extended public comment period and any resources that can be provided to the district to support local staff or partner organizations to engage communities; and

WHEREAS: The overall process to engage the waterfront communities, develop the study, and finalize it, must take place before the United States Congress goes through their process of authorization and appropriation, otherwise the project may be delayed for years; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 endorses the concepts and requests detailed in both letters, and urges the USACE to maximize community engagement to the extent possible whereby there is enough padding to finalize the study and submit to congress to make the congressional appropriations in 2024; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 joins the many members of the coalition to request an extension of the public comment period for the recently held meeting as well as more public notice for upcoming meetings before they are held; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 also recommends that there are other "best practices" that are commonly used for community board meetings that have a specific geographic nature, where posted meeting notices or signs in the affected areas can turn out additional attendees that wouldn't have otherwise known about the event, and it is recommended that the USACE employ this practice in partnership with local community boards throughout the study area.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: PERSONNEL

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Hiring a Full-time CB 1 Community Associate

WHEREAS: Manhattan Community Board 1 posted an opening for a full-time Community Associate on October 25, 2022; and

WHEREAS: The Personnel Committee interviewed candidates on November 17th; and

WHEREAS: Onedeige James stood out immediately as the candidate with the skills and the experience to fulfill the role; and

WHEREAS: The Committee and CB 1 staff were in unanimous agreement that Ms. James should be hired without delay; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 will offer the role of Community Associate to Onedeige James at an annual rate of \$49,000; and

BE IT

FURTHER

RESOLVED

THAT: Ms. James will begin with CB 1 as early as December 12, 2022.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: QUALITY OF LIFE & SERVICE DELIVERY

COMMITTEE VOTE:	6 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 5 World Trade Center General Project Plan, Lease Approval, & Disposition of LMDC Funds

WHEREAS: On Friday, August 12th, New York State’s Empire State Development (ESD) and the Lower Manhattan Development Corporation (LMDC) announced that “NOTICE OF PUBLIC HEARING TO BE HELD SEPTEMBER 15, 2022 PURSUANT TO SECTIONS 6 AND 16 OF THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION ACT IN CONNECTION WITH PROPOSED AMENDMENT TO WORLD TRADE CENTER MEMORIAL AND CULTURAL PROGRAM GENERAL PROJECT PLAN AND WORLD TRADE CENTER MEMORIAL AND REDEVELOPMENT PLAN AND PROPOSED DISPOSITION OF PROPERTY IN CONNECTION WITH DEVELOPMENT OF WORLD TRADE CENTER SITE 5”; and

WHEREAS: The Board Materials to be voted on were never presented to and discussed with Manhattan Community Board 1 (CB 1); and

WHEREAS: The Public Comment Period took place during the Jewish High Holy Days, several of which were multi-day such as Rosh Hashanah, Yom Kippur, Sukkot and Simcha Torah; and

WHEREAS: CB 1 made every effort to accommodate these important holidays by holding several committee meetings on the same night among other measures; and

WHEREAS: The LMDC and ESD board votes would take place during another important holiday preparation period in December; and

WHEREAS: The impact of ESD Board approval would be lock in the current 25% share minimum of the approximately 1,200 residential units as income restricted with no preference given to Lower Manhattan Residents, 9/11 Survivors or 9/11 First Responders; and

WHEREAS: The materials contemplate the breakdown of income-restricted housing to be “leased to households earning an income at or below an average of 50% Area median income (AMI), provided that (a) at least 10% of the residential units

within the Proposed Project would be leased to households earning an income at or below 40% AMI, (b) at least an additional 10% of the residential units within the Proposed Project would be leased to households earning an income at or below 60% AMI, and (c) none of the units comprising the Affordable Component are permitted to be leased to households earning an income above 80% AMI”; and

WHEREAS: The income-restricted housing portion of the announcement also states that “Once the Residential Component is build, these affordability requirements would be permanent”; and

WHEREAS: The ESD agreement on the ground lease would lock in an “Annual base rent of \$1,345,000”; and

WHEREAS: CB 1 is concerned that the expensive design guidelines, such as those which speak to the rounded glass proposal trade aesthetics for the opportunity for greater affordability and would be locked in with the upcoming vote; and

WHEREAS: It is unclear what amount of undispersed LMDC funds remain or what uses may be planned for those funds, including but not limited to affordable housing subsidies; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 believes that the upcoming board meeting materials should be presented directly to our members as part of normal business and the public comment period must be reopened so that the Lower Manhattan Community might opine after having a comprehensive understanding of the material; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 requests that ESD amends its internal practices to avoid scheduling public comment periods during times when there is a concentration of public and religious holidays.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	7 Abstained	0 Recused

RE: Protected Bike Lanes Connecting The Brooklyn Bridge And The Hudson River Greenway

WHEREAS: The Brooklyn Bridge bike lane is an important part of Manhattan Community District 1's (MCD1) bicycle network as it links our district, including the City of New York's (NYC) second biggest business district - the Financial District (FiDi) - to downtown Brooklyn - NYC's third largest business district- via a 15-minute bike ride; and

WHEREAS: The Hudson River Greenway, the busiest bike lane in America, is an important north-south travel route that connects MCD1 to the more northern parts of Manhattan, including NYC's largest business district - Midtown - and the many amenities in Hudson River Park; and

WHEREAS: MCD1 needs east-west routes along the length of the district in order to allow people to safely travel via bicycles, cargo bikes and other methods of micro transportation across MCD1. An east-west route to connect the two most used routes for traveling into and out of our district is especially important; and

WHEREAS: Criteria for selecting the best east-west route for traveling between the Brooklyn Bridge and the Hudson River Greenway should include that it: (1) is direct, (2) is an obvious path for riders to find, (3) does not have a Belgian block road surface since riding on them stresses the bike frames and makes cycling difficult - reasons cyclists use the sidewalk, and (4) links important destinations for intra-district travel; and

WHEREAS: Community stakeholders who also volunteer for Transportation Alternatives presented that Chambers Street directly links Stuyvesant High School, the Borough of Manhattan Community College (BMCC) and City Hall plus nearby Pace University, four important destinations for intra-district travel as well as for commuting via the Brooklyn Bridge or the Greenway; and

WHEREAS: Currently, cyclists are directed to use westbound Reade Street to travel to the Hudson Greenway from the Brooklyn Bridge. Reade Street has a painted lane but it is almost always blocked by trucks or double-parked cars. Further, it dead-ends

at Greenwich Street, which prevents a direct connection to the Hudson River Greenway. It is an unsatisfactory route except for local travel; and

WHEREAS: An east-west protected bike route through Tribeca, such as using Centre/Lafayette Streets to Worth Street, a truck route, would add to the bike grid, but its location in northern Tribeca would be out of the way for many going to and from the Brooklyn Bridge. It also dead ends at Hudson Street so does not go to West St; and

WHEREAS: Murray Street (west bound) and Warren Street (east bound) have bike lanes, but they are unprotected and commonly used by vehicles. Traveling between these bike lanes and the Brooklyn Bridge frequently results in conflicts with pedestrians in City Hall Park (eastbound) when it is not locked or with vehicles on Park Row (westbound). They do not provide the safe routes that are needed; and

WHEREAS: Safer (protected) bike infrastructure is needed to encourage use of this low-cost, zero-emission and space-efficient mode of transportation, especially as more cargo bikes are encouraged for last mile deliveries; and

WHEREAS: The creation of protected two-way bike travel in order to connect the Brooklyn Bridge and the Hudson River Greenway, as well as important destinations for intra-district travel, is urgently needed; now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board 1 (MCB1) implores the New York City (NYC) Department of Transportation (DOT) to study, design and install eastbound and westbound protected bike lanes between Route 9A and Centre Street at the Brooklyn Bridge; and

BE IT
FURTHER
RESOLVED

THAT: MCB1 urges our elected officials, Council Member Christopher Marte, Manhattan Borough President Mark Levine and Mayor Eric Adams to support and to help secure protected eastbound and westbound bicycle lanes between the Brooklyn Bridge and the Hudson River Greenway; and

BE IT
FURTHER
RESOLVED

THAT: New York City DOT transportation engineers also must consider all modes of transportation, including emergency vehicles and impacts on bridge travel.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: HRPT RFP for Boathouse Operators

WHEREAS: Earlier this month, CB 1 learned that the Hudson River Park Trust (HRPT) had issued an RFP on October 18th for boathouse operators including for the one on Pier 26 located in Tribeca; and

WHEREAS: Since 1994, the Downtown Boathouse has provided free public access to the harbor through their kayaking program at Pier 26; and

WHEREAS: HRPT did not inform CB 1 of this RFP before we heard about it and apparently has no plans to consult in any way with the CB during its review and selection process; and

WHEREAS: HRPT could select new operators for all of their four boathouses that could result in major changes regarding who would be served by the boathouses and the cost of boating activities, again with no input from the local community; and

WHEREAS: At the Waterfront, Parks and Cultural Committee meeting we heard only very positive feedback and comments regarding the current operators of the Downtown Boathouse and how responsive they were and how they worked very well with families and others with limited kayaking experience; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 is most disappointed that HRPT made no effort to ensure that the CB got notification of this pending RFP or to discuss this important potential change to the operation of our long serving boathouse at Pier 26 nor to seek any input from the Community Board; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 strongly urges the HRPT to share the responses it receives from this RFP and to provide the CB with an opportunity to offer our comments regarding the applicants and their boathouse plans; and

BE IT
FURTHER
RESOLVED

THAT: CB 1 also hopes to continue to discuss with HRPT how the CB can in the future work with HRPT on such RFPs before they are issued.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: WATERFRONT, PARKS, & CULTURAL

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	1 Abstained	2 Recused

RE: A Second Million Trees Initiative

WHEREAS: In 2007, the Department of Parks and Recreation (DPR) under then Mayor Michael Bloomberg launched the MillionTreesNYC Initiative, a public private partnership to “plant and care for 1,000,000 trees in New York City”¹; and

WHEREAS: The project saw the millionth tree planted in 2015 to great fanfare and after countless hours of work between public servants, not-for-profit employees, and thousands of volunteers; and

WHEREAS: The Manhattan Borough President, Mark Levine along with other borough presidents have called for a second Million Trees Initiative that is more focused on street trees and maintenance over the reforestation of parklands, which saw the bulk of the trees the first time around; and

WHEREAS: Street trees are one of the most noticeable, and arguably one of the most important forms of Green Infrastructure in that the shade that they produce reduces the urban heat island effect, they capture precipitation to reduce combined sewage overflows in our rivers, reduce airborne particulate matter, sequester carbon, and they satisfy an intrinsic need for human beings to be amongst nature and make residents who live among them happier on average²; and

WHEREAS: Community District 1 (CD 1) did benefit from the MillionTreesNYC Initiative, with a Nature Conservancy study documenting the 2005 tree count and the 2015 tree count moving from 1,562 trees to 2,297 trees respectively; and

WHEREAS: The same study indicates that the 2015 numbers only serve half of CD 1’s tree hosting potential and any kind of subsequent effort could certainly improve the urban forest canopy of Lower Manhattan; and

¹ <https://www.nycgovparks.org/trees/milliontreesnyc>

² Why Trees Can Make You Happier,

[“https://greatergood.berkeley.edu/article/item/why_trees_can_make_you_happier”](https://greatergood.berkeley.edu/article/item/why_trees_can_make_you_happier) Accessed November 18, 2022

WHEREAS: In addition to traditional “tree beds,” where the city is able to create a planting area within the pedestrian right-of-way (sidewalk) there is significant potential to also introduce additional tree canopy to areas where such tree beds are not feasible such as sidewalks over building vaults, transportation infrastructure (such as subway tunnels and stations), and critical infrastructure (such as conduits, gas, steam, water, and sewer lines); and

WHEREAS: Such subsurface interference precludes the forestation of many of our post-industrial and post-commercial blocks and deprives our residents, workers, students, and visitors the myriad benefits of green infrastructure; and

WHEREAS: Across the many city agencies that deal in whole or in part with public-rights-of-way, planting trees, and the management of water, there are public servants who collectively could develop workable alternatives to provide canopy cover to city blocks where tree beds are not feasible; and

WHEREAS: Manhattan Community Board 1 (CB 1) has previously called for the city to include in its operating budget an interagency task force to overhaul the way that it implements security zones to move away from cold barricades and bollards and towards a more human-friendly aesthetic that involves the use of planters and greenery; and

WHEREAS: CB 1 has supported the enlargement of interior parks such as Duane Park as well as planted traffic triangles such as Finn Square and Barnett Newman Triangle, all of which would trade hardscape for permeable soil and more trees; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 joins the Manhattan Borough President in his call for a new Million Trees Initiative to be focused on street trees and their maintenance so that the next generation of New Yorkers might inherit a verdant, tree-filled city on every block; and

BE IT
FURTHER
RESOLVED

THAT: The new initiative brings together the Department of Parks & Recreation, the Department of Transportation, and the Department of Environmental Protection to create a program of raised planters for street trees for blocks that have subsurface interference and also make these planters part of the toolkit for creating secure areas for pedestrians instead of concrete barriers and metal bollards; and

BE IT
FURTHER
RESOLVED

THAT: CB 1 calls upon the Department of Parks and Recreation and the Department of Transportation to collaborate to expeditiously plan for the full expansion and maximum planting potential for Duane Park, Finn Square, and Barnett Newman Triangle as well as any other planted street median or intersection triangle that might accommodate an expanded urban forest; and

BE IT
FURTHER
RESOLVED

THAT: Regardless of what agency has jurisdiction over any part of the public environment, all agencies have a responsibility towards lending whatever capacity is necessary in the maintenance and watering of our urban forest.