

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: BATTERY PARK CITY

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	1 Recused

RE: 200 Vesey Street, application for restaurant liquor license for Del Frisco’s Grille of New York LLC

WHEREAS: The applicant, Del Frisco’s Grille of New York LLC, has applied for a liquor license for 200 Vesey Street; and

WHEREAS: The proposed hours of operation for this establishment are 11 a.m. until 11 p.m. weekdays and 11 a.m. to midnight weekends; and

WHEREAS: The total area of the restaurant will be 7,566 square feet with 241 seats; and

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

WHEREAS: The applicant intends 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; and

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the granting of a liquor license for Del Frisco’s Grille of New York LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	1 Opposed	1 Abstained	1 Recused

RE: 250 Vesey Street, application for liquor license for S.S. Beacon

WHEREAS: The applicant, S.S. Beacon, has applied for a liquor license for 250 Vesey Street; and

WHEREAS: The total area of the restaurant will be 870 square feet inside and 1,100 including outside with a public assembly capacity of 58 inside and 92 outside; and

WHEREAS: The proposed hours of operation for this establishment are 11:30 a.m. until 2 a.m. indoors seven days a week and until 11 p.m. Monday through Saturdays and until 10 p.m. Sundays outdoors; and

WHEREAS: There will be no live music indoors or outdoors and no amplified music outdoors; and

WHEREAS: Members of the Battery Park City Committee requested that the establishment have an employee stationed in the outdoor area when it is in use to maintain an acceptable noise level and adherence to city laws; and

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

WHEREAS: The applicant does intends 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; and

WHEREAS: The applicant has signed a stipulations sheet; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the granting of a liquor license for S.S. Beacon *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: The Quad Preparatory School 5K Fun Run

WHEREAS: The Quad Preparatory School is an alternative college preparatory school dedicated to the education of Twice Exceptional Students with social learning differences; and

WHEREAS: Quad Prep’s FiDi Family Wellness 5k is a non-competitive run designed to raise awareness and funding for the Quad Prep School, while fostering its growing community in lower Manhattan; and

WHEREAS: The run will take place on Sunday, October 23, 2016 from 7:00AM – 10:00AM and is for families of the Quad Prep community, with a cap of 475 participants on the race itself; and

WHEREAS: A festival site at the donated space of Liberty Plaza (28 Liberty Street) will act as a gathering point and end point for the run; and

WHEREAS: The route begins on Liberty and Nassau Street, run west along Liberty to Greenwich Street, South along Greenwich to Battery Park, and West and North along the perimeter of Battery Park City. Participants will turn around at Liberty and Vesey Street and head back along the route to end at 28 Liberty Street; and

WHEREAS: Participants will run on the sidewalk rather than in the street; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 supports the Quad Preparatory School 5K Fun Run on Sunday, October 23rd.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 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:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 140 West Street, application for City Planning Commission Chairperson Certification for a modification of the rooftop open space requirements of Section 15-12 of the Zoning Resolution N170073ZCM

WHEREAS: Magnum Real Estate Group has applied for a City Planning Commission (CPC) Chairperson Certification to modify the open space requirements of the Zoning Resolution (ZR) to allow less than the required 50 percent of gross roof area for recreation use in order to facilitate conversion of 140 West Street to residential. The applicant proposes to convert floors 11 through 31 to 157 residential units; and

WHEREAS: The proposed conversion to residential use was approved by the Landmarks Preservation Commission in September 2014; and

WHEREAS: The building will include 11,660 square feet of open space on the roof of the 18th floor, located along four deep setback areas. The open space will feature a variety of planting and seating areas; and

WHEREAS: Additionally, 8,793 square feet of indoor tenant recreation space will be provided on the 17th floor mezzanine, and will be directly connected to the rooftop open space. The indoor recreation space will include a media room, children's play room, a lounge, gaming area, and a party room; and

WHEREAS: Another 17,720 square feet of indoor tenant recreation and amenity space will be located in the lower level and will include two swimming pools, fitness rooms, and a sauna and steam rooms; and

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends that the Chairperson of the CPC approve modification of the open space requirements set forth in ZR Section 15-12 in connection with application N170073ZCM for 140 West Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	10 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: 1 World Trade Center, application for alteration of an existing restaurant liquor license for Legends OWO, LLC d/b/a One World Observatory

WHEREAS: The applicant, Legends OWO, LLC d/b/a One World Observatory, is applying for alteration of an existing restaurant liquor license; and

WHEREAS: The establishment has two existing bars on floor 101 of World Trade Center, in One World Observatory, and the applicant is requesting to add two new bars on the 100th floor to assist it in its efforts to update the food and beverage offerings; and

WHEREAS: The method of operation will remain the same and the hours are 11:00AM – 10:00PM; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes to the granting of an alteration to an existing restaurant liquor license for Legends OWO, LLC d/b/a One World Observatory unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 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:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 108 Greenwich Street, application for alteration of an existing liquor license for Suspenders and Belt LLC d/b/a Suspenders

WHEREAS: The applicant, Suspenders and Belt LLC d/b/a Suspenders, is applying for alteration of an existing restaurant liquor license; and

WHEREAS: The restaurant occupies the second floor of 108 Greenwich Street and the applicant is taking over the first floor, which was previously occupied and operated as a novelty store, to add to the current restaurant; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 11:00AM – 2:00AM Monday – Thursday and 11:00AM – 12:00AM on Sunday; and

WHEREAS: The establishment will be 4,600 square feet with a public assembly capacity of 140. There will be a dining area of 2,000 square feet with 27 tables and 92 seats; a bar area of 2,000 square feet with 28 seats; and a kitchen area of 400 square feet. There will be one bar on the first floor and one bar on the second floor; 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; and

WHEREAS: The applicant has agreed that staff will monitor patrons smoking and making noise outside of the establishment; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of an alteration to an existing restaurant liquor license for Suspenders and Belt LLC d/b/a Suspenders unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 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:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 185 Greenwich Street, Balcony Level C1, application for liquor license for Slow Food LLC d/b/a Market Lane NYC

WHEREAS: The applicant, Slow Foods LLC d/b/a Market Lane NYC, is applying for a liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 11:00AM – 10:00PM all week; and

WHEREAS: The establishment will be 11,000 square feet including a dining area of 800 square feet with 23 tables and 57 seats; a bar area of 60 square feet; and a kitchen area of 900 square feet. There will be one bar; 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 Slow Food LLC d/b/a Market Lane NYC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 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:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 185 Greenwich Street, Balcony Level C1, application for liquor license for Fine Casual LLC d/b/a Little Hunter Burgers

WHEREAS: The applicant, Fine Casual LLC d/b/a Little Hunter Burgers, is applying for a liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 11:00AM – 10:00PM all week; and

WHEREAS: The establishment will be 2,600 square feet including a dining area of 1,200 square feet with 25 tables and 62 seats; a bar area of 30 square feet; and a kitchen area of 500 square feet. There will be one bar; 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 Fine Casual LLC d/b/a Little Hunter Burgers unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 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:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 8 Park Place, application for a liquor license for Five and Dime Hospitality LLC

WHEREAS: The applicant, Five and Dime Hospitality LLC, is applying for a restaurant liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 5:00PM – 2:00AM all week; and

WHEREAS: The establishment will be 1,125 square feet including a dining area of 700 square feet with 18 tables and 38 seats; and a kitchen area of 100 square feet. There will be one bar with 12 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; and

WHEREAS: The applicant has agreed that staff will monitor patrons smoking and making noise outside of the establishment; now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 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:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 84 William Street, application for hotel liquor license for 84 William Street Property Owner LLC d/b/a AKA Wall Street

WHEREAS: The applicant, 84 William Street Property Owner LLC d/b/a AKA Wall Street and Blue Ribbon Federal Grill, is applying for a restaurant/bar/hotel liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 12:00PM – 2:00AM all week; and

WHEREAS: The establishment will be 3,814 square feet with a dining area of 1,203 square feet with 26 tables and 82 seats; a bar area of 200 square feet with 14 seats; and a kitchen area of 1,736 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 liquor license to 84 William Street Property Owner LLC d/b/a AKA Wall Street and Blue Ribbon Federal Grill unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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 Broadway, 9th & 10th Fl, application for tavern/bar wine and beer license for WW 25 Broadway LLC d/b/a WeWork

WHEREAS: The applicant, WW 25 Broadway LLC d/b/a WeWork, is applying for a tavern/bar wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 9:00AM – 10:00PM all week. Occasionally alcohol will be served past 10:00PM for special events, with a cap of 12:00AM; and

WHEREAS: The establishment will be 6,400 square feet with a dining/bar area of 5,200 square feet with 19 tables and 68 seats; and a kitchen area of 1,200 square feet. There will be two bars (one on each floor); 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 tavern/bar wine, beer & cider license to WW 25 Broadway LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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 Broadway, 5th Fl, application for tavern/bar wine and beer license for WW 25 Broadway LLC d/b/a WeWork

WHEREAS: The applicant, WW 25 Broadway LLC d/b/a WeWork, is applying for a tavern/bar wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 9:00AM – 10:00PM all week. Occasionally alcohol will be served past 10:00PM for special events, with a cap of 12:00AM; and

WHEREAS: The establishment will be 3,200 square feet with a dining/bar area of 2,600 square feet with 19 tables and 34 seats; and a kitchen area of 600 square feet. There will be one bar; 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 tavern/bar wine, beer & cider license to WW 25 Broadway LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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: 110 Wall Street, 9th Fl, application for liquor catering license for LQ Holdings LLC d/b/a We Work

WHEREAS: The applicant, LQ Holdings LLC d/b/a WeWork, is applying for a catering liquor license; and

WHEREAS: This is a catering license and the hours will vary by event; and

WHEREAS: The establishment will be 1,200 square feet with a dining/bar area of 800 square feet with 13 tables and 47 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 not 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 catering liquor license to LQ Holdings LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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: 110 Wall Street, 2nd-6th Fl, application for tavern/bar wine and beer license for WW 110 Wall LLC d/b/a WeWork

WHEREAS: The applicant, WW 110 Wall LLC d/b/a WeWork, is applying for a tavern/bar wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 9:00AM – 10:00PM all week. Occasionally alcohol will be served past 10:00PM for special events, with a cap of 12:00AM; and

WHEREAS: The establishment will be 7,500 square feet with a dining/bar area of 1,200 square feet with 28 tables and 120 seats; and a kitchen area of 300 square feet. There will be one bar per floor; 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: CB 1 opposes the granting of a tavern/bar wine, beer & cider license to WW 110 Wall LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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: 200 Broadway, 3rd Fl, application for tavern/bar wine and beer license for WW 11 John LLC

WHEREAS: The applicant, WW 11 John LLC d/b/a WeWork, is applying for a tavern/bar wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 9:00AM – 10:00PM all week. Occasionally alcohol will be served past 10:00PM for special events, with a cap of 12:00AM; and

WHEREAS: The establishment will be 15,000 square feet with a dining/bar area of 12,000 and a kitchen area of 3,000 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 tavern/bar wine, beer & cider license to WW 11 John LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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: 222 Broadway, 24th-27th Fl, application for tavern/bar wine and beer license for WW 222 Broadway LLC d/b/a WeWork

WHEREAS: The applicant, WW 222 Broadway LLC d/b/a WeWork, is applying for a tavern/bar wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 9:00AM – 10:00PM all week. Occasionally alcohol will be served past 10:00PM for special events, with a cap of 12:00AM; and

WHEREAS: The establishment will be 68,400 square feet with a dining/bar area of 67,200 and a kitchen area of 1,200 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 is one building used exclusively as a school, church, synagogue or other place of worship within 200 feet of this establishment; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the granting of a tavern/bar wine, beer & cider license to WW 222 Broadway LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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: 222 Broadway, 18th – 22nd Fl, application for tavern/bar wine and beer license for WW 222 Broadway LLC d/b/a WeWork

WHEREAS: The applicant, WW 222 Broadway LLC d/b/a WeWork, is applying for a tavern/bar wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 9:00AM – 10:00PM all week. Occasionally alcohol will be served past 10:00PM for special events, with a cap of 12:00AM; and

WHEREAS: The establishment will be 85,500 square feet with a dining/bar area of 84,000 and a kitchen area of 1,500 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 is one building used exclusively as a school, church, synagogue or other place of worship within 200 feet of this establishment; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a tavern/bar wine, beer & cider license to WW 222 Broadway LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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: 85 Broad Street, 16th & 18th Fl, application for tavern/bar wine and beer license for WW 85 Broad LLC d/b/a WeWork

WHEREAS: The applicant, WW 85 Broad LLC d/b/a WeWork, is applying for a tavern/bar wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 9:00AM – 10:00PM all week. Occasionally alcohol will be served past 10:00PM for special events, with a cap of 12:00AM; and

WHEREAS: The establishment will be 8,400 square feet with a dining/bar area of 7,290 square feet with 54 tables and 260 seats (no more than 70 seats per floor); and a kitchen area of 1,110 square feet. There will be 1 bar on each floor with no more than 8 seats per floor; 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 tavern/bar wine, beer & cider license to WW 85 Broad LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	2 Opposed	1 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: 85 Broad Street, 28th & 29th Fl, application for tavern/bar wine and beer license for WW 85 Broad LLC d/b/a WeWork

WHEREAS: The applicant, WW 85 Broad LLC d/b/a WeWork, is applying for a tavern/bar wine, beer & cider license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 9:00AM – 10:00PM all week. Occasionally alcohol will be served past 10:00PM for special events, with a cap of 12:00AM; and

WHEREAS: The establishment will be 5,600 square feet with a dining/bar area of 4,860 square feet with 54 tables and 260 seats (no more than 70 per floor); and a kitchen area of 740 square feet. There will be 1 bar per floor with no more than 8 seats per floor; 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 tavern/bar wine, beer & cider license to WW 85 Broad LLC d/b/a WeWork unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 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:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 1 World Trade Center, 34th Fl, application for catering facility liquor license for Convene at Conde Nast, LLC d/b/a Convene at Conde Nast

WHEREAS: The applicant, Convene at Conde Nast, LLC d/b/a Convene at Conde Nast, is applying for a catering facility liquor license; and

WHEREAS: This is a catering license and the hours will vary by event. The final closing hour is 11:00PM; and

WHEREAS: The establishment will be 14,000 square feet with a dining area containing 16 conference tables and 114 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 not 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 catering facility liquor license to Convene at Conde Nast, LLC d/b/a Convene at Conde Nast unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 1 Abstained 0 Recused

RE: An application for an approximately 9’ - 4” high visible Pergola and new roof safety railings on the roof of 166 Duane Street

WHEREAS: The proposed powder coated metal (bronze) and wood (Ipe) slatted pergola is approximately 9’-4” high x 18’-0” wide x 32’-0” long and positioned at the Southeast corner of the building’s roof, and

WHEREAS: The proposed pergola is visible from South on Hudson Street, and

WHEREAS: The proposed pergola is for use by all building residents and is part of a larger non-visible building rooftop common area renovation, and

WHEREAS: The proposed painted metal and cable roof safety railing at the South and West roof parapets are minimally visible from the street and lower than the existing painted metal roof railing, and

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve the rooftop railing and pergola application for 166 Duane Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 195 Broadway, application for installation of sculpture and hanging tapestries within a portion of interior designated lobby

WHEREAS: This application requests the modification of a previously approved master plan for the alteration of this magnificent designated interior landmark, completed originally in 1916 for AT&T and still remarkably intact, and

WHEREAS: The proposed material is related to the restaurant Nobu, which will be moving to the northwest corner of 195 Broadway's lobby and will be designed by David Rockwell, and

WHEREAS: It includes the attachment of a very large three-dimensional ceiling structure suggesting a "brushstroke," extending from high above the first floor to halfway down the stairway to the dining room below, and

WHEREAS: Additionally, ten narrow "rope tapestries" would be installed, instead of the vitrine-like glass boxes approved in the master plan, and

WHEREAS: From the presentation, at least, the "rope tapestries" actually look better and less obtrusive than the glass boxes, and

WHEREAS: While the "brushstroke" ceiling component is huge, most of the members of the CB1 Landmarks Committee liked it, while two members thought it should be scaled back, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: An application to increase the height of 11 Harrison Street existing roof addition and west wall roof parapet

WHEREAS: The vertical extension of the existing West roof parapet wall is appropriate with its proposed matching brick and mortar materials, and

WHEREAS: The proposal to raise the existing roof penthouse from 5'-8" to 7'-6" high is acceptable so long as the proposed vertical parapet wall extension blocks any visibility of the raised penthouse roof from a public way, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 143 Franklin Street application for the modification of an existing loading dock, new storefront and the removal of an original brick wall with minor visibility from a public way over other building facades

WHEREAS: There are no traces of historic cast-iron vault lights beneath the existing painted metal diamond plate loading dock, therefor the proposed shortening of the loading dock is appropriate

WHEREAS: The proposed pair of painted wood and glass double doors at the eastern-most storefront bay match the remaining existing non-original painted wood storefront and is appropriate, and

WHEREAS: The committee prefers a taller building entry door to the proposed double-transom at the eastern-most storefront by, and

WHEREAS: The proposed removal of the an existing 6-story brick wall at the southeast (rear) of the property that is only visible from the south over other facades, is acceptable and does not have a negative impact on the adjacent buildings, and

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve the rear removal of the rear wall, modification of the existing loading dock and recommends that taller doors replace the proposed double-transom.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEES OF ORIGIN: NEW BUSINESS

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

RE: Proposed Changes by Mayor's Office of Citywide Event Coordination and Management

WHEREAS: The Mayor's Office of Citywide Event Coordination and Management presented proposed changes to the regulations for street festival rules to Manhattan Community Boards at the Manhattan Borough Service Cabinet Meeting on September 23, 2016; and

WHEREAS: This was the first presentation of the proposed rules to Manhattan Community Boards and a public hearing has been scheduled regarding these proposed rules on October 13 which is the deadline for community boards to comment; and

WHEREAS: This extremely and unusually compressed timeframe will not allow an opportunity for community boards to comment on the proposed rules as community boards require at least 45 days advance notice prior to a public hearing so that there will be time for items to be scheduled at committee meetings which occur on set dates each month, and for any action taken at a committee meeting to be considered by the full board meeting which also occurs on a set date each month; and

WHEREAS: The proposed changes would make very significant changes to the rules for street festivals, setting a maximum of 10 multi-block events in any community district per year and a maximum of 20 one-block events, far fewer than the current number in many Manhattan districts, and a maximum of one festival per organization; and

WHEREAS: This sharp reduction in the number of events would require a lottery to determine which organizations would have the ability to sponsor fairs, making it impossible for many organizations that currently sponsor fairs and raise essential funds from them to continue doing so; and

WHEREAS: These proposed changes would have a very significant adverse effect on Community Board 1 and other community boards as well as numerous not-for-profit organizations which rely on the proceeds from these funds for essential funding for operations; and

WHEREAS: CECM did not offer any explanation of why it believes that these drastic changes are needed or why they are attempting to rush the changes through in such an extremely compressed timeframe that appears designed to make it impossible for concerned parties to provide input; and

WHEREAS: Manhattan Borough President Gale Brewer requested at the Borough Service Cabinet Meeting on September 23 that CECM postpone the October 13 deadline

by at least one month to allow community boards an opportunity to comment on these proposed rules; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 strongly urges CECM to postpone the October 13 deadline by at least one month to allow Community Boards to comment on the proposed rules changes.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	2 Abstained	1 Recused

RE: Minor modifications to previously approved Pier 17 Uniform Land Use Review Procedure (ULURP)

WHEREAS: In January 2016, Community Board 1 (CB1) reviewed an application to the Landmarks Preservation Commission submitted by the Howard Hughes Corporation (HHC) for changes to their original plan for the Tin Building, including: dismantling, raising above the 100 year FEMA flood plain and rebuilding without the previously approved 1-story addition; materials; signage; removal of non-contributing refrigeration sheds; flooring materials; addition of two goods delivery doors; demolition of the Link building; and

WHEREAS: HHC presented to CB1's Seaport/Civic Center Committee meeting on September 20, 2016 regarding a minor modification to the previously approved Pier 17 ULURP. Though the modification has technically been classified as minor by the Department of City Planning (DCP), the changes are significant; and

WHEREAS: The modified plan includes a reconstructed Tin Building set back from the FDR and raised out of the flood plain; an access drive and hardscape alterations wrapping the Tin Building; lighting; changes to the Pier 17 Western façade and design changes to the public access areas; and

WHEREAS: Modification of the 2013 special permits is required to facilitate these changes, including:

- Modification of special permit C 130053 ZSM, to allow changes to the site plan and zoning lot approved in connection with this large-scale special permit, including enlarging the zoning lot by adding the Tin Building;
- Modification of special permit C 130054 ZSM, which permitted waivers of the applicable signage regulations, to locate signage on the Pier 17 Building's west façade, and to allow changes to the site plan and zoning lot approved in connection with this large-scale special permit;
- Modification of special permit C 130055 ZSM, which permitted height and setback waivers for the Pier 17 Building, to allow the building to extend eight feet landward and construct a west façade similar in design to the building's other three elevations, add light poles on the roof, and to allow changes to the site plan and zoning lot approved in connection with this special permit;

WHEREAS: A waterfront design authorization is required to allow waivers of certain design regulations applicable to the waterfront public access areas on the zoning lot; and

WHEREAS: A new waterfront certification is required to approve the design for the waterfront public access areas on the zoning lot, as modified by the new authorization and the previously-approved authorizations; and

WHEREAS: A transportation assessment was conducted in September 2016 which contains a traffic management plan, developed in consultation with DCP and the Department of Transportation (DOT). According to the traffic management plan:

- Passenger pickup/drop-off activity by taxis, livery cars and other vehicles would be accommodated in a proposed nine-foot-wide lay-by-lane along northbound South Street as well as at curbside along southbound South Street
- The service drive would be used only by trucks serving Pier 17 and the Tin Building. Service vehicles less than 30 feet would be able to access the service drive from 10:00PM – 4:00PM. Large trucks would be restricted to the hours of 10:00PM – 10:00AM. There will be no vehicular access to the service drive between the hours of 4:00PM – 10:00PM
- Between the hours of 10:00AM – 4:00PM, deliveries will be limited to no more than two per hour
- Three flaggers will be posted at the service drive daily between 7:00AM – 4:00PM to escort each vehicle and protect pedestrians and cyclists; and

WHEREAS: In the event of a serious safety issue, DOT would have the ability to temporarily impose additional restrictions on vehicular use of the service drive beyond those included in the traffic management plan, and changes to the plan can be incorporated through the approval of both DOT and DCP; and

WHEREAS: CB1 has concerns regarding the frequency of events that will take place at Pier 17, the number of people that will attend and any subsequent mobility, safety and congestion issues; and

WHEREAS: CB1 is further concerned that traffic leaving the service drive will exit west onto Beekman Street causing congestion and safety problems; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 does not oppose the above mentioned modifications to the previously approved Pier 17 ULURP, provided that the condition that flaggers direct traffic exiting the service drive north and south onto South Street be incorporated into the City Planning Commission approval; and

BE IT

FURTHER

RESOLVED

THAT: CB1 requests that HHC meet with the CB three months after the first event. Should the number of events and attendees overwhelm the traffic management plan, CB1 requests that HHC work with the CB to limit their frequency.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	2 Opposed	0 Abstained	0 Recused

RE: 77 Fulton Street, application for restaurant liquor license for Pizzaiuoli Napoletani 1 LLC d/b/a TBD

WHEREAS: The applicant, Pizzaiuoli Napoletani 1 LLC, is applying for a restaurant liquor license; and

WHEREAS: The Committee and applicant have agreed to the bar service hours of 12:00PM – 12:00AM Sunday – Wednesday and 12:00PM – 1:00AM Thursday – Saturday; and

WHEREAS: The total area of the establishment is 3,750 square feet including a dining area with 38 tables and 76 seats; a bar area of 750 square feet with 8 seats; and a kitchen area of 1,250 square feet. There will be 2 bars; 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 Pizzaiuoli Napoletani 1 LLC Smith unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 23, 2016

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	2 Opposed	1 Abstained	0 Recused

RE: 181 Front Street, application for change in method of operation for an existing liquor license for Artists Loft LLC

WHEREAS: The applicant, Artists Loft LLC, is applying for a change in method of operation for an existing restaurant liquor license; and

WHEREAS: In February 2016, Community Board 1 (CB1) adopted a resolution recommending approval of the initial restaurant liquor license application; and

WHEREAS: At that time, the committee and applicant agreed to the bar service hours of 12pm -12am on Sunday, 11am – 12am Monday to Wednesday, 11am – 1am Thursday to Friday and 10am – 1am on Saturday for a six month trial basis after which the applicant could revisit the committee and request extended hours based on performance in the neighborhood; and

WHEREAS: The applicant has returned to CB1 to request changing its closing hours to 4:00AM each night of the week; and

WHEREAS: While the establishment has generally not been problematic for the neighborhood, there have been several instances where CB1 has received noise complaints; and

WHEREAS: The committee and applicant have agreed to extend the hours until 2:00AM all week; and

WHEREAS: The applicant has agreed that patrons will only be allowed inside with the doors and windows closed after 12:00AM, and that they will provide the name and contact information of on-site management that can be reached in the case of any future noise problems; now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 39 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: 2016- BZ 158 Duane Street, application for Board of Standards and Appeals
Special Permit for a Physical Culture Establishment

WHEREAS: Radiant Yoga Bet, LLC, doing business as YogaSpark, has filed an application with the Board of Standards and Appeals under section 73-36 of the New York City Zoning Resolution for a Special Permit for the operation of a Physical Culture Establishment at 158 Duane, and

WHEREAS: YogaSpark will be located in the ground floor and cellar of an existing 6-story mixed use residential and commercial building and will specialize in hot power yoga classes, and

WHEREAS: There will be a small lobby entrance on the ground floor, with handicapped access, and one yoga studio that measures approximately 1,063 Sf of the entire ground floor which is 1,582 SF, and there will be approximately 1,557 SF of space in the cellar devoted to men's and women's bathrooms and locker rooms, laundry room and support space, and

WHEREAS: YogaSpark will be open from Monday through Friday from 6am-9pm; and on Saturday and Sunday from 8am-5pm and the number of expected patrons per class are 20 and the total number of expected daily patrons will be 160 with approximately 15 employees/independent contractors, and

WHEREAS: YogaSpark is working with its landlord regarding noise and vibration controls in the engineering, construction and operation of the facility and has installed sound mitigation measures in its yoga studio to insure that it will not cause noise or vibrations outside the space, and

WHEREAS: YogaSpark will be a compatible use for the building and the neighborhood and would not have a negative impact on the surrounding area, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends that the Board of Standards and Appeals grant a Special Permit to allow a Physical Culture Establishment at 158 Duane Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 27, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 39 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: 225 West Broadway, application for liquor license for 225 West Broadway Corp
d/b/a Attaversiamo

WHEREAS: The applicant, 225 West Broadway Corp, has applied for a liquor license for 225 West Broadway; and

WHEREAS: The applicant also owns Terra, a well-established restaurant in the area across the street with a good reputation; and

WHEREAS: The proposed hours of bar service for this establishment are 11 a.m. to 1 a.m. weekdays and 11 a.m. to 2 a.m. weekends with an opening of 10 a.m. on Sundays; and

WHEREAS: Windows will be closed no later than 10 p.m. daily at this establishment; and

WHEREAS: The total area of the restaurant will be 1,800 square feet; and

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

WHEREAS: The applicant intends to apply for a sidewalk café license and agreed to delay applying until after the restaurant has operated for some time in response to the committee request that they conform to the CB1 guidelines for sidewalk cafe applicants; 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: CB 1 *opposes* the granting of a liquor license for 225 West Broadway for a liquor license for 225 West Broadway Corp *unless* the applicant complies with the limitations and conditions set forth above.