

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Two World Financial Center, application for liquor license for The Institute of Culinary Education Inc. (relocation)

WHEREAS: The applicant, Institute of Culinary Education Inc. has applied for a liquor license for Two World Financial Center; and

WHEREAS: The applicant is relocating from 50 West 23rd Street in Manhattan where it has been located since 1995; and

WHEREAS: The applicant is a culinary school and intends to serve alcoholic beverages in association with classes and special events; and

WHEREAS: The proposed hours of operation for this establishment are 8 a.m. until 12 a.m. Monday through Saturday and 12 p.m. to 12 a.m. Sunday; and

WHEREAS: The total area of the restaurant will be 71,273 square feet with a public assembly capacity of 240; and

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

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

WHEREAS: The applicant has represented that there are 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 liquor license for The Institute of Culinary Education Inc. *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: EXECUTIVE

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

RE: Capital and Expense Budget Requests for FY 2016

BE IT
RESOLVED

THAT: CB 1 recommends the funding of the following budget requests for FY 2016.

COMMUNITY BOARD #1 PRIORITIZED BUDGET REQUESTS - FY 2016

CAPITAL:

<u>PRIORITY</u>	<u>AGENCY</u>	<u>PROJECT TITLE</u>
1	DOE	Construct 1,000 school seats in CB 1 in the next 5-year Capital Plan as committed by the DOE.
2	EDC	Provide funds for the design and construction of short to medium term resiliency infrastructure in anticipation of future extreme weather events.
3	DPR	Rebuild Battery Park comfort station, park office and playground.
4	HPD	Develop and maintain affordable housing including Mitchell-Lama housing.
5	EDC	Provide funds to continue transformation of Governors Island. The current City capital budget for the Island focuses on the completion of the ambitious capital program begun in FY 2013 and the identification and purchase of a new ferry boat to expand transportation access to the Island. Upon completion of these projects, the Trust's priorities will shift to maintaining historic structures, open space and infrastructure.
6	DPR	Develop more park and unstructured open space and more ballfields and space for active recreation east of Broadway in Lower Manhattan.
7	DPR	Build a community center to serve the increased population east of Broadway in Lower Manhattan.
8	DCA	Provide funds for the reestablishment of a robust South Street Seaport Museum as an educational and historical institution, community center, and anchor to the historic South Street Seaport district, including all seaport historic vessels.
9	DOT	Provide funds for improvements to areas under and surrounding the Brooklyn Bridge, including rebuilding active recreation space underneath the bridge as well as repairs to the staircase on Frankfort Street.
10	EDC	Provide funds for the design and construction of long term resiliency infrastructure, such as the "Compartment C" phase of the Big U project, in anticipation of future extreme weather events.
11	DOT	Rebuild the Morris Street pedestrian bridge over the Brooklyn Battery Tunnel.
12	DPR	Provide additional funding for the expansion and renovation of Elizabeth Berger Plaza to include Trinity Plaza.

13	DOT	Reconstruct and restore N. Moore Street between Hudson Street and Varick Street within CB 1's historic district.
14	DOT	Repair Theater Alley behind the Park Row block.
15	NYPL	Create a public library east of Broadway in Lower Manhattan.
16	DPR	Funds to renovate the pathway of Bowling Green Park, which currently pools with water after heavy rains.
17	DPR	Renovate Barnett Newman Triangle at Church and White Streets.
18	DCA	Fund needed repairs to enable the NYC Police Museum to reopen as soon as possible due to Superstorm Sandy damaging the current City building they are in.
19	NYPL	Provide funding to renovate interior spaces (including ADA compliance) and purchase needed new furniture and equipment at the New Amsterdam branch of the NY Public Library.
20	NYPD	Provide funds to restore horse stable for NYPD mounted unit Troupe A to its original location at 16 Ericsson Place and to restore building to original condition by removal of unapproved additions made to accommodate WTC security unit.
21	DOE	Funding to improve internet download speed at public schools in CB 1.
22	DCA	Create a performing arts center at Castle Clinton.
23	DOT	Reconstruct and restore Franklin Street between Hudson and Varick Streets, a cobblestone street within CB 1's historic district.
24	DOT	Reconstruct and restore Staple Street between Duane and Harrison Streets a cobblestone street within CB 1's historic district.
25	DOT	Reconstruct and restore Vestry Street between West and Greenwich Streets a cobblestone street within CB 1's historic district.
26	DOT	Reconstruct and restore Collister Alley between Laight and Beach Streets a cobblestone street within CB 1's historic district.
27	DOT	Reconstruct and restore Duane Street between Greenwich and Hudson Streets a cobblestone street within CB 1's historic district.
28	DOT	Repair the currently cobbled roadbed of Moore Street between Water and Pearl Streets.

CS	EDC	Provide funds for design and implementation of a program for permanent streetscape improvements along Water Street from Whitehall to Fulton Streets that improves pedestrian safety, enhances public space, and strengthens connections between the Financial District and the Waterfront. The improvements may include new public plazas, sidewalk extensions at key intersections, and extensive plantings and street trees (including, where feasible, green infrastructure elements). This project will build on, and in some cases make permanent, the short-term improvements implemented by NYCDOT in Summer 2013.
CS	DOT	Create viable pedestrian and bicycle connections and access to the Battery Maritime Building with open space in front of the building in association with the proposed development.
CS	DOT	Provide funding for and build permanent pedestrian bridge in southern Battery Park City (West Thames Street bridge).
CS	EDC	Complete construction of East River Waterfront Esplanade up to Brooklyn Bridge.
CS	DOT	Reconstruct remaining portions of Fulton Street including new sidewalks, lighting and streetscape improvements.
CS	DOT	Reconstruct and restore Franklin Street between Greenwich and Hudson Street a cobblestone street within CB 1's historic district.
CS	DPR	Construct connections between East River Bikeway/Walkway and the Battery Park City esplanade.
CS	DPR	Complete construction of Peck Slip Park.
CS	DPR	Complete construction of Collect Pond Park.

Note: CS = "Continued Support" for projects previously funded

EXPENSE:

<u>PRIORITY</u>	<u>AGENCY</u>	<u>PROJECT TITLE</u>
1	OMB	Increase Community Board budget to \$250,000, which would be the first increase in over 20 years.
2	NYPD	Increase personnel of 1st Precinct for quality of life issues such as bus enforcement, street vendors, crime, traffic enforcement, disruptive bars, and clubs-related noise.
3	DOS	Add personnel and resources to increase frequency of garbage pick-ups and graffiti removal to match the residential population explosion in the district, and increase enforcement of regulations for commercial waste.
4	DHS	Increase funding for mental health and outreach to the homeless population in CB 1.
5	NYPD	Provide traffic personnel with traffic mitigation training and mitigation measures along Canal Street at the following intersections: West Street, Washington Street, Greenwich Street, Hudson Street, Varick Street and Church Street during evening rush hours, nights and weekends and provide the same at the intersections of West Street and Albany, Liberty, Murray and Warren Streets, and at the intersections of Hudson and Vestry Streets and Hudson and Laight Streets.
6	DYCD	Fund needed after-school and recreational programs district-wide.
7	DOB	Increase personnel for day, night and weekend for building and construction site inspections (enforcement teams).
8	DPR	Increase full-time personnel for Parks Department PEP Officers and maintenance workers, including Battery Park.
9	DOH	Increase resources to address the proliferation of rats in Lower Manhattan.
10	LPC	Increase staff budget for the Landmarks Preservation Commission including for enforcement.
11	DEP	Increase personnel for air/noise/idling inspections (enforcement teams).
12	EDC	Provide funds to continue maintenance of Governors Island. The current City expense budget includes funding for the expansion of public access to Governors Island. The Trust's priority is to maintain this budgeted level of funding to facilitate the budgeted levels of service to New Yorkers.

13	DFTA	Continue funding for senior programs operating at the district's senior centers, Independent Plaza North and St. Margaret's House at Southbridge Towers.
14	DCA	Provide funding for Seaport Museum staff in order to re-open the facility and reinstate programming.
15	DOT	Provide funding for the Department of Parks to re-landscape Manahatta Park at Wall Street after the destruction from Super Storm Sandy.
16	NYPL	Restore funding to FY08 levels to provide increased hours, diverse programming, strong collections and sufficient staff to support these functions. The Library still experiences a net reduction of \$19.3 million (or 13%) as compared to FY08. The services provided through the Library are needed by New Yorkers now more than ever and with increased funding can be open more hours, including evenings and weekends, when working families need them.
17	HHC	Provide funding to Gouverneur Healthcare.
18	DPR	Provide funding for the short-term cleanup and repair as well as the long-term redesign of Jerry Driscoll Walk, which is still damaged from Superstorm Sandy
19	DYCD	Provide funding to The New York City Police Museum for educational safety programming for schools and summer camps.
20	DFTA	Provide funding for a senior services referral center.
21	NYPD	Allocate funds for increased surveillance and law enforcement in non-permitted street encampments which are causing problems of safety, sanitation and economic distress to residents and retail merchants in the Financial District.

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COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Int. No. 378 - Reducing greenhouse gases by 80% by 2050

WHEREAS: The New York City Council has found that it is in the best interests of New York City to provide for an increase in future reductions in citywide greenhouse gas emissions from a thirty percent reduction in citywide emissions by 2030, to an eighty percent reduction by calendar year 2050; and

WHEREAS: This in view of the rapid progress of climate change events and indicators and in order to increase the effectiveness of New York City measures intended to prepare for and alter the course of adverse climate change impacts on New York City's critical infrastructure and vulnerable citizens; and

WHEREAS: This addition is also consistent with the spirit of PlaNYC 2030 and the New York City Climate Protection Act, Local Law 22 of 2008; and

WHEREAS: The emissions reduction required by the proposed legislation would be achieved through the applicable policies, programs and actions included in PlaNYC, the long-term sustainability plan developed and updated pursuant to section twenty of the New York City charter; and

WHEREAS: CB 1 has been a longtime advocate of greening and sustainability, most recently publishing the "[Community District 1 Green Spaces Profile](#)" in September 2014; and

WHEREAS: The Green Spaces Profile summarizes the transition to green building infrastructure in Community District 1, including LEED rated and Energy Star certified spaces, as well as the successful ongoing transition from dirty heating oil; and

WHEREAS: As we approach the two year anniversary of Super Sandy, CB1 recalls that two people drowned in our district (one in Tribeca and another in the Financial District) and that there was seven feet of water in the South Street Seaport area and its environs. In addition, repairs of underground transit infrastructure are anticipated to continue for up to another five years (e.g. Brooklyn Battery Tunnel and South Ferry Station); and

WHEREAS: CB 1 is bounded by water on three sides and lies entirely within the newly defined flood zones with 57% of the total lot area located in the most vulnerable flood evacuation zone; and now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 supports Int. No. 378 and the initiative to reduce greenhouse gases by 80% by 2050; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 urges the New York City administration to remain diligent in the implementation and enforcement of policies relating to this initiative to ensure the City can meet or exceed the goal of reducing greenhouse gasses by 2050.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

OCTOBER 28, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: BSA Calendar No. 185-14-BZ
14 Wall Street, application to permit a physical culture establishment pursuant to Section 73-36 of the New York City Zoning Resolution

WHEREAS: The Vault Spa has filed an application with the Board of Standards and Appeals for a special permit to legalize a physical culture establishment at 14 Wall Street; and

WHEREAS: The physical culture establishment will provide various therapeutic and relaxation services such as massages, facials, waxing and body treatments; and

WHEREAS: The spa will be located within an existing 30-story commercial building and will have 9,870 square feet of floor area on cellar level “B” and 5,374 square feet of floor area on cellar level “C”. There will be a total of 15,244 square feet of floor area occupied by the spa; and

WHEREAS: The hours of operation will be 9:00 a.m. – 10:00 p.m., seven days a week; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends approval of a special permit to allow a physical culture establishment at 14 Wall Street for The Vault Spa.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

OCTOBER 28, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 88 Broad Street, OBBM LLC

WHEREAS: The applicant, OBBM LLC, d/b/a Broadstone Tap House applied for a restaurant liquor license for 88 Broad Street; and

WHEREAS: The square footage of the establishment is 3,500 with 35 tables and 104 seats; and

WHEREAS: There will be recorded background music; and

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

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

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

WHEREAS: The operation hours are 11 a.m. – 4 a. m. seven days a week; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the granting of beer license for OBBM LLC, *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

OCTOBER 28, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	14 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 41 John Street

WHEREAS: The applicant, Chopping Block, applied for a restaurant liquor license for 41 John Street; and

WHEREAS: The square footage of the establishment is 800 with 8 tables and 20 seats; and

WHEREAS: There will be recorded background music; and

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

WHEREAS: The applicant has stated that there are buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has stated that there are no establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 10 a.m. – 2 a. m. seven days a week; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of beer license for Chopping Block, *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

OCTOBER 28, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Completion of Route 9A

WHEREAS: Route 9A (also known as West Street or the West Side Highway) is a multi-modal, six to eight lane urban arterial highway, a continuous Class I bikeway, and continuous walkway. It carries cars, trucks, buses, bicycles, pedestrians, and various recreational users; and

WHEREAS: Route 9A is an important north and south-bound artery for vehicles, bicycles and pedestrians; and

WHEREAS: The portion between Albany and Liberty Streets on the eastern side of route 9A is still under construction; and

WHEREAS: The portion between Albany and Vesey Streets (roughly 5 city blocks) on the western side of route 9A is also still under construction which has meant that the bike lane has been closed for several years; and

WHEREAS: Groundbreaking for the West Thames Street Bridge has not happened yet; and

WHEREAS: Liberty Street pedestrian bridge over route 9A is still under construction, so there is heavy pedestrian traffic at the grade; and

WHEREAS: Simultaneous road repairs will reduce to a single lane for four years portions of lower Broadway, the community's primary south-bound roadway, so that the need for unencumbered alternative south-bound routes is especially critical; and

WHEREAS: CB1 understands that many agencies (NYS DOT, NYC DOT, PANYNJ, BPCA) and Brookfield are working on various portions of this complex infrastructure at grade and below grade; and

WHEREAS: CB 1 has currently 95 major public and private construction projects currently going on in 1.45 square miles; and

WHEREAS: CB 1 has expressed before its concern about the completion of this major project which will unify the east and west sides. The community specifically chose this project over the "West Street Tunnel" with the expectation that it would be completed sooner and minimize impact on the surrounding community; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 calls upon all relevant City and State agencies to come together for the prompt completion of this project, and

BE IT

FURTHER

RESOLVED

THAT: Restoration of the West Street bike lane is critical for pedestrian and bike safety since the bikers are forced to use the already crowded Esplanade and enter at the narrow Liberty ramp, and

BE IT

FURTHER

RESOLVED

THAT: Maintenance of the completed and to-be-completed Route 9A is resolved so that planted medians and edges are maintained in the manner in which they were envisioned.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 2 Opposed 0 Abstained 0 Recused

RE: Bogardus Plaza, application for design approval

WHEREAS: Pursuant to a resolution dated December 21, 2011, Community Board 1 (CB1) supported the creation of the permanent plaza known as the Bogardus Plaza located on Hudson Street between Chambers Street and West Broadway in 2011; and

WHEREAS: The next phase of the plan for Bogardus Plaza is to integrate the current pedestrian plaza with the adjacent gated garden to create a purpose-built community asset (the “Bogardus Capital Project”); and

WHEREAS: The Plaza was designed at two public community workshops from a prescribed DOT process and Mathews Nielsen, an approved city landscape architect, compiled the feedback to create the design; it will be on public space under the aegis of DOT and maintained by Friends of Bogardus Garden along with funding from the city, and

WHEREAS: Friends of Bogardus Garden has done extensive outreach to neighbors and held two community workshops to solicit input on the design, and

WHEREAS: The intention is to honor the memory of James Bogardus and to celebrate the historic site, while acknowledging that the neighborhood has changed and to look forward, and

WHEREAS: A new deck two steps up will be built out of recycled plastic lumber, the city not allowing endangered wood species to be used, and

WHEREAS: There will be cut granite cobble used for the walking surface, which is ADA-compliant, and stroller and high-heel friendly, and

WHEREAS: Landmark Grey tinted concrete with a graffiti-resistant coating will also be used, and

WHEREAS: An inlay of stainless steel or bronze will be set into the sidewalk to delineate the border between plaza and public sidewalk, and

WHEREAS: In connection with the proposed Bogardus Capital Project plan, additional and safer lighting will be installed, which will be designed in a manner that is respectful of neighbors, including by the use of lower lampposts with caps and fewer up lights than originally designed, and

WHEREAS: There will be no chairs on the platform, and

WHEREAS: There will be benches at ground level, permanent at the requirement of DOT, also using some recycled plastic lumber, with arm rests at a height useful for seniors, and

WHEREAS: There will be DOT wayfaring signage, trash and recycling bins and movable tables and chairs, and

WHEREAS: The existing bronze plaque on the fence honoring James Bogardus but with an incorrect date will be re-done in black iron and extensively re-written, and

WHEREAS: A clock of cast iron with a granite base will be set at the southern end of the plaza, to honor another of Bogardus's interests, and

WHEREAS: Concrete eggs, 3' long and 18"-24" high, will be placed around the plaza and on the platform, as a reference to the butter and egg history of the area, and as a playful element to involve children, and

WHEREAS: The Landmarks Committee in 2012 approved a standing clock, but of a different design, and there was some concern among committee members that this new clock was too plain, and

WHEREAS: The committee was split on the inclusion of the concrete eggs, some finding them witty and charming, others feeling large concrete eggs expressed more of a theme park than a historical context, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 recommends LPC approval of this application but with reservations about the inclusion of the concrete eggs in this historical context, and the design of the new clock; and asks that LPC give careful consideration to both of these elements.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 3 Abstained 0 Recused

RE: 346 Broadway/108 Leonard Street, application for rooftop penthouses, mechanical equipment, alterations to designated interior spaces and restoration of marble façades

WHEREAS: This is a complex application involving the alteration, renovation, addition to and, in some cases, outright relocation of spaces in and on a glorious individual New York City landmark, known as The Clock Tower Building, and

WHEREAS: Besides exterior designation, the two-block long structure is the only one in New York City to have four separate interior space designations, three of them on upper floors, and

WHEREAS: The monumental design, by McKim, Mead and White, was called "one of the most sumptuously fitted structures" anywhere, according to historian Christopher Gray quoting the 1897 New York Tribune, adding, "few of the Old World places ... can compare with its richness of architectural fibre and interior finish," and

WHEREAS: It must be noted that the re-privatization of this corner of New York City's treasured legacy and downtown Manhattan's pride is not the fault of the developer, who purchased the property as a result of the prior city administration's de-acquisitioning, and

WHEREAS: It also must be noted on the one hand that the developer received this building presumably without contingency or previous closed-door landmarks side agreements, and on the other that 346 Broadway has been falling into decrepitude for years and without the developer's current efforts there is no telling to what depth of decay the structure might have sunk, and

WHEREAS: The conversion proposal is drawn by Beyer, Blinder, Belle, with its own distinguished history of preservationist architecture, and

WHEREAS: The enormity of the application and the alteration scope is nevertheless daunting and distressing, and

WHEREAS: This resolution is broken into exterior and interior segments:

EXTERIOR

WHEREAS: The proposed removal of the Leonard Street fire escapes, which are of ornate wrought iron and were installed within two decades of the building's completion, is unacceptable, especially in conjunction with a rather cynical attempt to replace them with BALCONIES - not even setback terraces - hanging off the side of the building in order to create thousands of additional sellable square feet, despite the building's pre-existing 420,000 interior square feet, and

WHEREAS: Those balconies would each be 6 feet by 15 feet and there would be two sections of 10 balconies, and

WHEREAS: The proposed Leonard Street entrance elevation is sensitive and desirable, as is the marquee and lighting program, which will bring grace to a dark and foreboding street front long shrouded under scaffolding erected to prevent falling masonry from hitting pedestrians, and

WHEREAS: The parapet reconstruction and extensive exterior restorations are laudable, and much of the Catherine Lane and Lafayette Street ground floor infill improvements, including window and door penetrations, would be an improvement over existing conditions, and

WHEREAS: The grand Broadway entrance façade has suffered over time; the new plan would change from McKim, Mead and White's four doors in pairs of two, to two center doors with fixed side panels, and the window alignments and ornamentation above would be altered, and what can only be called inarticulate commercial doors surmounted by blank transoms and double-hung windows would be added at the north and south ends, disturbing the original composition, and

WHEREAS: Worse, "spite" gates would be installed at the center entrance and closed after 7:00 PM, which would likely be kept closed permanently at some point, to keep passersby from enjoying the open entry arcade, and

WHEREAS: All window frames would be replaced with aluminum sashes, which seems expedient but inappropriate in a building of this significance, and

WHEREAS: An entirely new 13th floor would be constructed, highly visible from the south, along with pop-up penthouse extensions, surrounded by gardens, and

- WHEREAS: The 13th floor and pop-up penthouses would be made almost entirely of sheer glass, and the assemblage looks somewhat as if a circa 1980s suburban corporate campus were plopped on top of the building, and
- WHEREAS: The entire eastern dome pavilion would be restored beautifully, and
- WHEREAS: The clock tower itself would have additional windows added, which is not an issue, nor are the altered and widened rooftop balustrades, and
- WHEREAS: The long-removed huge globe finial above the clock tower would be “reimagined,” potentially welcome and potentially dangerous, depending whose and what taste prevails, and
- WHEREAS: The loss of the clock tower bell gently ringing on the hour is mourned by the entire neighborhood; it has been sounding for a century and was made famous in the book “Humans of New York,” but one cannot expect the future owner of a four-story penthouse incorporating the clock tower to give that back to the community, and
- WHEREAS: Part of the landmark and development mandates are to keep the clock working; the clock needs to be wound manually every two weeks and has been maintained at least since the 1970’s by the same clock master, and
- WHEREAS: Testimony was given by a city preservationist official speaking as a private citizen expressing concern over the lack of any credible plan for maintaining the clock, and indeed a representative of the developer said there is no plan yet to do so, and
- WHEREAS: A directive must be put in place and enforced to keep the clock working.

INTERIOR

- WHEREAS: The Leonard Street lobby restoration seems appropriate, although the Community Board could not review every detail, and
- WHEREAS: What can be said of the individually designated second floor offices that are to be turned into someone’s bedroom? Although the entire history of the Landmarks Preservation Commission exists in the modern era, no one involved with designation could have contemplated socioeconomic changes allowing this rare, second-floor interior landmark to become a bedroom. It is almost satirical to think of its occupant coming to the Landmarks Preservation Commission for permission to put up wallpaper or a curtain bar, or for the L.P.C. to send out inspectors on a regular basis to make certain that the space hasn’t been redecorated in, say, the Scandinavian style, and

WHEREAS: As for the proposed removal of the designated fourth floor President's Office to a first floor private conference room, if this space is to be amputated from its intended place within McKim, Mead and White's scheme, then it should be incorporated into the main portion of the community space, so that it may be enjoyed by the public, unlike all the other designated interior spaces which will henceforth be off-limits, including the beloved Clocktower Gallery, the non-profit gallery founded by the legendary Alanna Heiss and which has been a Tribeca institution since the 1970s, and notwithstanding either technical difficulties, or other controversies involving size and location of the community space, and

WHEREAS: The relocation of one of the magnificent designated staircases to a more accessible location on the ground floor, near the entrance to the Banking Hall commercial space makes it more available to the public, and

WHEREAS: Its restoration is magnificent, but the glass shawl being added to one side of it for safety reasons is joltingly out of context, as is the design of the adjoining elevator enclosure, and

WHEREAS: The restoration of the breathtaking central wrought-iron and stone central staircase is to be applauded, and

WHEREAS: The proposed restoration and alteration of the designated Broadway corridor is quite beautiful, and

WHEREAS: The community board questions whether or not the relocation of the elevators is compromising the community center space, which has been reduced in size by approximately five thousand square feet since the initial proposal/presentation and it is requested that all possible alternatives are researched and considered to allow the community space to remain contiguous, now

THEREFORE
BE IT
RESOLVED

THAT: This application is one of the most complicated landmarks applications that Community Board No. 1 has reviewed since the beginning of this century, and the issues it presents are both design-related and ideological, concerning the contemporary meaning of landmarks designation and usage, and

BE IT
FURTHER
RESOLVED

THAT: It needs to be reiterated that there is much to admire in this proposal, not least of which is the developer's intent to bring back some glory to a crumbling monument, and

BE IT
FURTHER
RESOLVED

THAT: A tremendous amount of this proposal needs to be reconsidered, and it is too complex to simply approve or reject, and

BE IT
FURTHER
RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission consider the entirety of this resolution when ruling on the application.

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RESOLUTION

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 1 Opposed 0 Abstained 0 Recused

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

RE: Application to demolish structurally unsound Building 109, Governors Island

WHEREAS: The Governors Island Trust requested approval to demolish the structurally unsound Building 109 which is adjacent to Soissons Landing at the Island's main entry point, and

WHEREAS: Soissons Landing is a part of the Park and Public Space Plan, reviewed and approved by CB1 and LPC in 2012, and

WHEREAS: Soissons Landing is being redesigned to be a gateway with new landscaping and signage, and

WHEREAS: Building 109 was built in 1945 in a utilitarian style for storage by the US Coast Guard and has been unoccupied since 1994 and structural failures have rendered the building at risk of failure, and

WHEREAS: No adaptive reuse prospects are available to address immediate needs, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends LPC approval of this application to demolish Building 109 on Governors Island.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 1 Opposed 0 Abstained 0 Recused

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

RE: 195 Broadway

WHEREAS: This singular landmark restoration and reuse plan has been reviewed and approved by CB 1, and

WHEREAS: The applicant seeks to install a low handicapped access ramp and railings to a secondary entrance to the building, and

WHEREAS: The ramp will be composed of the same granite and bronze used throughout the building, and

WHEREAS: The ramp and railings will not attach to the building but rather abut the landmark, and

WHEREAS: The geometry of the railing relates to the other bronze fixtures of the building, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends approval of this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 1 Opposed 0 Abstained 0 Recused

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

RE: 211 West Broadway, application for new entrance platform and repairs to existing platform – Resolution

WHEREAS: The existing diamond plate entry platform is in an advanced state of deterioration and the underside is corroded, and

WHEREAS: Many round glass inlay vault lights are damaged, and

WHEREAS: The diamond plate will be repaired and most vault lights will be restored, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends LPC approval of this application for a new entrance platform and repairs to existing platform.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Renewing and strengthening New York State tenant laws

WHEREAS: In less than 9 months, on June 15, 2015, the state rent and eviction-protection laws will expire unless they are renewed by the legislature in Albany. Just as owner/developer lobbying groups such as the Real Estate Board of New York are seeking to weaken the laws, local residential advocacy groups such as Community Boards should start asking now for our elected officials to ensure that the tenancy of our community remains sustainable, allowing for a less transient and more rooted community; and

WHEREAS: In recent years and months, our area has lost hundreds of affordable housing units, specifically at Independence Plaza likely followed by Southbridge Towers, with many more threatened due to expiration of tax benefits given to developers. We have seen attempts to remove long-time artist loft tenants at 131 Duane Street using a 1997 demolition law. Our community has recently seen long-term market renters evicted to make way for condominiums as at the 342-unit 22 River Terrace. While some condominiums develop stable populations, many condominiums in the Lower Manhattan community become transient market rate rental communities, due to ownership of the units by absentee investors who rent the units; and

WHEREAS: In what appears to be a growing trend, condo conversions of stabilized towers such as the 443-unit Tribeca Park at 400 Chambers Street and the 340-unit Tribeca Point at 41 River Terrace have been reported with news of possible sales of both buildings. Current New York State laws impose restrictions when such stabilized buildings convert to condos, allowing all of those renting to stay and renew at stabilized rates, as long as they stay in the same unit; and

WHEREAS: In 1969, New York City enacted rent stabilization, a system that now covers over one million NYC units, over 5,800 in the CB1 area, and limits rent increases to amounts directed by the Rent Guidelines Board as a compromise between building owners and tenants. Such limits allow for a right to tenure, preserving neighborhood character and allowing people to invest in their community knowing that their ability to remain there is secure; and

WHEREAS: In June 2003 New York State law allowed owners of rent stabilized units to offer tenants a preferential rent, lower than the stabilized rent, and then upon lease renewal, raise the new rent to the previously allowable maximum registered rent *plus* the Rent Guidelines Board annual allowable increase (legal regulated rent). For example, a tenant with a one year lease paying a preferential rate of \$3,000/month for a 1-bedroom apartment with a legal stabilized rent of \$4,000/month could, at the end of the year, face a rent increase of 33% (\$1,000) *in addition to* the new year's limited percent rent increase set by the Rent Guidelines Board, and

WHEREAS: Such substantial increases clearly negate the benefit of the limited increases provided by the rent stabilization law; and

WHEREAS: New York City elected officials have made the retention of 120,000 units of affordable housing one of its top priorities; now

THEREFORE
BE IT
RESOLVED
THAT:

CB 1 strongly recommends that our New York State legislature and New York City elected officials renew and strengthen rent stabilization by addressing the following:

1. Affordable housing and stabilization coupled with applicable tax benefits: we request limiting expiration of affordable housing and stabilization by increasing the duration of both rent protection and applicable tax benefits to owners.
2. Market rental conversions: we request limiting the impact of market rent conversions and subsequent expulsion of tenants by making mandatory the offering of insider prices for tenants who wish to buy in, and full relocation services to tenants not wishing to buy in, but wishing to remain in the neighborhood and current school zone as renters.
3. Demolition-related removal of tenants: limit removal of tenants by reason of demolition to situations of full demolition and not permit eviction of rent regulated tenants by reason of interior gut demolition (phony demolition).
4. Mandating that preferential rent lease agreements use the lower preferential rent as the basis for future rent increases during the term of the tenancy, rolling back the effect of the preferential rent law of 2003.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

OCTOBER 28, 2014

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	7 Opposed	1 Abstained	0 Recused

RE: 346 Broadway/108 Leonard Street

WHEREAS: In June 2012, Community Board 1 (CB1) adopted a resolution regarding Uniform Land Use Review Procedure (ULURP) Application #C120267PPM (A.K.A. “Civic Center Plan”), urging disapproval of the Civic Center Plan ULURP unless the following conditions and modifications were satisfied:

1. A new K-5 school with 1200 seats and a middle school with preference for local residents are constructed within the CB1 District, either within one of the three Civic Center Plan Properties or in another CB1 District space;
2. The Economic Development Corporation (EDC) reissues the Request for Proposals (RFP) as a restricted sale RFP for the Civic Center Plan properties, requiring the inclusion of affordable, middle income housing, school seats (if the K-5 school referenced above is not built elsewhere within CD1), a senior services center and affordable commercial space for not-for-profit use;
3. The reissued RFP includes as part of its selection criteria the impact of the proposed uses on the CB1 community, including mitigation of adverse impacts;
4. The reissued RFP clarifies the status of the parking lot adjacent to 49-51 Chambers Street, which is part of the same tax lot as 49-51 Chambers, as either being included within, or excluded from the disposition; and

WHEREAS: The prior administration recommended that consideration of 1,200 school seats for the community board area be considered as a separate action from the disposition of the three properties; and

WHEREAS: In July 2013, the Manhattan Borough Board, under former Borough President Scott Stringer, adopted a resolution in support of the Civic Center Plan. CB1 abstained from this vote because no corollary action was recommended on the creation of school seats; and

WHEREAS: The July 2013 Borough Board resolution states,

“In response to the recommendations of the Task Force, Civic Center Community Group Broadway LLC has agreed to construct, fit out (up to \$2,000,000), and provide rent-free in perpetuity an approximately 15,700 square foot digital arts and media facility at 346 Broadway, which is intended to serve the youth demographic”; and

WHEREAS: According to the City and Manhattan Borough President’s Office, the community facility was to be located on the ground level of 346 Broadway; and

WHEREAS: A news release dated March 5, 2013 stated:

“Mayor Bloomberg Announces Agreement To Sell Two City-owned Buildings To Reduce Office Space And Further Increase Efficiency Of Government Operations, ‘...Through a competitive Request for Proposals, the Chetrit Group and the Peebles Corporation were selected to purchase 49-51 Chambers Street and 346 Broadway, respectively. As a part of the agreement and following extensive community input, the City worked with the Peebles Corporation to convert 16,000 square feet of 346 Broadway into a digital arts and media space dedicated to public use....”; and

WHEREAS: In May 2014, the New York Times published an interview with R. Donahue Peebles, chairman and chief executive of the Peebles Corporation, in which Mr. Peebles stated in regards to 346 Broadway, “...we are providing 15,000 square feet of community space for visual arts and community arts, and that will be on the ground floor”; and

WHEREAS: In early 2014, CB1 attempted to reach out to the current administration to get an update on the status of the 346 Broadway project, however, since the City did not provide further information, CB1 passed a resolution in July 2014 requesting that the NYC Department of Citywide Administrative Services (DCAS) and the Mayor’s Office attend CB1’s Planning Committee meeting to give an update on the community space at 346 Broadway, as well as on the relocation of the Summons Court from 346 Broadway; and

WHEREAS: In September 2014, a meeting on the community space at 346 Broadway was convened by Manhattan Borough President Gale Brewer, attended by CB1, Peebles Corporation, the Mayor’s Office, DCAS, EDC, Councilmember Margaret Chin, and representatives from Senator Daniel Squadron and Congressman Jerrold Nadler’s offices; and

WHEREAS: Although the community was expecting 15,700 square feet of functional space, the proposal (Exhibit A of the deed for 346 Broadway, attached) for the community space only contained 10,000 usable SF since the developer and the prior City administration agreed to a measurement standard based upon rentable SF which results in a loss of approximately 36% of usable space, and

WHEREAS: Due to a number of factors, including meeting the City's code for residential use ingress/egress and allowing public access to the second floor banking hall which the Landmarks Preservation Commission requested remain accessible to the public, Peebles Corp. has modified their plan to include lobby/reception space on the ground floor and move a portion of the community facility space to the cellar mezzanine; and

WHEREAS: The Peebles Corp's new proposal for the community space further reduces the value of the community facility space in that it consists of 6,650 usable SF (10,440 rentable SF) on the ground floor and 3,257 usable SF (5,113 rentable SF) in the cellar mezzanine; and

WHEREAS: The community would have fairly assumed a typical Loss Factor due to mechanical equipment and public ingress and egress is 10-15%, not a loss of 36%, particularly since no statements made to the public or the media ever qualified the square footage amount as "rentable"; and

WHEREAS: The new proposed space in the cellar does not have any windows and has lower floor to ceiling height, reducing the usefulness of the space; and

WHEREAS: Under the deed of the property from EDC to the Peebles Corp., the community space cannot be relocated from the ground floor without modification of the deed or consent of EDC; and

WHEREAS: CB 1 has still not received an update on the relocation of the Summons Court from 346 Broadway; and

WHEREAS: CB 1 has worked cooperatively with former Manhattan Borough President Scott Stringer, current Manhattan Borough President Gale Brewer, Senator Daniel Squadron, Assemblymember Deborah Glick, Congressman Jerrold Nadler, and Councilwoman Margaret Chin, throughout this project and between administrations to ensure that this community amenity is kept intact; now

THEREFORE
IT BE
RESOLVED

THAT: Unless a compelling showing is made that fire code, building code, Landmarks or other legal considerations require that a portion of the community space designated in Exhibit A to the deed for the property be made available for non-community space uses, CB 1 requests that EDC deny Peebles Corp.'s request to permit the relocation of any part of the community space from the ground floor and insist that the entire circled portion of the ground floor reflected in Exhibit A to the deed to the property be retained as the community space;

BE IT
FURTHER
RESOLVED

THAT: CB 1 is dismayed that there has been a significant loss in the community space's square footage from the 15,700 square feet promised to the roughly 10,000 square feet currently proposed, and in the value of that space if any portion of it is required to be relocated from the ground floor, and requests that the current City administration negotiate an agreement with Peebles Corp. that restores the value of the community space at 346 Broadway to that contemplated at the time of the ULURP action; and

BE IT
FURTHER
RESOLVED

THAT: CB 1 further requests that Peebles Corp. continue to work with the Downtown Community Television Center (DCTV) in order to maximize the utility of the community space; and

BE IT
FURTHER
RESOLVED

THAT: CB 1 believed, based on public official comments and press releases and media reports and the Borough Board resolution which was adopted during the prior administration, that the community would be receiving 15,700 square feet of functional, contiguous community space at ground level. The new proposal deprives the community of roughly a third of the originally agreed upon square footage, and would place a significant portion of the community space in a less desirable location, and, if such changes to the community space are to be made, the community must be compensated justly for this loss at more than the proposed \$2.5 million that was stated at the CB1 Planning Committee meeting on October 6, 2014; and

BE IT
FURTHER
RESOLVED

THAT: CB1 would like to create an open and transparent community process to discuss monetary compensation for shrinkage and relocation of community space and possible uses for those funds to ensure that the compensation is adequate and that it goes to cultural institutions in CD1; and

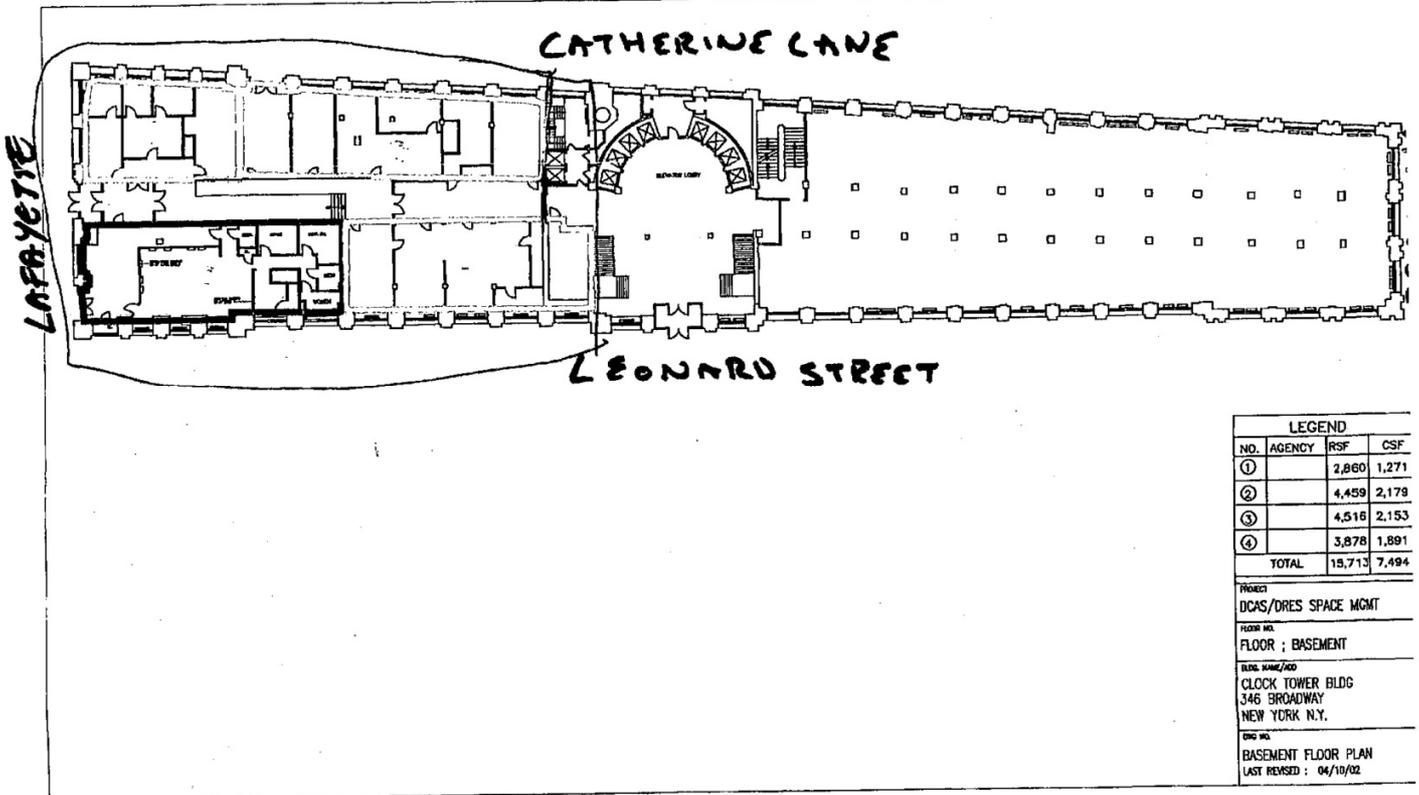
BE IT
FURTHER
RESOLVED

THAT: The guiding principles for the framework for the allocation of any money that is provided to the community due any decrease in value of the community space should be subject to a review by the Civic Center Task Force that was originally established, and should use the CB1 Budget Priorities and District Needs Report as a guide; and

BE IT
FURTHER
RESOLVED

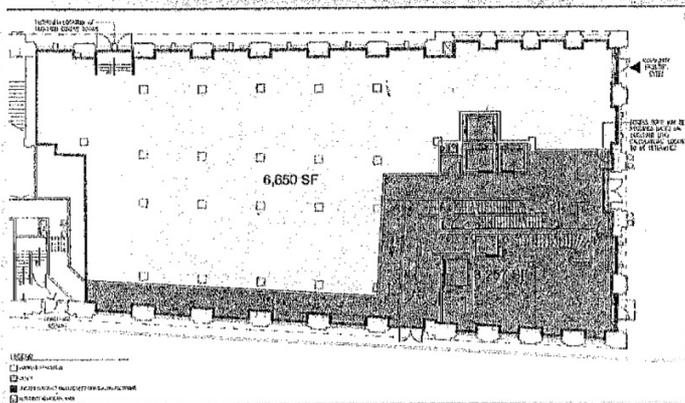
THAT: CB1 requests advance notification through a briefing, with the opportunity for community input, prior to the planning/move of the Summons Court for any possible location due to the importance and sensitivity of this facility.

ORIGINAL PROPOSAL (EXHIBIT A)



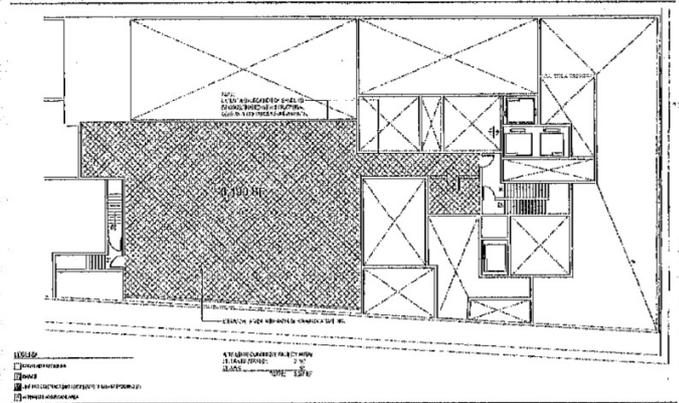
NEW PROPOSAL

New Proposal - Ground Floor



6,650 Usable SF = 10,440 Rentable SF

New Proposal – Cellar Mezzanine



3,257 Usable SF = 5,113 Rentable SF

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Peck Slip Park

WHEREAS: Peck Slip Park is bounded by South Street/East River from the east, Water Street from the west and bisected by Front Street, in the South Street Seaport Historic District; and

WHEREAS: Community Board 1 (CB1) wishes to thank all of the elected officials, including Assembly Speaker Sheldon Silver, District Office Director for Speaker Silver Paul Goldstein, State Senator Daniel Squadron, Councilmember Margaret Chin and Manhattan Borough President Gale Brewer, for their tireless work in rebuilding the Seaport Historic District in the wake of Hurricane Sandy; and

WHEREAS: CB1 also wishes to acknowledge the city agencies that have also worked to clear Peck Slip of debris, including the NYC Department of Transportation and the NYC Department of Parks and Recreation; and

WHEREAS: CB1 is also grateful for the planning work done on the park by the Lower Manhattan Development Corporation, the New York City Department of Parks and Recreation, Quennell Rothschild, George Trakas and previous CB1 members; and

WHEREAS: In 2007, after a lengthy public review process, a design for the park was approved; and

WHEREAS: Since then, there has been a dramatic demographic shift in the area, including a sizeable influx of families; and

WHEREAS: With limited City resources to maintain parks, CB1 is concerned about the upkeep of public space; and

WHEREAS: The neighborhood surrounding Peck Slip has been the beneficiary of new and unique parks, including De Lury Square, Pearl Street Playground, The Imagination Playground, Titanic Memorial Park, and The East River Waterfront redevelopment; and

WHEREAS: As the result of this demographic shift as well as the new and revitalized parks, the need for new neighborhood park area has changed since the design was approved; and

WHEREAS: Public open space with flexible public use is a premium in Community District 1 (CD1) since there is a shortage of such places, especially on the east side of the district; and

WHEREAS: The effects of Hurricane Sandy make it necessary to re-evaluate the resiliency of all construction in close proximity to the waterfront, including the ability to absorb water; and

WHEREAS: Until recently, Peck Slip was being used as a construction staging and storage area for the NYC Department of Design and Construction and the view corridor to the water was blocked by staging for the Brooklyn Bridge reconstruction; and

WHEREAS: Since the area was recently cleared of equipment and debris, residents and visitors have benefited from the flexibility of an open space plan that is conducive to community gatherings, including block parties, and allows for outdoor activities such as ball games, dog walking, picnicking and rollerblading; and

WHEREAS: An open space would re-connect Peck Slip to the East River, while preserving unobstructed views of the Brooklyn Bridge; and

WHEREAS: The parking policy along Peck Slip, both in the interim and in regards to the long-term plan, is unclear; now

THEREFORE

BE IT

RESOLVED

THAT:

The present incarnation of Peck Slip (without permanent plantings, trees, benches) has already begun serving residents and visitors in a variety of ways that could not have been predicted 7 years ago; and

BE IT

FURTHER

RESOLVED

THAT:

CB 1 respectfully requests the opportunity to work with the New York City Department of Parks and Recreation on a simplified, low-maintenance, flexible and resilient Peck Slip design with the potential to create a unique, active community space for the City of New York's South Street Seaport Historic District; and

BE IT

FURTHER

RESOLVED

THAT:

Finally, CB 1 requests that parking be restricted along Peck Slip, both in the interim and when the long-term plan is implemented.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 21 Ann Street, application for change in method of operation of a liquor license for Tre Monelli LLC

WHEREAS: The applicant, Tre Monelli LLC, is applying for change in method of operation of a liquor license to extend the hours of the existing license; and

WHEREAS: The current hours of operation are 11:30 a.m. – 11:00 p.m. Sunday – Wednesday, and 5:00 p.m. – 11:00 p.m. Thursday – Saturday; and

WHEREAS: The Committee and applicant have agreed to the bar service hours of 11:30 a.m. – 12:00 a.m. Sunday – Wednesday, and 11:30 a.m. – 2:00 a.m. Thursday - Saturday; and

WHEREAS: The restaurant is 3,200 square feet, including a dining area of 1,000 square feet with 22 tables and 48 chairs, a bar area of 900 square feet with 2 tables and 34 chairs, and a kitchen area of 700 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 synagogues or other places of worship within 200 feet of this establishment; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the granting of a change in method of operation of a liquor license to Tre Monelli LLC, *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 33 Peck Slip, application for a hotel liquor license for 33 Peck Slip Acquisition, LLC d/b/a The Jade Hotel Seaport

WHEREAS: The applicant, 33 Peck Slip Acquisition, LLC, is applying for a hotel liquor license; and

WHEREAS: The Committee and applicant have agreed to the hours of 11:00 a.m. to 12:00 a.m. Sunday through Wednesday, 11:00 a.m. to 1:00 a.m. Thursday & Friday, 10:00 a.m. – 1:00 a.m. Saturday, and 12:00 p.m. – 12:00 a.m. on Sunday, for a 6 month trial basis after which the applicant may revisit the Committee and request extended hours based on performance in the neighborhood; and

WHEREAS: The hotel will house a restaurant of 39,750 square feet, including a dining area of 607 square feet with 10 tables and 22 chairs, a bar area of 150 square feet with 21 chairs, and a kitchen area of 302 square feet; and

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

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

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

THEREFORE
BE IT
RESOLVED

THAT: CB 1 *opposes* the granting of a hotel liquor license to 33 Peck Slip Acquisition, LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 19 Fulton Street, application for a liquor license for B and T Fulton LLC d/b/a Ambrose Beer Garden

WHEREAS: The applicant, B and T Fulton LLC, is applying for a liquor license; and

WHEREAS: The Committee and applicant have agreed to the hours of 11:00 a.m. to 4:00 a.m. Sunday through Wednesday, 11:00 a.m. to 4:00 a.m. Thursday & Friday, 10:00 a.m. – 4:00 a.m. Saturday, and 12:00 p.m. – 4:00 a.m. on Sunday, for a 6 month trial basis after which the applicant may revisit the Committee and request extended hours based on performance in the neighborhood; and

WHEREAS: The restaurant is 15,210 square feet, including a dining area of 7,930 square feet with 53 tables and 346 chairs, and bar area of 7,280 square feet. All cooking will be done on food trucks; 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 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 B and T Fulton LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 18 Fulton Street, application for a liquor license for Superspace LLC d/b/a Ambrose Hall

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

WHEREAS: The Committee and applicant have agreed to the hours of 11:00 a.m. to 4:00 a.m. Sunday through Wednesday, 11:00 a.m. to 4:00 a.m. Thursday & Friday, 10:00 a.m. – 4:00 a.m. Saturday, and 12:00 p.m. – 4:00 a.m. on Sunday, for a 6 month trial basis after which the applicant may revisit the Committee and request extended hours based on performance in the neighborhood; and

WHEREAS: The restaurant is 1,344 square feet, including a dining area of 1,000 square feet with 21 tables and 30 chairs, a bar area of 250 square feet with 20 chairs, and a kitchen area of 64 square feet;

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 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 Superspace LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: STREET FAIR TASK FORCE

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Sponsorship of Street Fairs for Fundraising by CB #1 in 2015

WHEREAS: CB #1 adopted a resolution on January 17, 2006 establishing procedures to be following in connection with its future use of street fairs for fundraising, and

WHEREAS: The Chair of CB #1 appointed a task force of the Board (the “Street Fairs Task Force”) in 2006 to implement the new procedures, and

WHEREAS: In order for the Street Fairs Task Force to begin implementing the procedures for the following year, CB #1 must first vote affirmatively to raise funds by sponsoring street fairs in that following year, and

WHEREAS: The total amount to be raised by street fairs in 2015 and used by CB #1 to support its work is expected to be at least \$15,000 which amount would have to be replaced by some other source of funds in the event that the street fairs are discontinued in order to avoid an adverse impact on the work of the organization, and

WHEREAS: The Board deems it desirable to grant the Street Fairs Task Force some additional flexibility in determining whether it is necessary to again solicit bids from street fair promoters for the 2015 street fairs sponsored by CB 1, as was done for the 2014 street fairs sponsored by CB 1, and

WHEREAS: Under the by-laws of CB 1, the Street Fair Task Force will automatically dissolve one year from its creation unless continued by a resolution of the Board or the Executive Committee for a specified period of time, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 hereby (1) authorizes the sponsorship of street fairs by CB 1 in 2015 to raise funds to support the work of the organization, (2) extends the existence of the Street Fairs Task Force for an additional year, subject to the appointment of members by the Chair of CB 1 as provided by the by-laws, and (3) grants the Street Fairs Task Force the authority to determine whether it is appropriate to solicit bids from street fair promoters for the 2015 street fairs sponsored by CB 1, following an evaluation by the Street Fairs Task Force of (a) the manner in which the current promoter has performed its obligations with respect to the 2014 street fairs and (b) any proposal that promoter may choose to make to conduct the 2015 street fairs, and

BE IT
FURTHER
RESOLVED

THAT: The Street Fair Task Force will ask the promoter of its street fairs in 2015 to ensure that all of its personnel working at the fairs sponsored by CB1 are able, when asked, to name the sponsoring organization and to direct questions to on-site management.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	9 Opposed	0 Abstained	0 Recused

RE: Support for the current plans to re-design Bogardus Plaza

WHEREAS: Pursuant to a resolution dated December 21, 2011, Community Board 1 (CB1) supported the creation of the permanent plaza known as the Bogardus Plaza located on Hudson Street between Chambers Street and West Broadway in 2011; and

WHEREAS: The next phase of the plan for Bogardus Plaza is to integrate the current pedestrian plaza with the adjacent gated garden to create a purpose-built community asset (the “Bogardus Capital Project”); and

WHEREAS: An emergency vehicle lane will remain in place to service emergencies in the buildings bordering the plaza; and

WHEREAS: The plaza has been successfully maintained for the last four years and will continue to be maintained by the Friends of Bogardus Garden (“FBG”); and

WHEREAS: FBG has the support of local businesses including Kings Pharmacy, Accapella Restaurant, and Morgan’s Market; and

WHEREAS: FBG has agreed to clean the sidewalk along Hudson Street bordering the BCP twice daily whenever the plaza is open and to monitor chair placement to ensure that chairs and tables are not moved onto sidewalks in front of neighboring buildings; and

WHEREAS: A future potential sub-concession will require a public hearing administered through the New York City Franchise and Concession Review Committee (“FCRC”); and

WHEREAS: FBG has represented that it will report to CB1 regarding any proposed sub-concession in coordination with its application to the FCRC for approval; and

WHEREAS: FBG has represented that alcoholic beverages will not be sold as part of a future concession; and

WHEREAS: In connection with the proposed Bogardus Capital Project plan, additional and safer lighting will be installed, which will be designed in a manner that is respectful of neighbors, including by the use of lower lampposts with caps and fewer uplights; and

WHEREAS: FBG has provided for a representative of One Hudson to have an observer seat on their board throughout the re-design of Bogardus Plaza in those areas where such new design impacts the functioning of their building; and

WHEREAS: There is a need for the City to place signage in the plaza to limit the liability of neighbors, to discourage unwanted activities, and to delineate the existing curb with a bronze or stainless steel strip or markers inlaid in the sidewalk surface or in such other manner as may be acceptable to the New York City Landmarks Commission; and

WHEREAS: FBG has raised over \$315,000 in private contributions from the community to support the BCP; and

WHEREAS: The design of the Plan will be reviewed by the Landmarks Committee of CB1 and a recommendation will be submitted to the Landmarks Preservation Commission; now

THEREFORE

BE IT

RESOLVED

THAT: Subject to compliance with the foregoing representations and covenants, CB1 supports the proposed design for the further development of Bogardus Plaza in connection with the BCP; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 urges the City to restore the prohibition on City-owned vehicles using placards to park along the Reade Street side of the BCP and to help ensure that the BCP is clean and free of rodents to the extent possible; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 urges the City to make sure that sufficient funding is in place to maintain the BCP in future years without the possibility of a shortfall.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	2 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	1 Recused

RE: 67 Murray Street, application for a liquor license for Kinjo Inc. d/b/a Gunbae

WHEREAS: The applicant, Kinjo Inc. d/b/a Gunbae is applying for a restaurant liquor license; and

WHEREAS: The applicant will stop serving alcoholic beverages at 12 a.m. Sunday through Thursday and 1 a.m. Friday and Saturday; and

WHEREAS: The total area of the restaurant is 4,000 square feet; and

WHEREAS: There is a maximum allowed occupancy of both floors of 180 people; and

WHEREAS: Karaoke will be featured on the basement level and there will not be a dance floor or dj on that level; and

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

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

WHEREAS: Residents of nearby buildings on this residential side street attended the two Tribeca Committee (the Committee) meetings where this proposed establishment was discussed to request more detailed sound-proofing information and final plans for the space; and

WHEREAS: Residents of both 67 Murray Street and neighboring buildings have experienced serious noise issues from previous establishments in this space; and

WHEREAS: The applicants appeared at two meetings of the Committee, and said at the first meeting that they would abide by CB1's definition of background music as music heard neither by neighbors or outside the establishment; and

WHEREAS: The Committee at the first meeting described previous noise problems in Tribeca's small brick and wood joist buildings, despite promises by licensees, and requested detailed sound-proofing plans, but instead were presented at the second meeting with a general approach by the highly respected firm CERAMI, with no clear promise that CERAMI would be hired or its recommendations followed; and

WHEREAS: The committee again asked that specific plans be submitted, prior to the CB1 Board meeting, and a commitment to implement them given; and

WHEREAS: CERAMI then submitted recommendations to address the noise suppression on the ground and cellar floors by installation of the following:

- Sound Barrier Ceilings
- Interior Sound Rated Walls
- Furred Partitions
- Doors & Acoustic Seals
- Acoustic Floor Underlayments; and

WHEREAS: These plans, however, were not specific as to which options would be used, giving for instance a range of wall options of anywhere from 30 to 55 dbs sound reduction, and there was still no commitment to implement the plans; and

WHEREAS: The Committee at the first meeting also requested corrected floor plans showing a second means of egress and ADA compliant bathrooms, which were not included in the initial plans, despite being presented with DOB-stamped plans which had apparently been self-certified; and

WHEREAS: The floor plans presented at the second meeting were still not complete and we asked that final plans be given to us prior to the CB1 Board meeting; and

WHEREAS: The final floor plans then submitted had yet to be approved by DOB and, according to a public member of the Committee who is an architect with experience obtaining hundreds of approvals for restaurants, were highly unlikely to be approved due to different ADA and egress issues, plus the use/location of a spiral staircase; and

WHEREAS: These plans still showed seven Karaoke rooms in the basement, although the Committee had been promised that the number would be cut from seven to four; 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: Given the problematic location of a karaoke bar on a small residential side street, noise problems caused in the past by establishments located at 67 Murray, and the inability of the applicants to provide complete floor plans and a commitment to a soundproofing plan; now

THEREFORE

BE IT
RESOLVED

THAT: CB 1 opposes the granting of a liquor license to Kinjo Inc. d/b/a Gunbae at
67 Murray Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 56 Reade Street, application for restaurant liquor license for Grazin’
Tribeca LLC

WHEREAS: The applicant, Grazin’ Tribeca LLC has applied for a restaurant liquor
license; and

WHEREAS: The proposed hours of operation of this establishment are 12 p.m. to 12
a.m. Sunday through Thursday and 11 a.m. to 1 a.m. Friday and Saturday;
and

WHEREAS: The total area of the restaurant will be 1,800 with a public assembly
capacity of 75; and

WHEREAS: There will be background music only; and

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

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

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

WHEREAS: The applicant has 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 to Grazin’ Tribeca LLC
unless the applicant complies with the limitations and conditions set forth
above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 33 Leonard Street, application for renewal of sidewalk café license for TK Rest. Corp.

WHEREAS: The applicant, TK Rest Corp. has applied for renewal of an unenclosed sidewalk café license for 15 tables and 31 seats; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB 1 approves the renewal of the sidewalk café license for 33 Leonard Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 329 Greenwich Street, application for sidewalk cafe license for 329
Greenwich Street, LLC d/b/a Telepan Local

WHEREAS: The applicant, 329 Greenwich Street, LLC has applied for an unenclosed
sidewalk café license for 7 tables and 11 seats; and

THEREFORE

BE IT

RESOLVED

THAT: CB 1 approves the sidewalk café license for 329 Greenwich Street, LLC
d/b/a Telepan Local.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE*:	4 In Favor	2 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

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

RE: Application for newsstand at southeast corner of Canal and Watts Streets

WHEREAS: Satinder Pal Kaur (“the Applicant”) has applied to the Department of Consumer Affairs for a license to operate a newsstand at the southeast corner of Canal and Watts Streets; and

WHEREAS: A group of residents and property owners from the adjacent building attended the Tribeca Committee meeting at which this application was discussed to strongly oppose it; and

WHEREAS: The actual proposed location of the newsstand as represented by applicant in a rendering, is on the south side of Canal Street approximately 40’ away from the corner of Watts Street going west; and

WHEREAS: The newsstand would be located at the approach to the entrance to the Holland Tunnel, and

WHEREAS: Canal Street between Watts Street and Greenwich Street has been the location of numerous traffic accidents, and there is much gridlock and “blocking the box” which are unsafe for pedestrians; and

WHEREAS: The southern east-bound traffic lane is for “through traffic” and vehicles often drive at high speeds; and

WHEREAS: This area has low foot traffic and there were concerns raised by the local residents in attendance that it would be too tempting for vehicles to stop on a main thoroughfare to purchase items, creating dangerous conditions; and

WHEREAS: The east-bound Watts Street approach to Canal Street is at an angle and there is a stop sign requiring vehicles to stop at the corner before continuing onto east-bound Canal Street; and

WHEREAS: Also of concern to the local residents is that the placement of the newsstand would partially obscure the sightline of oncoming east-bound Canal Street traffic to a vehicle pulling up to or waiting at the stop sign at east-bound Watts Street; now

THEREFORE
BE IT
RESOLVED

THAT: Based on the foregoing objections and concerns, CB 1 rejects the application for a newsstand at the southeast corner of Canal and Watts Streets as presented.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2014

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

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

RE: The proposed re-siting of The Peck Slip School (02M 343) from building M860 to a new building M343 in the 2015-2016 school year

WHEREAS: The New York City Department of Education (DOE) is proposing to re-site The Peck Slip School to a new building, to be known as building M343, beginning in the 2015-2016 school year; and

WHEREAS: A “re-siting” means students will attend classes in a different building than the one in which they attended classes in the previous year. The School Construction Authority (SCA) is currently constructing M343 and is planning to have the building ready for occupancy in September 2015; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 supports the proposed re-siting of The Peck Slip School and asks DOE and SCA to insure that the move is not delayed.