

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	1 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	3 Abstained	0 Recused

RE: 4 River Terrace, application for new beer and wine license for Birdbath Neighborhood Green Bakery

WHEREAS: The applicant, Birdbath Neighborhood Green Bakery, proposes to operate a wine and beer license, and

WHEREAS: The proposed establishment is a restaurant, and

WHEREAS: The total square footage of the restaurant is 1,125 sq. ft, and the number of tables is 7 with 14 seats, and

WHEREAS: The applicant does not intend to operate a separate bar, and

WHEREAS: The establishment proposes to be open from 7:00 am to 10:00 p.m. Sundays through Thursdays, (closing time to be 10:00 p.m. Sundays) and 8:00 a.m. to 11:00 p.m. Fridays and Saturdays, with bar service hours being noon to 10:00 p.m. Sundays through Thursdays (8 p.m. Sundays) and noon to 11:00 p.m. Fridays and Saturdays, and

WHEREAS: There will be recorded background music only, and

WHEREAS: The applicant intends to apply for a sidewalk café license, which would have 6 tables with 4 seats each, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the wine and beer license application for Birdbath Neighborhood Green Bakery.

COMMUNITY BOARD #1 - MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

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

RE: Amendment of CB #1 By-Laws Regarding Voting Requirement for Board Action and Quorum Requirement for a Committee or Task Force

WHEREAS: The By-Laws of CB #1 state that said By-Laws “shall conform to all New York City Charter provisions pertaining thereto, as well as to other federal, state and local laws and regulations”, and

WHEREAS: The By-Laws of CB #1 currently provide that all actions of CB #1 shall be decided by the vote of a *majority of those members present and voting*, which provision is in conflict with the requirements of the New York City Charter that the vote of a *majority of the members present and entitled to vote during the presence of a quorum* is the appropriate standard applicable to the act, determination or decision of a community board, and

WHEREAS: The By-Laws of CB #1 currently provide that a quorum for any committee or task force shall be *one-third* of the membership of that committee or task force, which provision is in conflict with the requirements of New York State law that a *majority* of said membership is required for a quorum, now

THEREFORE

BE IT

RESOLVED

THAT: Section V.C.2. of the By-Laws of CB #1 is hereby revised and amended to conform to the requirements of the New York City Charter by changing the sentence to read as follows, with deleted language indicated by [brackets] and added language indicated by underscoring:

“All actions shall be decided by a majority vote of those members present and [voting] entitled to vote during the presence of a quorum”, and

BE IT

FURTHER

RESOLVED

THAT: Section VI.C. of the By-Laws of CB #1 is hereby revised and amended to conform to the requirements of New York State law by changing the sentence to read as follows, with deleted language indicated by [brackets] and added language indicated by underscoring:

“Committee and task force meetings shall be conducted under the same procedures as Board meetings, [except that] and a quorum shall be [one-third] a majority of the membership of any committee or task force.”

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 18, 2008

COMMITTEE OF ORIGIN: EXECUTIVE

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

RE: Application for 421-a Tax Abatement by Forest City Ratner for 8 Spruce Street Development

WHEREAS: Forest City Ratner (FCR) is developing a project (the Project) at 8 Spruce Street in Community Board One (CB#1) in Manhattan that is planned to include 902 residential units as well as a public school, office space for New York Downtown Hospital and other accessory uses, and

WHEREAS: FCR has applied to the New York City Department of Housing Preservation and Development for tax benefits pursuant to Section 421-a of the Real Property Tax Law and Sections 11-245 and 11-245.1 of the Administrative Code and the Rules of the City of New York, and

WHEREAS: The rules governing 421-a tax benefits will change at midnight on Wednesday, June 18, and

WHEREAS: Under the present rules governing 421-a tax benefits, FCR is entitled to a tax abatement with a 20 year duration, with full benefits for twelve years and diminishing benefits for eight years, and

WHEREAS: Under the rules that will go into effect at midnight on Wednesday, June 18 and supersede existing rules, FCR would be entitled to a tax abatement for this project with a 10 year duration, with full benefits for two years and diminishing benefits for eight years, and

WHEREAS: In return for receiving the tax benefits, FCR would agree to limits on the initial rents in all residential units and would agree to limit rent increases to the amounts that the New York City Rent Guidelines Board authorizes for rent stabilized apartments with a surcharge up to 2.2%, and

WHEREAS: The schedule of initial rents included by FCR in the application proposes rents in a range from over \$4,000 to well over \$15,000, which would put these units well out of the range of what is generally considered to be affordable, and

- WHEREAS: CB#1 strongly supports the development of housing that would be available at far lower rents than the proposed starting rents in the Project, and we are therefore concerned that these units and proposed limits on increases will not enable people to live in Lower Manhattan who otherwise would not be able to do so, and
- WHEREAS The rules governing 421-a tax benefits provide for a 45 day review period for review by the Community Board in which a project is located, and
- WHEREAS CB#1's 45 day review period for FCR's Project began on Friday, June 13 when CB#1 received a copy of the 421-a application, and
- WHEREAS: If CB#1 takes its full 45 day review period, the Project would not be able to receive benefits under the present 421-a regulations, but would instead be able to receive significantly less valuable benefits under the new regulations which take effect at midnight on Wednesday, June 18, and
- WHEREAS: CB#1 typically conducts internal office review of 421-a applications in its district to ensure that projects are eligible for the as-of-right benefits available under the 421-a program, and
- WHEREAS: CB#1 worked very hard to successfully advocate for the inclusion in the Project of a school that will have 630 desperately needed seats for the board's population of children which is growing at an extremely rapid rate and believes it is critically important for this school to be built as quickly as possible, and
- WHEREAS: New York Downtown Hospital is the only hospital in Lower Manhattan and it is extremely important to CB#1 that its facilities expand and improve to meet the needs of the rapidly growing population and CB#1 believes the presence of the planned ambulatory care facility in the Project would help address the health needs of the Lower Manhattan community, and
- WHEREAS: On July 30, 2007, Lisa S.J. Yee, the Director of Tax Incentive Programs at HPD, submitted Declaratory Ruling No. 1884 concluding that based on the information submitted by FCR, the Project' is eligible for a construction period partial tax exemption and a 20 year post-construction partial tax exemption, as provided by Section 421-a," subject to conditions spelled out in the Declaratory Ruling, and
- WHEREAS: The Declaratory Ruling by HPD spells out all of the criteria for the 421-a program and demonstrates that the Project meets all of the applicable criteria, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 objects to the regulations governing the 421-a tax abatement, which permit a project to receive tax abatements in return for limiting rents to levels that are still far above what we consider affordable and appropriate for a building receiving substantial government assistance; and

BE IT  
FURTHER  
RESOLVED

THAT: Although the Project may meet the technical criteria established in the Rules, CB#1 cannot support this use of public funds that does not limit rents to affordable levels, and

BE IT  
FURTHER  
RESOLVED

THAT: CB#1 encourages HPD to carefully weigh our input before making a decision on this application for 421-a tax benefits, and

BE IT  
FURTHER  
RESOLVED

THAT: The Project will be receiving Liberty Bonds, which were granted because the school was included in the Project, and as such the school should not be jeopardized due to the decision on the 421-a application.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 15 Gold Street, application for on-premises liquor license for Olver Todd LLC

WHEREAS: The applicant seeks an on-Premise Liquor License for Oliver Todd LLC, at 15 Gold Street, and

WHEREAS: The applicant intends to open a restaurant within a hotel at this location, and

WHEREAS: The applicant owns and operates many other restaurants including Olives at the W hotel in Union Square, and

WHEREAS: The proposed hours of operation for food service are 7 a.m. to 11 p.m. Monday through Thursday, 7 a.m. to midnight on Friday and Saturday, and 7 a.m. to 10 p.m. on Sunday, with bar service from 11 a.m. to 2 a.m. Monday through Thursday, 11 a.m. to 4 a.m. on Friday and Saturday, and 8 a.m. to midnight on Sunday, and

WHEREAS: The applicant will have background music, and

WHEREAS: The space has a total square footage of 1,720, with a dining area of 1,583 square feet, and

WHEREAS: The applicant will not seek a cabaret license, and

WHEREAS: The applicant will not seek a sidewalk café license, and

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

WHEREAS: The applicant has identified fourteen other establishments with some type of liquor license within 500 feet of this location, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the liquor license application by Oliver Todd LLC,  
at 15 Gold Street, subject to compliance by the applicant.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 25 Broadway, LPC application for installation of exterior plaque and interior modifications within Great Hall and adjacent space

WHEREAS: The building, located at 25 Broadway on Bowling Green, was built between 1917 and 1921 and designed in the Renaissance Revival style by Benjamin Wistar Morris, architect, and Carrere & Hastings, consulting architects, and

WHEREAS: Built as a ticket office for the Cunard Passenger Ship Line, the grand interior of the Great Hall, which features a dome reaching 68 feet at its highest point, shows how the popular Beaux Art style was adapted to a new use. The architect collaborated with muralist Ezra Winter to produce a decorative program focused on shipping themes, set within a huge vaulted space that recalls Roman bath buildings. According to [www.nyc-architecture.com](http://www.nyc-architecture.com), the design is awash in things marine: starfish, seahorses, shells, sirens, an albatross, and the vessels of Columbus and others, which are all celebrated in paintings, murals, and medallions. This grandly presented theme underscores the power and reach of the Cunard Line when its new headquarters opened in the first four floors of the building 1919, and

WHEREAS: In contrast to the ceremonial Great Hall, the exterior of the building is a simple Renaissance facade topped with a relatively undistinguished high-rise, and

WHEREAS: The Great Hall was converted into a branch of the U.S. Postal Service in 1977, has been vacant for a number of years and is now planned to be used as an event space, and

WHEREAS: The application covers the proposed installation of two bronze exterior plaques identifying the Great Hall and designed to complement existing bronze doors and minimally visible exterior lighting; interior modifications within the Great Hall including HVAC and interior lighting programs as well as restoration of existing details on walls, ceilings and floors, the installation of new stone floors and carpeting in areas where

original travertine flooring was removed during the conversion to a Post Office, the reuse of remaining straight portions of the original ticket counters in adjacent spaces, and certain other modifications, and

WHEREAS: The HVAC program involves the installation of new venting and grills in certain locations and the removal of venting and grills previously installed in lower sections of the stone walls and restoration of the stone walls, and

WHEREAS: The lighting program involves the installation of light rings in each of the three main sections of the space including the Great Hall, which will provide both up and down lighting and will be installed in a minimally invasive manner avoiding any connections or brackets in the painted ceilings, and

WHEREAS: Some members of the Committee expressed concern about the appearance of light rings, which seemed to be very prominent in the renderings, and asked that consideration be given to modifying the design or finishing them in a color that would make them blend in better with the background, and

WHEREAS: The Committee otherwise agreed that the proposed modifications were respectful of the historic design of the building and would not detract from the exterior appearance of the building while significantly enhancing the interior appearance of the Great Hall, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 recommends that the Landmarks Preservation Commission approve the application subject to the consideration stated above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	2 Opposed	0 Abstained	0 Recused
BOARD VOTE:	16 In Favor	20 Opposed	2 Abstained	0 Recused

RE: 377 Greenwich Street, LPC application for legalization of existing penthouse

WHEREAS: The building, located at the corner of Greenwich and North Moore Streets, is a newly-built hotel adjacent to the Tribeca Film Center, and occupies a formerly underutilized vacant lot, and

WHEREAS: The application covers the proposed legalization of the design of the roof on the existing penthouse structure located on the top floor of the hotel, and

WHEREAS: The original design was for a hipped roof whereas the roof as built has a Mansard design with standing copper seams surrounding a flat center roof, which enhances the usefulness of the penthouse space below, and

WHEREAS: The Mansard roof is only minimally more visible from the street than the original hipped roof design, and

WHEREAS: Certain elements of the original design of the hotel were modified after the design of the entire building was reviewed and approved by the Committee and the Landmarks Preservation Commission, and

WHEREAS: The applicant subsequently appeared before the Tribeca Committee and obtained approval from the Bureau of Standards and Appeals to increase the FAR of the building but did not return to this Committee or the Landmarks Preservation Commission for review and approval of the modified roof design, and

WHEREAS: The applicant acknowledged that the failure to obtain prior approval for the modified roof design was a mistake and expressed regret for this oversight, and

WHEREAS: Some members of the Committee expressed concern about the process of legalizing the design of a structure that was built without obtaining required approvals; however, the Committee noted that the applicant

asserted that the oversight was not intentional and was an honest mistake; that the design would most likely have been approved in the first instance if reviewed as part of the original application; and that the Committee strongly supported the overall design of the building and found at the time was historically appropriate for the block, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 recommends that the Landmarks Preservation Commission approve the application.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 11 Hubert Street, LPC application for alteration of window bays

WHEREAS: The building was originally constructed as a one-story garage in 1964, to which an additional story with office spaces was added in 1984, and

WHEREAS: The application covers the removal of certain existing doors and windows and the proposed installation of new windows in existing bays on Collister Street and one bay on Hubert Street to match existing windows on the second floor of the building; the remaining bay will continue to serve as a garage entrance and the existing garage door will remain, and

WHEREAS: The Committee agreed that the proposed modifications were unobjectionable, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 recommends that the Landmarks Preservation Commission approve the application.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE	4 In Favor	2 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	TABLED			

RE: New York City policy on granting access to individuals with service animals in public places

WHEREAS: The most commonly recognized use of a service animal is as a guide dog for a visually impaired person, but the reality is that many individuals make use of service animals to mitigate the effects of a variety of physical and psychological disabilities, and

WHEREAS: Because many of these disabilities are “invisible,” these individuals are often denied access or encounter difficulty when seeking access to public places (such as stores, restaurants, office buildings, court houses, post offices, and the New York City transit system) as they move around the city, and

WHEREAS: Lack of widespread public awareness about the rights of this group often leads to discriminatory practices, and

WHEREAS: This is compounded by a lack of clarity in the New York City Human Rights Commission (HRC) policy, which requires “a reasonable accommodation to allow access to the disabled,” but does not define “reasonable,” and

WHEREAS: Furthermore, the HRC has never provided a written policy addressing how it interprets City Human Rights Law as it pertains to service animal users, and

WHEREAS: Rather than implementing a widespread policy, HRC handles individual complaints on a case-by-case basis, which results in more discrimination and difficulties for these individuals than would result under such a policy, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 supports New York State Assembly Member Deborah Glick's effort to request that the HRC clarify whether its interpretation of City law pertaining to service animal users conforms to State and Federal law, which make the rights of these individuals clear, and if it doesn't conform, bring it into conformance with State and Federal law, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 further requests that the HRC create, implement and enforce a clear written policy addressing how it interprets City Human Rights Law as it pertains to service animal users, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 further requests that this policy be at least as strong as State and Federal law so that the policy guides the decisions of people with authority to grant access to public places rather than continuing the current practice, which results in the HRC addressing complaints on a case-by-case basis, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 further requests that the HRC clarify its interpretation of City Human Rights Law as it pertains to service animal users—specifically clarifying the phrase “a reasonable accommodation to allow access to the disabled,” and any other language that pertains to service animals and their users, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 further requests that the HRC train all applicable City employees about the civil rights of service animal users to comply with the policy and offer training to the public at large so that both public and private individuals with the authority to grant access can make informed and sensitive decisions about granting these individuals access to the city's public places.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

BOARD VOTE: 43 In Favor 0 Opposed 1 Abstained 0 Recused

RE: Bike Path at the North End of City Hall Park

WHEREAS: Bicycling is a mode of transportation that promotes health and is environmentally-friendly and therefore is a mode of transportation that the City of New York wishes to encourage, and

WHEREAS: Building a robust bicycle network to improve the safety, convenience and attractiveness of cycling as a mode of transportation is a priority of the City of New York, and

WHEREAS: The expansion and improvement of the bicycle network is codified in PlaNYC, the long range plan for the City of New York, and

WHEREAS: Making safe and direct connections between heavily used segments of the bicycle network is essential to making bicycle transportation a viable and attractive means of moving about the City, and

WHEREAS: A safe and convenient eastbound bicycle route is needed to connect the Hudson River Greenway to the Brooklyn Bridge, two of the most popular facilities for recreational and commuter cycling in the City, and

WHEREAS: Warren Street is wide enough to support a bicycle lane, has low motor vehicle volumes, light truck loading activity and provides the most direct connection to the Brooklyn Bridge promenade via the north path of City Hall Park, and

WHEREAS: The path aligned with Warren Street has not been shown to be wide enough to support shared bicycle, a sitting area and pedestrian travel, and

WHEREAS: The Department of Transportation, in conjunction with the Department of Parks and Recreation, has not shown the bicycle symbol pavement markings, signs to the Landmarks Committee, and these signs will lessen the aesthetic quality of the Park, and

WHEREAS: The Department of Parks and Recreation has not shown that the Park Enforcement Patrol officers will be able to enforce against reckless

cycling and wrong-way cycling in the park when the project is implemented, and

WHEREAS: Residents of the area recommended that the Department of Parks and Recreation not remove or relocate any benches, encourage reduced bicycling speed and dismounting of bicycles, discourage skateboarding and make signage more visible; and

WHEREAS: Bike Riders can now dismount and walk through the Park, making this proposal unnecessary, and

WHEREAS: The City has not enforced the no-parking laws against placard cars currently parking on the existing bike path on the eastern side of the park or against the row of parked cars (or television vans) on the north side of Chambers Street, and hasn't looked into an alternative route that would wrap along Chambers Street, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 disapproves of the proposal to create a Bike Path in between the Tweed Courthouse and City Hall until the Department of Transportation and Department of Parks and Recreation return to CB#1 with a plan that satisfies the conditions and recommendations set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	3 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	14 In Favor	30 Opposed	0 Abstained	0 Recused

RE: Summer Streets Program

WHEREAS: The Department of Transportation plans to close north bound and south bound traffic on Lafayette Street, Fourth Avenue and Park Avenue to 72<sup>nd</sup> Street on three Saturday mornings in August (August 8, August 16 and August 23) from 7:00 am to 1:00 pm, and

WHEREAS: The purpose of this pilot program is to encourage greater use of city streets by pedestrians, shoppers, tourists, children playing and bicyclers, and

WHEREAS: Similar programs have been highly successful when implemented in European cities, other American cities and on Museum Mile in New York City, and

WHEREAS: Traffic on Saturday morning is comparable to Sunday but there are less competing events and street closures, and

WHEREAS: There will be no street fairs and no additional street vendors will be allowed, and

WHEREAS: All efforts will be made to avoid film shoots at these times, and

WHEREAS: Some cross-town streets will remain open to traffic, and

WHEREAS: Advance notification will be given to all affected areas in an effort to mitigate potential problems, and

WHEREAS: Residents of the area affected expressed concern with the volume of traffic to be detoured and the impact of tour buses and construction projects on already over crowded streets, and

WHEREAS: The Department of Transportation will develop and publicize a detailed detour plan, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 supports the Summer Streets Program provided that the Department of Transportation complies with the conditions set forth above, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 asks the Department of Transportation to report back to it any adverse affects the program may have this year before it is implemented again in the future.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	4 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 259 Front Street, application for liquor license for Cowgirl Sea Horse, Inc.  
d/b/a Cowgirl Seahorse

WHEREAS: The applicant, Cowgirl Seahorse, Inc, proposes to operate an on premise  
liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 1,200 sq. ft, and the public  
assembly capacity is 65, and the number of tables is 12 with 50 seats, and  
the bar has 1 table with 12 seats, and

WHEREAS: The establishment proposes to be open from noon to 11 pm on weekdays  
and 10:00 am to midnight on weekends, and

WHEREAS: There will be background music only with appropriate soundproofing, and

WHEREAS: The establishment will apply for a sidewalk café in the future and will  
return to Community Board #1 for approval, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose a liquor license for Cowgirl Seahorse at 259 Front  
Street subject to compliance by the applicant with the limitations and  
conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 21-23 Peck Slip, application for renewal of unenclosed side café for Rossi Enterprise Corp. d/b/a Aqua

WHEREAS: The applicant has applied for renewal of an unenclosed sidewalk cafe license for 11 tables and 22 seats, and

WHEREAS: The proposed hours of operation will be no later than midnight on weekdays and 1:00 am on weekends, and

WHEREAS: The applicant has agreed to comply with all Department of Consumer Affairs regulations regarding maintenance of sidewalk width and the approved number of tables and chairs, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves the application for renewal of an unenclosed sidewalk café for Aqua at 21-23 Peck Slip for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: N 080297 ZRM  
Proposed Tribeca Mixed Use District Area A4 Text Amendment

WHEREAS: The Manhattan Borough President and Community Board One have submitted an application to the Department of City Planning for an amendment to the Zoning Resolution relating to section 111-104 which would limit the maximum base height to 70 feet and the maximum building height to 140 feet in C6-3A districts and limit the maximum base height to 70 feet and the maximum building height to 110 feet in C6-2A districts for properties outside of historic districts in Area A4 of the Tribeca Mixed Use District, and

WHEREAS: The primary purpose of the proposed zoning text changes is to encourage development that reinforces the unique built character of the area and maximizes view corridors to the Hudson River by, primarily, reducing maximum base and building heights in the area, and

WHEREAS: The proposed text amendment would codify agreements which were committed to by property owners and developers in the area for lower street wall and building height requirements during the rezoning of the area in 2006, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends approval of the Proposed Tribeca Mixed Use District Area A4 Text Amendment.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	1 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 6 York Street, application for beer and wine license for Packard Hospitality Group, LLC, d/b/a Hilton Garden Inn

WHEREAS: The applicant, Packard Hospitality Group LLC, proposes to operate a wine and beer license, and

WHEREAS: The proposed establishment is a hotel convenience and gift shop, and

WHEREAS: The total square footage of the store is 100 sq. ft, and

WHEREAS: The establishment proposes to be open 24 hours per day, wine and beer will be sold only during the SLA allowed hours of operation, and

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not oppose the wine and beer license application for the Hilton Garden Inn at 6 York Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 81 West Broadway, application for restaurant wine license for PQ Tribeca  
d/b/a Pain Quotidian

WHEREAS: The applicant, PQ Tribeca, proposes to operate a wine and beer license,  
and

WHEREAS: The proposed establishment is a restaurant, and

WHEREAS: The total square footage of the restaurant is 1600 sq. ft, and the number of  
tables is 30 with 84 seats, and

WHEREAS: The establishment proposes to be open from 7:30am to 8:30pm on  
weekdays and 8:30am to 8:30pm weekends, and

WHEREAS: There will be background recorded music only, and

WHEREAS: The applicant stated that they will apply for a sidewalk café and return  
next year for Community Board #1 approval, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the wine and beer license application for Pain  
Quotidian at 81 West Broadway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 377 Greenwich Street, application for an unenclosed sidewalk café for Ago Cafe

WHEREAS: The applicant has applied for an unenclosed sidewalk cafe license for 19 tables and 39 seats, and

WHEREAS: The applicant proposed to locate 14 tables on N. Moore Street and 5 tables on Greenwich Street, and

WHEREAS: The applicant agreed to reduce the number of tables on N. Moore Street to 5 tables and to return to Community Board #1 in one year to seek approval for the additional 9 tables, and

WHEREAS: The applicant agrees to operate the proposed sidewalk café no later than midnight on weekdays and 1:00am on weekends, and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 has no objection to the application for an unenclosed sidewalk café license for Ago at 377 Greenwich Street, for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 16 N. Moore Street, application for a renewal of an unenclosed sidewalk café by REBA Realty Corp. for Walkers Restaurant and Bar

WHEREAS: The applicant has applied for renewal of an unenclosed sidewalk cafe license for 11 tables and 22 seats, and

WHEREAS: The applicant agrees to operate the proposed sidewalk café no later than midnight on weekdays and 1:00am on weekends, and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 has no objection to the application for renewal of an unenclosed sidewalk café license for Walkers Restaurant and Bar at 16 N. Moore Street Greenwich Street, for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed partial street and sidewalk closure on Monday, November 24, 2008, 90 Lafayette Street between White Street and Walker Street by The New York City Rescue Mission

BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit application submitted by the New York City Rescue Mission for a partial street and sidewalk closure in front of 90 Lafayette Street between White and Walker Streets on Monday, November 24, 2008 during the hours of 6 AM to 7 PM. Event will take place during the hours of 11 AM to 7 PM.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed street closure on Sunday, September 14, 2008, Duane Street between Church and West Broadway by the Jewish Community Project Downtown

WHEREAS: The applicant has agreed to reduce the volume of recorded music and to conduct sound tests only just before the event begins, now

BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit application submitted by the Jewish Community Project Downtown to close Duane Street between Church Street and West Broadway on Sunday, September 14, 2008 during the hours of 8 AM – 4 PM. Event will take place during the hours of 10 AM to 4 PM.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 24 2008

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

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

RE: Continued Need for the Funding of the Lower Manhattan Construction Command Center to Ensure Continuity

WHEREAS: By resolution dated June 17, 2003, CB#1 unanimously approved the Coordinated Construction Act for Lower Manhattan to coordinate and facilitate construction, reduce costs, and promote safety and fairness in connection with the rebuilding of Lower Manhattan following the terrorists attacks on the World Trade Center on September 11, 2001, and

WHEREAS: The Lower Manhattan Construction Command Center (LMCCC) was established by Governor Pataki and Mayor Bloomberg in 2004 by joint Executive Order on November 22, 2004, and relies on the LMDC, the Port Authority, the MTA, the City of New York, the Department of Transportation and the Federal Transit Administration to contribute to its operating budget, and

WHEREAS: By resolution dated June 19, 2007, CB#1 unanimously supported the continuation of the LMCCC in its current form under the Executive order since it provides independent oversight of the massive rebuilding efforts and makes it livable here on a day-to-day basis, and

WHEREAS: The LMCCC is responsible for overseeing construction in Lower Manhattan including the redevelopment of the World Trade Center site, including the Calatrava PATH Station, the Fulton Transit Center, and the construction of the 75-story Beekman Tower, the Goldman Sachs Headquarters, and the decontamination and demolition of 130 Liberty Street and Fiterman Hall, and

WHEREAS: According to The New York Sun (May 29, 2008), LMCCC is facing a budget shortfall of about \$9 million, according to officials from the Lower Manhattan Development Corporation (LMDC), which controls the LMCCC, and

WHEREAS: The Port Authority owes about \$5.2 million and the MTA owes about \$3.8 million, and

WHEREAS: The city has paid its share, and now city officials are calling on the state-controlled entities to contribute their share, and

WHEREAS: Over the past two and a half years, LMCCC has assumed a vital role and demonstrated continued leadership, which is essential to assure independent oversight by working with numerous agencies at the Federal (FTA, OSHA and EPA), New York State (MTA, PANYNJ, BPCA, NYSDOT, DASNY, DOL, and HRPT) and New York City (OEM, NYPD, LMDC, DDC, DOT, DEP, CME, and DOB) levels, authorities, utilities, project sponsors and private sector developers to provide a consistent forum in which the agencies can communicate with each others and with the community, including CB#1, and

WHEREAS: LMCCC has created the Construction Permit Enforcement Taskforce (CPET) to coordinate with the City agencies (CDOT, NYPD, DOB, DEP, DOS, etc.) that issue and enforce permits for the use of public space for construction, parades or special events to mitigate traffic, maintain mobility, ensure proper enforcement and prevent agencies from working at cross purposes to each other, and

WHEREAS: The LMCCC is essential to the protection of the quality of life for people living and working in Lower Manhattan, in the midst of more than \$20 billion in the tracking of over 150 construction projects in Lower Manhattan (below Canal Street), and

WHEREAS: LMCCC also oversees environmental performance commitments of the numerous projects including dust suppression, monitoring for PM 2.5 and PM10, limiting idling (of the estimated 23,000 construction trucks per month), and enforcing the diesel retrofitting program to minimize health impact on the surrounding areas, as well as related efforts to minimize noise and vibration impacts, and

WHEREAS: LMCCC estimates average monthly savings of \$7-9 million due to ongoing coordination and mitigation efforts, and

WHEREAS: Lower Manhattan is approaching the peak year of the construction (2009) and a lack of construction oversight would create traffic and pollution problems and possibly lead to deteriorating safety conditions, and

WHEREAS: At the April 2008 meeting of the LMDC Board of Directors (LMDC Board), following the remarks of LMDC Chairman Avi Schick that both the MTA and the Port Authority are committed to funding the LMCCC even though glitches have been encountered in the execution of some related payments, the LMDC Board voted to approve the LMCCC budget for fiscal year 2008/2009, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB#1 continues to wholeheartedly support the LMCCC in its coordination of construction projects in lower Manhattan, and

BE IT  
FURTHER  
RESOLVED  
THAT:

CB#1 urges that all New York City, New York State and Federal agencies – specifically the PANYNJ and the MTA – meet their financial commitments immediately to the LMDC which acts as the financial conduit for LMCCC to ensure the continuity of services to provide oversight of an unprecedented amount of construction operations in Lower Manhattan which is very densely populated. CB1 asks New York State Governor David Paterson and New Jersey Governor Jon Corzine and LMDC Chair Avi Shick to do whatever is necessary to ensure that the continuity of LMCCC is not interrupted.