

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 225 Liberty LLC, 2 World Financial Center – WFC Plaza

WHEREAS: The applicant, 225 Liberty LLC, proposes to operate a wine and beer license, and

WHEREAS: The proposed establishment is a seasonal outdoor kiosk, or food cart, that will serve outdoor tables at the plaza, and

WHEREAS: The total square footage of the restaurant is 2,500 sq. ft, and the number of tables is 13 with 36 seats and no bar stools, and

WHEREAS: The original application proposed that the establishment be open from 11:00 am to midnight seven days a week, but the owners—Richard Cohn and Abraham Merchant—told the committee they will instead keep the establishment open from 11:00 am to 11:00 pm seven days a week. Richard Cohn, also an attorney, therefore amended the original application by hand at the meeting and initialed it in a different color ink, and

WHEREAS: The owners of the proposed establishment state that they will not play any music, and

WHEREAS: There are no schools, churches, synagogues or other places of worship within 200 feet of this establishment, and

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the wine and beer license application for 225 Liberty LLC, 2 World Financial Center – WFC Plaza, provided that the owners abide by their stated intention, outlined in this resolution.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed street closure on Saturday, September 12, 2009, Vesey Street between North End Avenue and West Street by the Battery Park City Block Party

WHEREAS: The applicant has applied for a street activity permit on Saturday, September 12, 2009, Vesey Street between West Street and North End Avenue, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit provided that:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.
3. Clean-up will be coordinated with the appropriate City Agencies.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 1 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 1 Recused

RE: 11 Wall Street, application for transfer of on-premise liquor license for
Compass LCS, LLC

WHEREAS: The applicant seeks to transfer an on-premise liquor license for 11 Wall
Street to Compass LCS, LLC, and

WHEREAS: This establishment serves employees and visitors at the New York Stock
Exchange, and

WHEREAS: Community Board One previously approved in January 2007 a liquor
license at this establishment for the existing operator, Lackmann
Management, and

WHEREAS: This establishment will continue to operate in the same way under new
ownership, and

WHEREAS: The establishment will not have music at this establishment, and

WHEREAS: The restaurant will have a total square footage of 20,000 with a dining
area of approximately 600 square feet, and

WHEREAS: The applicant has stated that the establishment will not seek a cabaret
license, and

WHEREAS: The applicant has stated that the establishment 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 stated that there are other establishments with some type
of liquor license within 500 feet of this location, and

WHEREAS: The proposed hours of operation for bar service are 8 a.m. to 9 p.m. seven
days a week, now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan CB #1 does not oppose the application for transfer of the on-premise liquor license for 11 Wall Street to Compass LCS, LLC.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 26 In Favor 9 Opposed 3 Abstained 0 Recused

RE: Application for a Special Permit to allow an attended 195-space (monthly only) public garage and amendments to the zoning resolution to permit curb cuts required for the garage and the entrance to an off-street loading dock

WHEREAS: No other area in Manhattan has had more commercial buildings converted into residential use than the Financial District, increasing the demand for parking there, and

WHEREAS: A total of 6063 residential and 921 hotel units have been constructed within a ¼ mile radius of the proposed garage at 15 William Street since 2003, which has significantly increased the demand for parking spaces for neighborhood residents and businesses in the Financial District, and

WHEREAS: The 15 William Street site was used as a parking lot from 1988 to 2005, and

WHEREAS: Community Board 1 understands that if the applications are granted there will be two curb cuts of 20 feet each, separated by five feet, to provide access to the loading berths and the 195 space (monthly only) parking garage, and if the parking garage application were denied one of the curb cuts would be reduced to 10 feet as it would be providing access to a 65 space garage accessory only to the 15 William Street building, and

WHEREAS: We generally seek to limit curb cuts, we conclude that the negative affect of increasing the 10 foot parking garage curb cut to 20 feet is more than compensated for by providing the neighborhood with an additional 130 monthly parking spaces, and

WHEREAS: The proposed 100 percent monthly parking garage would accommodate the need arising from the rapid growth of the area's residential population without increasing traffic congestion in the area or creating unsafe interaction of pedestrians and vehicles, and

WHEREAS: Community Board 1 unanimously passed a resolution on May 27, 2008 encouraging the owner of 15 William Street to file an application with the

City Planning Commission seeking approval for a public parking garage at 15 William Street to be available for use by neighborhood residents, now

THEREFORE

BE IT

RESOLVED

THAT: The Financial District Committee supports the applications filed by the owner of 15 Williams Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	2 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 81 Broadway—Trinity Church and Graveyard, 209 Broadway – St Paul’s Chapel and Graveyard, application for approval of banners

WHEREAS: The application is to reorganize signage and banners to better help visitors identify these important downtown Churches, Chapels and Graveyards, and

WHEREAS: The existing banners, flag poles and kiosk to Trinity Church and Graveyard would be removed and replaced with higher quality flag poles, a permanent steel sign (72” by 10”), and high quality nylon banners (72” by 36”) in existing locations plus two new locations, and

WHEREAS: The existing 4 banners to the perimeter fence of Trinity Church and Graveyard on Trinity Place would be removed and replaced with new high quality nylon banners, and

WHEREAS: The existing 4 flag pole locations at St Paul’s Chapel and Graveyard would be used with the new poles and banners, and

WHEREAS: The Committee noted the new designs met LPC signage guidelines, and

WHEREAS: Some Committee members were philosophically against the existing signage, now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 169 Hudson Street, LPC application for small bulkhead modification and 8th floor addition to north-west corner penthouse

WHEREAS: The application is to add 300 square feet (as-of-right 420 square feet) of roof-top addition and bulkhead to an existing roof top addition, and

WHEREAS: The addition would be visible from Vestry and Laight Streets if the present buildings under construction (Vestry Street: 100', Laight Street: 97.5') were not to be completed, and

WHEREAS: There is minimal visibility from the Holland Tunnel Rotary, and

WHEREAS: The materials: zinc cladding, limestone trim and clear glass windows were of high quality, and

WHEREAS: The Committee noted the addition was not visible from the important main Hudson Street façade, and

WHEREAS: The Committee commended the applicant for the quality of presentation, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	16 In Favor	10 Opposed	2 Abstained	0 Recused

RE: 169 Hudson Street, LPC application for extension of building flues and chimney extensions and railings

WHEREAS: The application is to raise existing metal flues from 8' to 12'; to add a 3' 6" railing around an existing roof deck and to add six draft inducers to an existing brick chimney which was later modified by reducing the flues 12 inches, and

WHEREAS: The application arises out of the work not having been properly specified or applied for by the developer, and

WHEREAS: The alterations are highly visible to this important building, and

WHEREAS: The Committee commended the applicant on an excellent presentation, and

WHEREAS: The Committee suggested that a better way to solve the issue was to remove the roof deck so the existing flues would meet code and there would be no need for a railing, but at a presentation by the applicant to the full board it felt this would create an undue hardship.

WHEREAS: The Committee felt it was inappropriate to add highly visible draft inducers to the six chimneys, now

THEREFORE

IT

RESOLVED

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

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COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 464 Greenwich Street, LPC application for extension of building flues and chimney extensions and railings

WHEREAS: The application is to: remove the non-original fire-escape; remove the visible bulkhead; restore the façade and storefront, and

WHEREAS: The Committee noted an historic photograph from the 1930's showing the building without a fire-escape and agreed with the applicant that the building looked better without the addition of the fire-escape, and

WHEREAS: The removal of the visible existing bulkhead and placement of the new elevator bulkhead in the center of the building and not visible from the street was a great improvement,

WHEREAS: The careful restoration of the façade, with new wooden clear glass one-over- one windows and work to the existing storefront was a welcomed improvement, and

WHEREAS: The Committee was pleased to note there would be no roof addition, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 460 Washington Street, Request for Evaluation for Individual Landmark Status

WHEREAS: The application is generated by Community Board #1 to urgently request that LPC protects this important building excluded from the original Tribeca North Historic District, and

WHEREAS: The building is a typical early 19 Century warehouse for this part of Tribeca, and

WHEREAS: The arched tri-partite Italianate design with intricate brickwork is very special, and

WHEREAS: The Committee feels strongly that the building is worthy of Individual New York City Landmark status, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 recommends that the Landmarks Preservation Commission urgently review this Request for Evaluation and provide Individual Landmark status to this building.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 361 Broadway, application for replacement of cornices and façade restoration

WHEREAS: This application calls for the replacement of cornices and entablatures, and other façade restorations, on this individual New York City landmark, and

WHEREAS: Repair work is urgent, since very dangerous conditions exist as a result of façade deterioration, which has led to pieces falling off the building, in one case hitting a car, and

WHEREAS: Of the building's four entablatures, which sit above the windows, the original option of cast-iron replacement proved prohibitively expensive, and so the upper stories are proposed to be refabricated in Glass Fiber-Reinforced Cement (GFRC), and

WHEREAS: The cornice, originally made of sheet metal, will be repaired with sheet metal, and

WHEREAS: Although cast-iron for the upper floors would have been a more desirable choice, the owners and architect seem genuinely desirous to do the best possible job as quickly as possible, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 250 West Street, application for replacement of windows, rooftop addition, replacement of cornice and modification to entrance – Rooftop addition reconsideration

WHEREAS: This application calls for a substantial changes to the modifications of 250 West Street approved by the Landmarks Preservation Commission in 2008, but never constructed, and

WHEREAS: The current applicants are new, as is the architectural team, and

WHEREAS: This conversion is expected to be completed in two phases, with 46 units on the western end first, and

WHEREAS: The new program, while simpler architecturally, is nevertheless a comprehensive and complex alteration to a highly visible 298,000 square-foot neo-Renaissance building in the Tribeca North Historic District, and

WHEREAS: While the initial proposal called for a Modernist cornice, “bronzish” and made of metal, the new design would replicate -- in fiberglass or another material -- the original, now lost, cornice, which was massive and important to the building’s look, and

WHEREAS: Because original windows were horizontally pivoting from the centerlines, the proposed new (fake) one-over-one windows of black graphite-colored aluminum, with center-pivots do not seem so bad, but it should be noted that some of the upper window designs are difficult to understand, and

WHEREAS: On the south (Hubert Street) elevation, the eastern building opening will be retained, removing a post-modern portal and installing a surprising effective arch, and

WHEREAS: Two 1980s-era loading docks will also be removed; one will become windows, and the other another entrance, and

WHEREAS: These portals will have gates, a handsome solution because a grade change will be addressed by steps within, and

WHEREAS: Two new, blank-looking loading docks will be installed in the eastern (Washington Street) façade, and

WHEREAS: This application's removal of a chunk of the upper north side of the structure for light and air is a much better and smaller intervention than in the earlier design, and

WHEREAS: The new rooftop extension is extremely visible, all the way south to Rockefeller Park in Battery Park City, and

WHEREAS: This single-unit penthouse is essentially a glass box surmounted by a flat, solid, extending roof, like a bris-soleil, and

WHEREAS: This new extension will be topped with roof railings of decorative steel meant to look like iron, and these railings are extremely visible, and should be moved closer in to the actual perimeter of the penthouse, and

WHEREAS: One of the Landmarks Committee's new members noticed that, following the Community Board's June 2009 meeting recommending approval of the structure, the mock-up of the building's proposed rooftop extension appeared, indicating a penthouse much larger and much more visible from many sightlines than the applicants had represented, and

WHEREAS: The applicants came before the July 2009 Landmarks Committee again to discuss the matter, affirming that the original presentation misrepresented the penthouse by a significant margin, stating that the rendering was drawn with a software error, and

WHEREAS: The applicants said they will return to the Landmarks Committee and submit future redesigns of the penthouse, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 urges the Landmarks Preservation Commission to deny the rooftop addition until a more appropriate design is shown to and recommended by the Community Board.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 1 Pace Plaza, application for liquor license for Compass LCS, LLC

WHEREAS: The applicant, Compass LCS, LLC, is applying for an on-premise liquor license, and

WHEREAS: The establishment is a restaurant, and

WHEREAS: The total square footage of the restaurant is 4,000 sq. ft, and the number of tables is 67 with 480 seats, and there is no bar, and

WHEREAS: The establishment proposes to be open from 7:30 am to midnight Monday through Thursday, 7:30 am to 8:00 pm on Friday, 10:00 am to 8:00 pm on Saturday and 10:00 am to 10:00 pm on Sunday, and

WHEREAS: There will be recorded background music only, and

WHEREAS: The applicant will not apply for a sidewalk café license, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license for Compass LCS, LLC at 1 Pace Plaza 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: JULY 28, 2009

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: Status of the United States Postal Service Peck Slip Station

WHEREAS: The United States Postal Service has announced a regular closure of the Peck Slip Station, located at 1 Peck Slip, on Saturdays through the summer months and postal officials are deciding whether or not to make this permanent throughout the year, and

WHEREAS: The Station is closed at 5:00 pm on weekdays making it impossible for residents who work during the day to conduct their postal business, and

WHEREAS: The Station is understaffed at all times making it difficult for all residents to conduct their postal business, and

WHEREAS: The Peck Slip Station serves a population that includes elderly citizens located in St. Margaret's House Senior Residences as well as immigrants, families, local businesses, and

WHEREAS: The CB#1 population will have increased more than 85% by the year 2013 and continued population growth will occur in the South Street Seaport area upon the completion of the Forest City Ratner building on Beekman Street and other potential mixed-use developments on the waterfront, and

WHEREAS: Congressman Jerrold Nadler and his staff have been helpful in the past in reaching out to the USPS to clarify its intentions regarding the future of the Peck Slip Post Office and to ensure that the station provides needed service to residents and businesses in the area, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 is concerned about the reduction in service and possible loss of this vital service in the community and requests that Congressman Jerrold Nadler assist us again by using the power of his office to arrange a meeting with local postal authorities to discuss the future of this postal station.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: STREET FAIRS TASK FORCE

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Sponsorship of Street Fairs for Fundraising by CB #1 in 2010

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 2010 and used by CB #1 to support its work is expected to be approximately \$30,000, 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 2010 street fairs sponsored by CB #1, as was done for the 2007 street fairs sponsored by CB #1, and

WHEREAS: Under the by-laws of CB #1, the Street Fairs 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 2010 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 2010 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 2009 street fairs and (b) any proposal that promoter may choose to make to conduct the 2010 street fairs.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	2 Abstained	0 Recused
BOARD VOTE:	19 In Favor	7 Opposed	0 Abstained	0 Recused

RE: 111 Reade Street, transfer application for liquor License for Ward 3 LLC

WHEREAS: The applicant, Ward 3, LLC, is applying to transfer an on-premise liquor license, and

WHEREAS: The establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 1,200 sq. ft, and the number of tables is 20 with 80 seats, and the bar is 300 square feet with 18 seats, and

WHEREAS: The establishment proposes to be open from 11:00 am to 4:00 am, and

WHEREAS: Some residents of the block on which the establishment is located and in the wider community spoke at the Tribeca Committee meeting in support of the later closing hour because the establishment has been a good neighbor and provides a valuable after-hours service to patrons who work in other establishments in the neighborhood, and

WHEREAS: Other residents of the block supported the applicant but spoke in opposition to the later closing time because there are other establishments with liquor licenses on the block which create noise disturbances, and

WHEREAS: A majority of the members of the Tribeca Committee felt it should close at 2:00 am but two members abstained because they supported the transfer of the license with the existing 4:00 am closing time, and

WHEREAS: At the meeting of the full Board, there was strong support for the applicant and almost half the members of CB#1 supported the transfer of the license with the existing 4:00 am closing time, and

WHEREAS: There will be recorded background music only, and

WHEREAS: There will be security personnel, and

WHEREAS: The applicant stated that they will not apply for a sidewalk café license, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes the grant of a liquor license for Ward 3 LLC at 111 Reade Street for a period of two years unless the applicant agrees to a closing time of 2:00 am, subject to review at a later date, and subject to compliance by the applicant with the other limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 311 Broadway, application for a wine and beer license for Atomic Wings LLC, d/b/a Atomic Wings

WHEREAS: The applicant, Atomic Wings, LLC, is applying for a wine and beer license, and

WHEREAS: The establishment is a restaurant, and

WHEREAS: The total square footage of the restaurant is 1,200 sq. ft, and the number of tables is 21 with 54 seats, and there is no bar, and

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

WHEREAS: There will be recorded background music only, and

WHEREAS: The applicant stated that they will not apply for a sidewalk café license, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a wine and beer license for Atomic Wings at 311 Broadway 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: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 225 West Broadway, application for liquor license for Leonardo Inc., d/b/a Boteco

WHEREAS: The applicant, Leonardo, Inc., is applying for 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 1,000 sq. ft, and the number of tables is 17 with 35 seats, and the bar is 100 square feet with 8 seats, and

WHEREAS: The establishment proposes to be open from 11:30 am to 11:00 pm Monday – Thursday; 11:30 am to 12:00 am on Friday and 6:00 pm to 12:00 am on Saturday, and

WHEREAS: There will be recorded background music only, and

WHEREAS: The applicant stated that they will not apply for a sidewalk café license, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license for Leonardo, d/b/a Boteco at 225 West Broadway 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: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 165 Church Street, application for wine and beer license for Mimi's Café and Whole Food, Inc. d/b/a Mimi's Cafe

WHEREAS: The applicant, Mimi's Café and Whole Food, Inc, is applying for a wine and beer license, and

WHEREAS: The establishment is a restaurant, and

WHEREAS: The total square footage of the restaurant is 390 sq. ft, and the number of tables is 7 with 14 seats, and there is no bar, and

WHEREAS: The establishment proposes to be open from 7:00 am to 11:30 pm, Monday – Saturday, and

WHEREAS: There will background recorded music only, and

WHEREAS: The applicant stated that they will not apply for a sidewalk café license, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a wine and beer license for Mimi's Café at 165 Church 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: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 161 Hudson Street, application for wine and beer license for 161 Hudson Café LLC, d/b/a Moomah

WHEREAS: The applicant, 161 Hudson Café LLC, is applying for a wine and beer license, and

WHEREAS: The establishment is a restaurant, and

WHEREAS: The total square footage of the restaurant is 1.912 sq. ft, and the number of tables is 12 with 45 seats, and there is no bar, and

WHEREAS: The establishment proposes to be open from 7:30 am to 10:00 pm seven days a week, and

WHEREAS: There will be recorded background music only, and

WHEREAS: The applicant stated that they will not apply for a sidewalk café license, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license for 161 Hudson Café LLC d/b/a Moomah, 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: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	1 Opposed	1 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 130 West Broadway, re-application for unenclosed sidewalk café for Bouley Bakery Operating LLC, d/b/a/ Bouley Bakery

WHEREAS: The applicant has applied for an unenclosed sidewalk cafe license for 6 tables and 12 seats, and

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

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

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves the application for an unenclosed sidewalk café license for Bouley Bakery at 130 West Broadway, 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: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed partial street and sidewalk closure on Monday, November 23, 2009, Lafayette Street between White and Walker Streets by the New York City Rescue Mission

WHEREAS: The applicant has applied for a partial street and sidewalk closure on Monday, November 23, 2009, Lafayette Street between White and Walker Streets, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by The New York City Rescue Mission for Monday, November 23, 2009 on Lafayette Street between White and Walker Streets subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.
3. Clean-up will be coordinated with the appropriate City Agencies.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed street closure on Sunday, October 14, 2009, Duane Street between Church and West Broadway by the Jewish Community Project Downtown

WHEREAS: The applicant has applied for a street closure on Sunday October 14, 2009, Duane Street between Church and West Broadway, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by The Jewish Community Project Downtown for a street closure on Sunday October 14, 2009, Duane Street between Church and West Broadway subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.
3. Clean-up will be coordinated with the appropriate City Agencies.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 48-50 Walker Street, application for City Planning Commission Special Permit pursuant to section 111-50 of the Zoning Resolution to allow conversion to residential use of the second story of a 6 story building located in Area B1 of the Special Tribeca Mixed-Use District

WHEREAS: The Tribeca Mixed Use District allows loft-dwellings as of right for floors three through five, but a special permit is required to convert to loft dwellings below the floor level of the third story, and

WHEREAS: The applicant proposes to convert the second floor of the building into two loft dwellings, and

WHEREAS: The site is located across the street from a C6-2A zoning district which permits residential use as-of-right, and

WHEREAS: Most of the buildings on the building's block are residential above the level of the ground floor roof, and

WHEREAS: The building has not been occupied for manufacturing or industrial use for more than a decade, and

WHEREAS: The building was converted to residential use on and above the level of the third story pursuant to section 111-103(b) in 1983, and

WHEREAS: The building will have only 8 loft dwellings which will not have an adverse affect on the character of the Tribeca Mixed Use District, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the City Planning Commission approve the application for a Special Permit for 48-50 Walker Street pursuant to Section 111-50 of the Zoning Resolution to allow conversion to residential use of the second story of a 6 building located in Area B1 of the Tribeca.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	2 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Tribeca North Rezoning

WHEREAS: CB#1 wishes to express its sincere gratitude to the Department of City Planning for reaching out to CB#1 in a collaborative effort to resolve outstanding issues regarding the rezoning of North Tribeca and for deferring to CB#1 in determining which zoning district should be designated for the northwest corner of Tribeca along West, Washington and Greenwich Streets from Canal Street to Watts Street, and

WHEREAS: CB #1 acknowledges with appreciation the extensive analysis of potential development in Northern Tribeca by the Department of City Planning in their proposal to rezone the M1-5 area in the Special Tribeca Mixed Use District to C6-2A, and

WHEREAS: CB #1 strongly supports the Department of City Planning's proposal to restrict inappropriate light manufacturing uses currently allowed within Use Group 17 in the Special Tribeca Mixed Use District, and

WHEREAS: CB#1 also strongly supports the Department of City Planning's proposal to place general restrictions on the maximum allowable square footage of retail establishments by limiting ground floor space to 10,000 square feet on wide streets and 5,000 square feet on narrow streets to encourage a variety of street life and storefronts to maintain and enhance the North Tribeca neighborhood character, and

WHEREAS: CB#1 also strongly supports the Citywide Inclusionary Housing Program which promotes the development of affordable housing in new residential developments by providing a floor area bonus for the construction or preservation of affordable housing and is pleased that it will be applied in Northern Tribeca, and

WHEREAS: CB#1 has carefully reviewed the Department of City Planning proposal to encourage inclusionary housing in the area around the Holland Tunnel Rotary as well as in the northwest corner of Tribeca, and

WHEREAS: CB#1 acknowledges that the Department of City Planning proposal to encourage inclusionary housing has moved the boundary line between the 5.5 FAR and height limit of 110 feet and the inclusionary housing zone around the Holland Tunnel Rotary to the mid block between Greenwich and Collister Streets as originally proposed by CB#1, and

WHEREAS: CB#1 strongly believes that the northwest corner of Tribeca along West Street, Washington Street and Greenwich Street from Canal Street to Watts Street should have an FAR of 5.5 and a height limit of 110 feet and should not be included within the area proposed for FAR of 5.4 to 7.2 and a maximum height of 120 feet with an Inclusionary Housing bonus, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 strongly supports the Department of City Planning's proposed rezoning of the M1-5 area to C6-2A within the Special Tribeca Mixed Use District, with restrictions on light manufacturing uses and square footage of ground floor retail space, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 respectfully requests that the northwest corner of Tribeca along West Street, Washington Street and Greenwich Street from Canal Street to Watts Street be rezoned with an FAR 5.5 and a maximum building height of 110 feet.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

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

RE: NYC Department of Education outreach to parents of WTC-exposed public school students, to provide them with information about new WTC Pediatric Health Resources

WHEREAS: This month, nearly eight years after the September 11, 2001 terrorist attacks on the World Trade Center (WTC), the New York City Department of Health and Mental Hygiene (NYC DOHMH) released its Clinical Guidelines for Children and Adolescents Exposed to the World Trade Center Disaster (City Health Information – CHI, July 2009), the first official public health guidance on the pediatric environmental and mental health effects from 9/11, and

WHEREAS: The CHI provides both parents and pediatricians with critical information about children’s increased susceptibility to harm from exposure to WTC environmental contaminants and WTC-related physical and mental health impacts to children and in addition, explains how to access specialized care at the WTC Environmental Health Center’s (EHC) Pediatric Program at Bellevue, a resource established by Mayor Michael Bloomberg in recognition of the unmet health needs of WTC-affected children and adolescents, and

WHEREAS: The NYC Department of Education (DOE) has sole access to past public school student directories with contact information for all parents whose children attended schools in Lower Manhattan from Fall 2001 through Summer 2003 (when the residential cleanup by the U.S. Environmental Protection Agency concluded), and

WHEREAS: CB1 knows of no privacy or other legal issues that would prevent the NYC DOE from reaching out to these parents to provide them with important information, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 strongly urges the NYC DOE to coordinate outreach with the DOHMH and the WTC EHC to ensure that the Clinical Guidelines for Children and Adolescents Exposed to the World Trade Center Disaster and other critical information are provided to the parents of public school children who attended schools in Lower Manhattan from Fall 2001 through Summer of 2003– and we ask for assistance from Mayor Michael Bloomberg and his administration to make this happen.

HELD OVER UNTIL Q-L COMMITTEE REVIEWS IN SEPTEMBER

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

BOARD VOTE: In Favor Opposed Abstained Recused

RE: City Council Intro 1015

WHEREAS: Council Member Dan Garodnick has introduced, with the co-sponsorship of Council Members Gale Brewer and Jessica Lappin, City Council Intro 1015 to maintain the safety of construction sites where permitted work is temporarily suspended, and

WHEREAS: According to the Department of Buildings (DOB), open construction sites are a greater safety hazard to the public than active ones, and

WHEREAS: Stalled or abandoned construction projects can be a drag on neighboring commercial activity and property values; and

WHEREAS: Difficult economic conditions are contributing to stalled construction projects, as developers lose the necessary financing to complete their buildings, and

WHEREAS: The New York Times reported on July 19, 2009 that there are currently 362 stalled construction sites around the city, including 57 in Manhattan, and

WHEREAS: There are several major construction sites in Community Board One (CB1) that are stalled, including 50 West Street and 56 Leonard Street, and

WHEREAS: CB1 is especially concerned about safety and aesthetic issues related to construction sites due to the many major construction projects underway in the area and expected to continue for years to come, and

WHEREAS: Intro 1015 would allow developers to renew work permits that would otherwise expire due to inactivity, provided that they notify the Buildings Commissioner when permitted work will be suspended and when it will be resumed, and that they submit a detailed plan for maintaining the safety of the construction site during the period when permitted work will be suspended, and that such plan be approved by the Buildings Commissioner, and

WHEREAS: Such safety plan shall contain proposed measures for securing the site from access by unauthorized persons, and schedules for inspecting the equipment remaining on such site, and such other provisions as the Buildings Commissioner shall require, and

WHEREAS: Intro 1015 would lead to increased monitoring of inactive work sites and would engage developers and the DOB in safety planning before hazards arise, rather than reacting to accidents after they have occurred, and

WHEREAS: Intro 1015 as proposed would not impose undue burdens on developers, but rather would create an incentive for them to secure inactive work sites by saving them from having to refile and/or update their building plan, and

WHEREAS: The City has a clear interest in preventing construction accidents, and

WHEREAS: Intro 1015 was presented at the Manhattan Borough Board and CB1 would welcome a presentation to its Quality of Life Committee by any of the Co-sponsoring Council Members, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 supports the passage of Intro 1015, and urges its City Council members to vote in favor of such bill should it come before them for a vote.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 109 Washington Street

WHEREAS: Construction and demolition projects have the potential to undermine the foundations and structural stability of surrounding buildings, to endanger the lives and welfare of their inhabitants, and to cause serious disruptions to residents' quality of life, and

WHEREAS: It is essential for government agencies to hold property owners, developers and subcontractors responsible for adhering to and meeting all requirements in building codes in the course of demolition or construction, including requirements to protect and keep stable adjacent buildings; to avoid heavy vibrations which can damage masonry, plumbing, internal and external walls; to properly contain and dispose of toxic materials; and to suppress dust, and

WHEREAS: In order to ensure that neighboring buildings will be kept safe during construction and demolition on adjacent sites, these buildings should, prior to the start of work, be certified as structurally sound after a thorough inspection by DOB inspectors, and failing that, work with the potential to damage structural stability should be postponed or suspended until building stability can be restored, and these buildings should be monitored on a regular basis throughout the duration of construction/demolition, and

WHEREAS: Tenants in buildings adjacent to construction and demolition projects should have access to city inspection reports and other important information regarding the safety of their building, and

WHEREAS: Numerous incidents have occurred at construction sites throughout Community Board One (CB1) that have made us concerned about the safety of residents and workers living in proximity to these sites, and

WHEREAS: CB1 is concerned in particular about the structural stability of 109 Washington Street, on the basis of inspections conducted during the week of July 20, 2009, and a subsequent order by the Department of Buildings that weekly inspections be conducted every week by an engineer to monitor structural stability, and

WHEREAS: Two other sites on this same block are scheduled for demolition and these demolitions may have the potential to affect the structural stability of 109 Washington Street as well as the newly landmarked 'Moran's building' at 103 Washington, which has also reportedly already sustained some damage to its foundation as a result of demolitions in its vicinity, and

WHEREAS: It is important for 109 and 103 Washington to be properly inspected before any work on the block that causes vibrations goes forward, and

WHEREAS: There is heightened concern among tenants of 109 Washington because of structural damage to the walls, chimneys, bricks and other elements of the building which they believe to have been caused by demolition of the garage at 111 Washington, adjacent to their building in the Summer of 2007, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 supports the call by residents for 109 and 103 Washington to be carefully inspected by DOB and certified to be structurally sound prior to the start of any other demolition or construction work on the block and monitored regularly as work proceeds, and

BE IT

FURTHER

RESOLVED

THAT: CB1 believes that tenants should have access to the reports prepared by inspectors after the initial and subsequent visits to the site, and

BE IT

FURTHER

RESOLVED

THAT: Property owners and their subcontractors must be responsible for making sure that neighboring tenants are notified of impending construction work at least one week in advance of the start of work.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 28, 2009

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

RE: Salary Adjustment

WHEREAS: In December 2008, the City reached a contract settlement with its largest municipal union, DC 37, which resulted in raises of 8.26% for New York City union employees, and

WHEREAS: The settlement called for two compounded 4% wage increases of 4%, the first retroactive to 3/3/08 and the second taking effect on 3/3/09, and compounded on the base rate in effect on 3/2/09, and

WHEREAS: The City has adopted the practice of passing union settlements along to managerial employees to ensure that salaries keep up with increases in the cost of living, and announced on July 24 that it would do so for this agreement, authorizing \$8,000 to each board to cover the increase, with the retroactive portion to be paid out of central labor reserve funds, and

WHEREAS: With the exception of District Managers, managerial employees of NYC community boards are automatically entitled to this increase and Michael Levine will therefore receive it, and

WHEREAS: Approval for the increase for District Managers must be provided by the Chair or by a vote of the Community Board or its Executive Committee and community boards must inform the City by August 7, 2009 in order to authorize the increase in time for the August 21 payroll, and

WHEREAS: The City has stated that if the \$8,000 authorized to community board budgets is not sufficient to fund these adjustments, then OTPS funds may be transferred to cover it, and

WHEREAS: The \$8,000 authorized by the City will cover all but a small portion – approximately \$500 -- of the salary adjustments for Noah Pfefferblit and Michael Levine and these funds will be available as a result of the recent resignation of Judy Norinsky, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the use of the funds authorized by the City for a salary adjustment for Noah Pfefferblit, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 authorizes the use of OTPS funds to cover the small additional portion of the salary adjustments for Noah Pfefferblit and Michael Levine not covered by the \$8,000.