

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	6 Abstained	0 Recused

RE: South End Avenue Study

WHEREAS: Beginning in 2011, the New York City Department of Transportation (NYCDOT), at the request of Manhattan Community Board 1 (CB1), conducted an extensive study of South End Avenue in Battery Park City to assess what, if any, calming measures could be implemented to improve pedestrian, cyclist and driver safety; and

WHEREAS: NYCDOT working closely with members of the Battery Park City Committee of CB1 (BPC Committee) and local elected officials welcomed robust community engagement and input which resulted in a “*Pedestrian and Traffic Safety Recommendation*” report issued in December 2013 and subsequently approved by CB1; and

WHEREAS: The Battery Park City Authority (BPCA) was aware of the NYCDOT study as well as their findings and recommendations; and

WHEREAS: It was the intention of NYCDOT to fund the overall costs associated with the implementation of the recommendations and BPCA was asked to assume responsibility to maintain seven planting areas that would be created to calm traffic and enhance safety; and

WHEREAS: BPCA was unwilling to take on responsibility for maintaining the plantings, citing plans for their own future South End Avenue study, and explained they did not want to commit to a plan that might conflict with their own findings; and

WHEREAS: After a two year delay, in 2015, BPCA launched its own South End Avenue study with Stantec Corporation hired for the project. The study included three surveys: one for residents, one for businesses and one for visitors/workers, and has thus far cost in excess of \$250,000; and

WHEREAS: The resident survey was distributed by the consultant to building managers or management companies for all residential buildings along South End Avenue, Albany, Rector and West Thames Streets, the locations most impacted by South End Avenue; and

WHEREAS: Building managers were asked to distribute the survey through their intranets/websites beginning in December, it is not known how many residents actually received the survey since participation was dependent on residents subscribing to the intranets; and

WHEREAS: As per resolution passed by the Cove Club Condominium board, their management was told their building was not on the list of buildings distributed the survey (see Cove Club Resolution). BPCA states it received 4 survey responses; and

WHEREAS: In a community of over 15,000 residents, only 568 residents responded to the e-mailed survey, a low level of participation that would have been appropriately enhanced with the addition of more customary outreach methods such as local advertisements, notifications in building lobbies and paper surveys; and

WHEREAS: The survey was distributed during the holiday season, beginning in December 2015 with a closing date listed as January 2016. The BPCA announced at the April 2016 BPC Community Meeting that the survey was about to close. While BPCA states that the survey was kept open until May 13, 2016, there was limited communication to the public; and

WHEREAS: Many residents who participated in the survey expressed serious concerns about the wording of the questions, particularly regarding the sidewalks and arcades; and

WHEREAS: Stantec questioned visitors and area workers through an intercept survey of 192 workers and 68 visitors; and

WHEREAS: Stantec made a number of assumptions about retailers' needs. Of the 40 retailers (based on BPCA data), six were interviewed and two submitted surveys. That is a participation rate of 2%. Also the Community Board received several complaints about not having been contacted; and

WHEREAS: It appears that the report reflects equal weighting of the views of residents, workers, and businesses, which is unacceptable given that residents would be directly affected and pay the large ground leases that fund the neighborhood; and

WHEREAS: Even with the small sample of residents, more than half are "very satisfied" or "satisfied" with the pedestrian experience on South End Avenue and West Thames Street; and

WHEREAS: The survey notes that 43% of BPC residents own cars, a significantly higher percentage than Manhattan's average of 23%, with 80% percent of those car owners parking in BPC, and it is not logical to recommend a significant reduction in street parking options by eliminating 32-46% of noncommercial parking spaces; and

WHEREAS: The survey and recommendations do not acknowledge that arcades are private property and that private dollars would have to be sought out to accomplish the proposed design changes' and

WHEREAS: The survey results seem to have ignored several significant issues:

- Current buying habits of the community, which like the national trend, involves the growing use of online purchasing that requires delivery trucks to fulfill orders, making it extremely counterintuitive to redesign the infrastructure of the

neighborhood in a way that makes deliveries more difficult given the growing volume of daily deliveries;

- School bus and city bus traffic along South End Avenue;
- The problems related to pedestrian and bike safety on South End Avenue and Liberty Street;
- Closing of the cul de sac at the end of South End Avenue impedes vehicular access to the only ADA compliant entrance for The Cove Club;
- The closing of the cul de sac and creation of recreation space impedes access by bicycles and all types of vehicles to both The Cove Club and Regatta buildings whose front entrances are facing the cul de sac;
- Traffic and air pollution issues caused by standing black cars servicing Brookfield and truck loading/unloading for the complex on BPC streets rather than the underground loading docks (including construction and other preparations for the opening of Saks Fifth Avenue as well as daily retail delivery trucks);
- Long standing counter-terrorism features implemented by NYPD and other law enforcement entities;
- The extensive discussions and subsequent recommendations made by NYC DOT and approved by CB1;
- The use of the arcades, which some of the BPCA plans seek to destroy, for BPC residents to avoid inclement weather, especially those who use wheelchairs or other means of movement from one place to another;
- The significant impact the loss of long-time small businesses such as the day care center, the veterinary hospital and the pet store to note a few, will have on the neighborhood;
- The disruption, that is significantly greater than that of the 2013 DOT Proposal, that any of the Stantec plans will cause to residents, businesses, workers and visitors; and

WHEREAS: The following BPC Condo Boards of buildings along South End Avenue have passed resolutions rejecting all three Stantec plans for South End Avenue: Battery Pointe, Hudson View East, Liberty Court, The Cove Club, Liberty View, Battery Point and Soundings; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 calls on Governor Cuomo and the leadership at Battery Park City Authority as follows:

- CB1 calls on BPCA to immediately cease and desist their process with the South End Avenue Survey and Design plans; and
- CB1 calls on BPCA not to move forward with any capital changes to South End Avenue without approval from the residents living in the southern neighborhood and the existing businesses along South End Avenue, Albany, Rector and West Thames Streets; and
- CB1 calls on BPCA to disclose all goals, objectives and method of funding for such a project in a clear and transparent way; and
- CB1 calls on the BPCA to create and participate in a working group made up of residents, CB1 members, the CDOT and BPCA representative to quickly and effectively address traffic calming measures along South End Avenue; and

BE IT
FURTHER
RESOLVED

THAT: CB1 calls on CDOT to update the analysis of South End Avenue corridor, consistent with the community's original desire for the implementation of traffic calming measures to improve the safety of pedestrians, cyclists and drivers, in light of significant changes in the flow of pedestrians, bicycles, and vehicles since the 2013- 2014 study; and

BE IT
FURTHER
RESOLVED

THAT: CB1 calls on all local elected officials to call on Governor Cuomo and BPCA to support the community in these endeavors; and

BE IT
FURTHER
RESOLVED

THAT: Streets that currently allow residential and business vehicular traffic should not be closed to vehicles during any redesign or implementation.

COMMUNITY BOARD #1 PRIORITIZED BUDGET REQUESTS - FY 2018

CAPITAL:

	<u>AGENCY</u>	<u>PROJECT TITLE</u>
●	DCA	Provide funds for the reestablishment of a robust South Street Seaport Museum as an educational and historical institution, community center, and anchor to the historic South Street Seaport district, including all seaport historic vessels.
●	DCA	Fund needed repairs to enable the NYC Police Museum to reopen as soon as possible due to Superstorm Sandy damaging the current City building they are in.
●	DCLA	Create a performing arts center at Castle Clinton.
●	DCLA	Provide \$4 million for the acquisition and construction of a new facility for the Church Street School of Music and Art.
●	DEP	Provide or expand green infrastructure, e.g. greenbelts, bio swales - CB1 would like to see budget increases for investment in new technologies required to advance sewage treatment plants and wastewater management.
●	DEP	Replace or upgrade water mains – aging infrastructure in water delivery systems is a serious problem that results in large losses of water due to leaks. There have been several water main breaks in Tribeca in recent years, one earlier this year, one last year and another in 2009. We are looking forward to the completion of Water Tunnel No. 3 in 2020 so that Tunnel No. 1 and No. 2 can be closed for inspection and repairs. Continued infrastructure upgrades and repairs of CD1 water pipes are necessary.
●	DOE	Construct 1,000 Pre-K to 5 th grade school seats in CB 1 in the next 5-year Capital Plan as committed by the DOE and construct a zoned middle school for CB1.
●	DOE	Improve internet download speed at public schools in CB 1.
●	DOT	Provide funds for improvements to areas under and surrounding the Brooklyn Bridge, including rebuilding active recreation space underneath the bridge as well as repairs to the staircase on Frankfort Street.
●	DOT	Rebuild the Morris Street pedestrian bridge over the Brooklyn Battery Tunnel.
●	DOT	Funding for traffic and mobility studies in the Financial District, including east of Broadway and south of Park Row, as well as the WTC area, to address safety, sanitation and crowding issues as noted previously by CB1 and numerous other groups, including for example, the "Make

		Way for Lower Manhattan" initiative.
●	DOT	Reconstruct and restore N. Moore Street between Hudson Street and Varick Street within CB 1's historic district.
●	DOT	Repair Theater Alley behind the Park Row block.
●	DOT	Reconstruct and restore Franklin Street between Hudson and Varick Streets, a cobblestone street within CB 1's historic district.
●	DOT	Reconstruct and restore Staple Street between Duane and Harrison Streets, a cobblestone street within CB 1's historic district.
●	DOT	Reconstruct and restore Vestry Street between West and Greenwich Streets, a cobblestone street within CB 1's historic district.
●	DOT	Reconstruct and restore Collister Alley between Laight and Beach Streets, a cobblestone street within CB 1's historic district.
●	DOT	Reconstruct and restore Duane Street between Greenwich and Hudson Streets, a cobblestone street within CB 1's historic district.
●	DOT	Repair the currently cobbled roadbed of Moore Street between Water and Pearl Streets.
●	DPR	Develop more park and unstructured open space and more ballfields and space for active recreation east of Broadway in Lower Manhattan.
●	DPR	Build a community center to serve the increased population east of Broadway in Lower Manhattan.
●	DPR	Renovate the pathway of Bowling Green Park, which currently pools with water after heavy rains.
●	DPR	Renovate Barnett Newman Triangle at Church and White Streets.
●	EDC	Provide funds for the design and construction of short to medium term resiliency infrastructure in anticipation of future extreme weather events.
●	EDC	Provide funds to continue transformation of Governors Island. The current City capital budget for the Island focuses on the completion of the ambitious capital program begun in FY 2013 and the identification and purchase of a new ferry boat to expand transportation access to the Island. Upon completion of these projects, the Trust's priorities will shift to maintaining historic structures, open space and infrastructure.

●	EDC	Improve and modernize security infrastructure and devices in the vicinity of the New York Stock Exchange which includes Wall and Broad Streets.
●	EDC	Provide funds to close the funding gap for Lower Manhattan Coastal Resiliency, for the design and construction of long term resiliency infrastructure in anticipation of future extreme weather events.
●	HPD	Develop and maintain affordable housing including rent stabilized rentals units.
●	NYPL	Create a public library east of Broadway in Lower Manhattan.
CS	DOT	Create viable pedestrian and bicycle connections and access to the Battery Maritime Building with open space in front of the building in association with the proposed development.
CS	DOT	Provide funding to build permanent pedestrian bridge in southern Battery Park City (West Thames Street bridge) while maintaining the existing bridge until the new bridge is complete and ready for use.
CS	DPR	Rebuild comfort station and park office in The Battery.
CS	DPR	Reconstruct playground in The Battery.
CS	DPR	Construct connections between East River Bikeway/Walkway and the Battery Park City esplanade.
CS	DPR	Provide additional funding for the expansion and renovation of Elizabeth Berger Plaza to include Trinity Plaza.
CS	DPR	Complete construction of Peck Slip Park.
CS	EDC	Provide funds for design and implementation of a program for permanent streetscape improvements along Water Street from Whitehall to Fulton Streets that improves pedestrian safety, enhances public space, and strengthens connections between the Financial District and the Waterfront. The improvements may include new public plazas, sidewalk extensions at key intersections, and extensive plantings and street trees (including, where feasible, green infrastructure elements). This project will build on, and in some cases make permanent, the short-term improvements implemented by NYCDOT in Summer 2013.
CS	EDC	Complete construction of East River Waterfront Esplanade up to Brooklyn Bridge.

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

EXPENSE:

	<u>AGENCY</u>	<u>PROJECT TITLE</u>
●	DCA	Provide ongoing, consistent funding for Seaport Museum operations in support of programs, ships and collections.
●	DCP	Provide funds for staff to study land use patterns and zoning designations to better match current use and future neighborhood needs. This includes the Tribeca area of Community Board 1, which has seen a dramatic rise in sidewalk cafes throughout the district that are often located on crowded, narrow side streets that are inappropriate for this use. CB1 would like to see a study of zoning options to limit sidewalk cafes in Tribeca. Also, allocate funds for staff to determine impact of contextual zoning district proposals and revise current zoning regulations for CB1 to better reflect ability of City services and infrastructure to match growth of residents, workers, tourists and students.
●	DEP	Increase personnel for 24/7 air/noise/idling inspections (enforcement teams) including for helicopters, trucks, buses and construction equipment.
●	DFTA	Continue funding for senior programs operating at the district's senior centers, Independent Plaza North, Southbridge Towers and St. Margaret's House.
●	DFTA	Provide funding for a senior services referral center.
●	DHS	Increase funding for mental health and outreach to the homeless population in CB 1.
●	DOB	Increase personnel for day, night and weekend building and construction site inspections (enforcement teams) and for additional community liaison staff.
●	DOE	Reinstate \$1,000,000 in funds lost due to cuts to the DOE budget over the past five years.
●	DOH	Increase resources to address the proliferation of rats in Lower Manhattan.
●	DOS	Add personnel and resources to increase frequency of garbage pick-ups and graffiti removal to match the residential population explosion in the district, and increase enforcement of regulations for commercial waste.
●	DOT	Fund maintenance and repair of cobblestone streets that have been rebuilt in Tribeca in recent years.
●	DOT	Fund maintenance and repair of streets in the Financial District. Pooling of water at corners at Beaver, William and South William require repaving for drainage to be fixed.

●	DOT	Fund traffic study of South End Avenue in Battery Park City.
●	DOT	Funding to study feasibility of placement of a taxi stand on Vesey or Greenwich Street near the World Trade Center in order to improve safety and efficiency.
●	DPR	Increase full-time personnel for Parks Department Enforcement Officers and maintenance workers, including in the Battery.
●	DPR	Provide funding for the short-term cleanup and repair as well as the long-term redesign of Jerry Driscoll Walk, which is still damaged from Superstorm Sandy.
●	DVS	Increase funding for mental health and outreach to the population of homeless veterans in CB1.
●	DYCD	Fund needed after-school and recreational programs district-wide.
●	EDC	Provide funds to continue maintenance of Governors Island. The current City expense budget includes funding for the expansion of public access to Governors Island. The Trust's priority is to maintain this budgeted level of funding to facilitate the budgeted levels of service to New Yorkers.
●	EDC	Fund study of the feasibility of transferring governance of Battery Park City to the City of New York.
●	HHC	Provide funding to Gouverneur Healthcare.
●	LPC	Increase staff budget for the Landmarks Preservation Commission for enforcement. Also, allocate funds for staff to study designation of historic streets in the CB1 area.
●	NYPD	Increase personnel of 1st Precinct for quality of life issues such as bus enforcement including double decker and tour buses, street vendors, crime, traffic enforcement, noise related to disruptive bars and clubs and enforcement of traffic and parking regulations including placard parking, illegal parking and blocking curb cuts and bike lanes, black cars, limos, cyclists and motorcycles.
●	NYPD	Provide traffic personnel with traffic mitigation training and mitigation measures along Canal Street at the following intersections: West Street, Washington Street, Greenwich Street, Hudson Street, Varick Street and Church Street during evening rush hours, nights and weekends and provide the same at the intersections of West Street and Albany, Liberty, Murray and Warren Streets, and at the intersections of Hudson and Vestry Streets and Hudson and Laight Streets.
●	NYPD	Fund additional school crossing guards in needed locations, especially near elementary schools.

●	NYPD	Allocate funds for increased surveillance and law enforcement in non-permitted street encampments which are causing problems of safety, sanitation and economic distress to residents and retail merchants in the Financial District.
●	NYPL	Restore funding to FY08 levels to provide increased hours, diverse programming, strong collections and sufficient staff to support these functions. The services provided through the Library are needed by New Yorkers now more than ever and with increased funding can be open more hours, including evenings and weekends, when working families need them.
●	OMB	Increase Community Board budget to \$300,000 which would be the first increase in over 20 years.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: EXECUTIVE

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

RE: Removal of Elizabeth Avila

WHEREAS: Section 2800(b) of the New York City Charter states that “an appointed member may be removed from a community board for cause, which shall include substantial nonattendance at board or committee meetings over a period of six months, by the borough president or by a majority vote of the community board;” and

WHEREAS: Section I (A)(2) of the Community Board 1 Bylaws states that “members may be removed for cause by the Borough President or by a majority vote of Community Board 1. Grounds for removal include: a. Three consecutive unexcused absences from regular meetings of the Board or from more than four of the regular monthly meetings of the Board called in any one year (July 1-June 30)”; and

WHEREAS: Elizabeth Avila, a member of Community Board 1, attended two board meetings out of seven in 2015, zero board meetings out of eight in 2016, zero committee meetings out of 13 in 2015, and zero committee meetings out of 16 in 2016, with none of these absences being excused; and

WHEREAS: Following consultation with the Manhattan Borough President's Office and pursuant to Section 2800(b) of the New York City Charter and Section I(A)(2) of the Community Board 1 Bylaws, the Executive Committee of CB1 voted on October 19, 2016 to remove Elizabeth Avila as a member of CB1; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 hereby removes Elizabeth Avila as a member of CB1 pursuant to Section 2800(b) of the New York City Charter and Section I(A)(2) of the Community Board 1 Bylaws, the Executive Committee of CB1; and

BE IT

FURTHER

RESOLVED

THAT: CB1 requests that the Manhattan Borough President's Office appoint another member of CB1 to replace Elizabeth Avila.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: EXECUTIVE

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

RE: Capital and Expense Budget Requests for FY 2018

BE IT
RESOLVED

THAT: CB 1 recommends the funding of the following budget requests for FY 2018
(attached).

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	3 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 30 Broad Street, Board of Standards and Appeals application for enlargement and change of ownership for an existing physical culture establishment
150-14-BZ

WHEREAS: TSI 30 Broad Street, LLC d/b/a New York Sports Club has filed an application with the Board of Standards and Appeals (BSA) to allow an enlargement of the physical culture establishment (PCE) and to allow a change in the ownership and operation from BFX 30 Broad Street, LLC to TSI 30 Broad Street, LLC; and

WHEREAS: The original special permit was granted in November, 2014 to allow the operation of the PCE. The special permit was granted for a term of 10 years, expiring in 2024; and

WHEREAS: The previously approved PCE facility is located in portions of the second floor and second floor mezzanine with an entrance on the first floor. The proposed PCE facility will be located in portions of the second floor, second floor mezzanine and sub-cellar with a designated lobby entrance on the first floor; and

WHEREAS: The hours of operation will remain the same; Monday to Friday 5:00AM – 11:00PM and Saturday and Sunday 6:00AM – 8:00PM. The facility offers classes and instruction and machines for physical exercise and improvement. There will be approximately 200-300 patrons per day; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 has no objection to the granting of a special permit to allow for enlargement and change of ownership for an existing physical culture establishment at 30 Broad Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	7 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	32 In Favor	5 Opposed	2 Abstained	0 Recused

RE: Street Co-Naming application submitted by HarperCollins Publishers to co-name the Northwest Corner of Broadway and Dey Street to Harper Brothers Way

WHEREAS: HarperCollins Publishers has proposed the co-naming of the Northwest Corner of Broadway and Dey Street to Harper Brothers Way, and

WHEREAS: HarperCollins Publishers is the second largest consumer book publisher in the world and started in 1817 at the corner of Dover and Front Streets where James and John Harper opened their first print shop, and

WHEREAS: HarperCollins Publishers has operated continuously in New York City and recently relocated their global headquarters to 195 Broadway in Lower Manhattan, and

WHEREAS: In 2017, HarperCollins Publishers will be celebrating its 200th anniversary and would like to commemorate this anniversary by proposing a street co-naming in honor of the company's founders, James and John Harper, and

WHEREAS: HarperCollins Publishers employs 700 people in Lower Manhattan and is a major contributor to the cultural fabric of New York City and to the economic and cultural development of Lower Manhattan, and

WHEREAS: One of the founders they propose to honor, James Harper, served as Mayor of New York City for a term in 1844 during which time he was championed as a reformer, established the first municipal police force, and began work on developing a citywide sanitation system, and

WHEREAS: The Financial District Committee felt that the timing of the request is inappropriate because HarperCollins Publishers has only recently returned to Lower Manhattan, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not recommend to the City Council that it co-name the northwest Corner of Broadway and Dey Street to Harper Brothers Way at the present time and urges Harper Collins Publishers to return in the future after they have been located in Lower Manhattan for a longer period of time.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 7 Hanover Square, application for restaurant liquor license for Jason Francisco

WHEREAS: The applicant, Jason Francisco, is applying for a restaurant liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 11:00AM – 2:00AM all week; and

WHEREAS: The establishment will be 1,800 square feet including a dining area of 600 square feet with 15 tables and 30 chairs; a bar area of 600 square feet with 30 chairs; and a kitchen area of 600 square feet. There will be one stand-up bar; and

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

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

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to Jason Francisco unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 30, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	11 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	0 Abstained	0 Recused

RE: 1 & 5 Coenties Slip, application for alteration of a liquor license for JPK Restaurant Corp. d/b/a Zigolini

WHEREAS: The applicant, JPK Restaurant Corp. d/b/a Zigolini, is applying for a restaurant liquor license; and

WHEREAS: The committee and applicant have agreed to the bar service hours of 11:00AM – 2:00AM all week; and

WHEREAS: The establishment will be 700 square feet including a dining area of 200 square feet with 10 tables and 20 chairs; and a bar area of 500 square feet with 10 tables and 20 chairs. There will be one stand-up bar; and

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

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a liquor license to JPK Restaurant Corp. d/b/a Zigolini unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: 70 Thomas Street, application for 6th floor addition and elevator bulkhead

WHEREAS: The small loft building in the Tribeca South Historic District, a former twine and cordage warehouse, is a beautifully detailed Italianate and neo-Grec structure, and

WHEREAS: This application calls for an addition extending 12 feet from the current roof, and

WHEREAS: The proposal would add a very complex extension, both in design and program, and would be very visible from the principal façade on Thomas Street, but extremely bulky and visible from West Broadway, and

WHEREAS: Additional concerns were expressed by residents of neighboring buildings about structural issues, which the applicants said they would rectify, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: 308-310 Canal Street, application for rooftop addition

WHEREAS: The applicant presented a proposal for a two story addition to an existing building, and

WHEREAS: The committee felt there was insufficient information presented to make a recommendation, and

WHEREAS: The applicant will return to the committee in November with a mockup of the addition, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends that the LPC reject this application as presented.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 1 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 51 White Street, application for a 2-story rooftop addition, raised parapet wall, new storefront, exterior front and rear façade renovation

WHEREAS: The proposal to add two stories and renovate 51 White Street is commendable in respecting the historic integrity of the Italianate style masonry 5-story loft building, built in 1857-58, located in the Tribeca East Historic District on the south side of White Street between Church Street and Broadway, and

WHEREAS: The proposed 2-story roof top addition to 51 White Street will require a special permit by the City Planning Commission, and

WHEREAS: The owner of 51 White Street has agreed to follow the City Zoning requirements as stated in Section 74-711 of the New York City Zoning Resolution which allows the City Planning Commission, by special permit to waive height, setback and other bulk regulations for a landmarked building provided the owner files a plan, approved by the Landmarks Preservation Commission, for perpetual maintenance of the building, and

WHEREAS: The existing 20th century stucco and glass 1 story storefront will be removed and the original historic 19th Century cast-iron storefront elements including the row of 7 columns will be uncovered, restored, or replaced in addition to the restoration of the storefront cornice, transoms and granite pedestals, and

WHEREAS: The existing front façade above the first floor will be restored including the restoration of the existing stone work and the replacement of the existing windows with wood double-hung two over twos, and

WHEREAS: The historic fire escapes on the front two center bays are proposed to be removed which is not fully supported by the Landmarks Committee, and

WHEREAS: The Landmarks Committee has requested no exterior lighting be added, and

WHEREAS: The restoration of the proposed work on the rear façade is not visible from the street and is promised to be a “first class” restoration, and

WHEREAS: The 2-story (approximate 16'-6" high) addition will not be visible from any vantage point from the surrounding streets except from the west where the new parapet wall will be visible, and

WHEREAS: The new parapet wall construction will match the existing stucco on the west façade of the existing 5-story building and there will be two not visible window openings created in the south end of the 2-story addition's parapet wall, and

WHEREAS: The proposed addition of 11 window openings on the existing west façade of 51 White is inappropriate and will not relate harmoniously to the landmarked Tribeca Synagogue (formerly the Synagogue of the Arts located at 49 White Street) and will compromise the experience of seeing the synagogue's geometric form set against the blank west facade of 51 White Street, and

WHEREAS: The Committee commends the applicant for its very comprehensive and thorough presentation, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve the store front renovation, the 2-story addition and raised parapet wall with 2 window openings and CB1 urges the Commission to oppose the addition of the 11 proposed window openings on the existing west facade of 51 White Street.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 1 Recused
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Deed modification procedures

WHEREAS: Deed restrictions are covenants that limit the uses of property. The Department of Citywide Administrative Services (DCAS) and other City agencies have imposed deed restrictions on thousands of properties through the City, both through the process by which City-owned properties are sold and also through the Uniform Land Use Review Procedure (ULURP); and

WHEREAS: Recent cases in which deed restrictions have been removed, such as Rivington House and the Dance Theater of Harlem, have illustrated the egregious opacity and lack of communication involved in this decision making, which transferred public benefit to private gain; and

WHEREAS: DCAS and the Mayor's Office have proposed a new process for the modification or removal of deed restrictions. Specifically, DCAS proposes to add a new Chapter 15 to Title 55 of the Rules of the City of New York, and the Mayor's Office proposes to add a new Chapter 16 to Title 43 of the Rules of the City of New York. Their proposals include a process that property owners must follow, the information that DCAS must obtain and review when considering such requests, public notice and hearing requirements, and provisions related to the review and approval of such requests by additional City officials, including the Mayor; and

WHEREAS: By request of Manhattan Borough President Gale Brewer, New York City Councilmembers Chin, Mendez, Levine, Lander, and Kallos have also introduced new legislation that would require a searchable electronic database of all deed restrictions, 60-day advanced notice to the Borough President, Councilmember and Community Board, and also a public hearing; and

WHEREAS: Manhattan Borough President Gale Brewer has also send a letter to the City Planning Commission requesting that they initiate the process to incorporate deed restriction modification or removals into ULURP. This approach has been supported by Councilmember Chin and others elected officials; now

THEREFORE
BE IT
RESOLVED

THAT: While Community Board 1 (CB1) appreciates the component of community notice and a public hearing in the proposals put forth by DCAS and the Mayor's Office, CB1 believes the proposals are neither sufficient nor in the public interest. This type of rulemaking can change across administrations, and CB1 believes

deed restrictions would be more appropriately addressed through the legislative process as pursued by our Borough President, Councilmember and others; and

BE IT
FURTHER
RESOLVED

THAT: CB1 supports our elected officials as they learn more about how many and what kind of deed restrictions exist in order to formulate an appropriate process for the modification or removal of the restrictions.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 78 Leonard Street, application for a restaurant liquor license for TriMasa Restaurant Partners LLC d/b/a Tetsu

WHEREAS: The applicant, TriMasa Restaurant Partners LLC d/b/a Tetsu, is applying for a restaurant liquor license; and

WHEREAS: The applicant appeared before Community Board 1 in July 2012 and received unanimous approval, however because they did not proceed with their application to the New York State Liquor Authority within one year after the July 2012 vote, they returned to CB1 in November 2015 with a modified plan and once again received unanimous approval, however they did not proceed with the revised plan and have now reverted to the plan reviewed by CB1 in July 2012, with the same method of operations as presented to CB1 at that time; and

WHEREAS: The hours of operation requested by the applicant are 7 a.m. to 12 a.m. Sunday through Thursday, and 7 a.m. to 1 a.m. on Friday and Saturday, with bar service hours starting at 11:30 a.m. six days a week and 12 p.m. on Sundays; and

WHEREAS: The total area of the restaurant is approximately 7,244 square feet with a public assembly capacity of 200, including a dining area of 2220 square feet with 21 tables plus 2 grilling tables with 122 seats, a bar area of 200 square feet with 1 table and 8 seats plus 11 seats at the bar, and a kitchen area of 1470 square feet; and

WHEREAS: There will be recorded background music and they will not utilize subwoofers; and

WHEREAS: The applicant has agreed to sound proof the cellar ceiling/ground floor slab with 2 layers 3/4" plywood separated by 2" sleepers; upper layer of plywood sheathed with a layer of felt hardwood floor underlayment or similar, and to sound proof the first floor ceiling with 6" Thermafiber SAFB in joist cavities and 2 layers 5/8" gypsum board and 1 layer of sound deadening; and

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

WHEREAS: The applicant has represented that there are not buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of a restaurant liquor license to TriMasa Restaurant Partners LLC d/b/a Tetsu at 78 Leonard Street unless the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 277 Church Street, application for corporate change for B Flat Inc.

WHEREAS: The applicant, B Flat Inc., has applied for a 50% corporate change to the liquor license for 277 Church Street; and

WHEREAS: There will be no changes in the method of operations for the establishment; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the granting of a corporate change to the liquor license for 277 Church Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 25, 2016

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Newly Installed Cobblestone Streets That Are In Disrepair

WHEREAS: Community Board 1 over many years has requested installation and/or refurbishing of cobblestone streets where they are currently and/or previously existed; and

WHEREAS: The cobblestone streets in Tribeca have a long history and are part of the character of the neighborhood as we did not want and continue not to want the streets to be paved with black asphalt; and

WHEREAS: In 2009 the City of New York partially honored our request by installing cobblestones or refurbishing the following streets in Tribeca:

- Greenwich Street from Canal Street to Hubert Street
- Hubert Street from Greenwich Street to Hudson Street
- N. Moore Street from Greenwich Street to Hudson Street
- Harrison Street from Greenwich Street to West Street
- Jay Street from Greenwich Street to Hudson Street; and
- Leonard Street from Hudson to Varick Street
- Varick Street from Canal Street to Laight Street

WHEREAS: Now these newly cobblestone streets are experiencing various degrees of damage and disrepair a short period of time after being installed; and

WHEREAS: In comparison several cobblestone streets in Tribeca which are 100 years old and also require replacement are faring much better than the cobblestone streets that were only installed seven years ago; and

WHEREAS: Some of the issues include concrete between the cobblestones disintegrating, cobblestones coming loose and being dislodged, and even where it was once roadways, now have several uneven depressions; and

WHEREAS: Of particular note is the intersection of Greenwich Street and Laight Street which is in dire disrepair, also the cobblestones on the east side of Greenwich Street for the crosswalk have been removed, creating an unpleasant asymmetrical appearance for the intersection; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 requests that the City Departments of Transportation and Design and Construction inspect the streets mentioned above and make repairs where needed; and

BE IT

FURTHER

RESLOVED

THAT: These agencies should also investigate why these newly installed cobblestone streets are falling apart so quickly; and

BE IT

FURTHER

RESLOVED

THAT: CB1 also requests that the City Departments of Transportation and Design and Construction report back to Community Board on both the above requests.