

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 3 In Favor 0 Opposed 1 Abstained 0 Recused
BOARD VOTE: 23 In Favor 9 Opposed 2 Abstained 0 Recused

RE: Building 110, Governors Island, application for restoration of stucco facade

WHEREAS: The application is to restore the Ordnance Storehouse that was constructed in 1870, and

WHEREAS: The Romanesque Revival Style design was built with projecting brick pilasters, and

WHEREAS: The building was used as an office from World War 1 through 1996, and

WHEREAS: Stucco – of a concrete mix - was applied after 1904, and

WHEREAS: In 1938 the WPA work forces “chipped” the stucco off the building in a crude manner using chains which damaged much of the original brick material, and

WHEREAS: The present condition of the brick masonry is very poor, and

WHEREAS: The restored building will be home to the LMCC Artist in Residence Program, and

WHEREAS: The only practical proposal to restore the façade is to apply a new coat of stucco, and

WHEREAS: Some members of the committee were concerned that applying stucco would detract from the original look of the building, and

WHEREAS: The architect for the applicant was familiar with the country’s leading stucco expert – Andy Degruchy Masonry and his famous use of Natural Hydraulic Lime stucco technique – based upon the traditional English technique, and

WHEREAS: The applicant agreed to use the traditional English technique and use Natural Hydraulic Lime and coarse sand to make the stucco, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends the Landmark Preservation Commission approves the application.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 1 Abstained 0 Recused

RE: Building 110, Governors Island, application for demolition of existing staircase and replacement with accessible ramp and new entrance stair, installation of rooftop mechanical ventilation hoods and installation of service door at rear of building

WHEREAS: This application calls for minor alterations and additions to this Lower Manhattan Cultural Council building at the northern end of the Governors Island Historic District, and

WHEREAS: An existing staircase on the south façade would be demolished and replaced with a handicapped-accessible ramp and new entrance stair, and

WHEREAS: The new, historically appropriate balustrade would be painted black and would be more aesthetically pleasing than the existing chain-link fence, and

WHEREAS: In fact, the proposed new balustrade is so much better than the existing railing that we wish it would replace all of the existing chain-link fence westerly from the new stair, and

WHEREAS: Four relatively small ventilation hoods would be added to the two existing hoods on the roof, and

WHEREAS: A utilitarian cement board panel, insulated steel door and overhead roller door would infill an even more ugly existing opening on the west elevation used to house golf carts, now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 –MANHATTAN
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DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 1 Abstained 0 Recused

RE: Building 108, Governors Island, application for window replacement

WHEREAS: The application is to restore the Administrative Office Space for the Army that was constructed in 1945, and

WHEREAS: The Neo-Georgian Style design was built with broken pediments at its gable ends, and

WHEREAS: The existing windows are non-historic pine replacement windows from 1991, and

WHEREAS: The poorly constructed replacement windows are deteriorated, presenting hazards to The Trust For Governors Island staff who work from this building, and

WHEREAS: The 65 windows will be replaced with high quality aluminum double sashes to match the original 6-over-6 and 9-over-9 panes with thermal glass, and

WHEREAS: The wooden original frames will be retained and repaired, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends the Landmark Preservation Commission approve the application.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 1 Recused

RE: 159 John Street, application to convert window to door

WHEREAS: This benign-sounding application actually proposes to change a beautiful façade on breathtakingly historic Schermerhorn Row that has never been altered in its 182 years, and

WHEREAS: That Howard Hughes Corporation wrote a lease permitting this new door pending approvals does not require the Landmarks Preservation Commission to approve the application, and

WHEREAS: The retail space already has a perfectly functional street entrance and a secondary egress, and

WHEREAS: Additionally, the proposed staircase to the door is not contextual, and

WHEREAS: The elevation in question has worked beautifully as a commercial venue for almost two centuries, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 urges the Landmarks Preservation Commission to reject this application.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 15 Park Row, application for window replacement

WHEREAS: The application is to establish a master plan for this magnificent individual landmark – 1896 Associated Press headquarters, and

WHEREAS: Only 40 of the 1300 windows are original, and

WHEREAS: The master plan will be to replace all 19 facades windows over time to match previously LPC staff-level approved window design of high quality aluminum double sashes with 1-over-1 thermal glass, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends the Landmark Preservation Commission approve the application.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 1 Worth Street, application for window replacement

WHEREAS: This is an application for a comprehensive window replacement program on a building in the Tribeca West Historic District, and

WHEREAS: The new windows would all be consistent, unlike the existing condition, would be of the highest quality, and would be painted gray, and

WHEREAS: The presentation was remarkably thorough, and

WHEREAS: The new windows would be a vast aesthetic improvement over present state, now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 –MANHATTAN
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DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	11 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: 63 Wall Street, application for a private non-profit tavern liquor license for Wall Street Owner Inc.

WHEREAS: The applicant, Wall Street Owner Inc., is applying for a non-profit tavern liquor license; and

WHEREAS: The establishment will be a private “club” and will not be open to the public; and

WHEREAS: The bar service hours will be 12:00PM – 2:00AM all week; and

WHEREAS: The establishment will be a total of 1,494 square feet including a dining area of 337 square feet with 6 tables and 16 seats; a bar area of 1,059 square feet with 8 tables and 31 seats; and a kitchen area of 98 square feet; and

WHEREAS: The public assembly capacity of the space will be 93; and

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

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

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

WHEREAS: The applicant has agreed that prior to the CB1 full board meeting on April 25, 2017, they will speak with the residents that will have speakers below their unit; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 *opposes* the granting of a private non-profit tavern liquor license to Wall Street Owner Inc. *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	13 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: 61 Broadway, application for a catering facility liquor license for Legends Hospitality, LLC

WHEREAS: The applicant, Legends Hospitality, LLC, is applying for a catering facility liquor license; and

WHEREAS: The purpose of this establishment is to host internal clients for entertainment purposes; it will not be open to the public; and

WHEREAS: The bar service hours will be 4:00PM – 11:00PM Monday - Friday; and

WHEREAS: The establishment will be a total of 2,500 square feet including a bar area of 750 square feet with 1 tables and 10 seats. There will be no dining room or kitchen; 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 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 catering facility liquor license to Legends Hospitality, LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	13 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: Manhattan Ferry Landing, Governors Island, 10 South Street, Slip 7, application for a summer liquor license application for Island Oyster LLC d/b/a Island Oyster

WHEREAS: The applicant, Island Oyster LLC d/b/a Island Oyster, is applying for a summer liquor license; and

WHEREAS: The establishment will be a pop-up oyster bar with a limited menu; and

WHEREAS: The bar service hours will be 10:00AM – 12:00AM all week; and

WHEREAS: The establishment will be a total of 32,000 square feet including a dining area of 235 square feet with 24 tables and 185 seats; a bar area of 615 square feet with # tables and # seats; and a kitchen area of 825 square feet; and

WHEREAS: The public assembly capacity of the space will be 1,000; and

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

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

WHEREAS: The applicant has represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a summer liquor license to Island Oyster LLC d/b/a Island Oyster unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	13 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: 133 Greenwich Street, application for a restaurant liquor license for Pyramid WTC Tenant LLC and Pyramid WTC Management LLC d/b/a Courtyard Marriott; Table 133

WHEREAS: The applicant, Pyramid WTC Tenant LLC and Pyramid WTC Management LLC d/b/a Courtyard Marriott; Table 133, is applying for a restaurant liquor license; and

WHEREAS: This application marks a class change from a beer and wine license to a full liquor license; and

WHEREAS: The bar service hours will be 10:00AM – 1:00AM on Sunday and 8:00AM – 1:00AM Monday – Saturday. Food service hours will be 6:30AM – 1:00AM all week; and

WHEREAS: The establishment will be a total of 1,450 square feet (950 square feet inside and 500 square feet outside) including a dining area of 950 square feet with 26 tables and 105 seats (20 tables with 93 seats inside and 6 tables with 12 seats outside). The bar area and kitchen area are included in the dining area space; and

WHEREAS: The public assembly capacity of the space will be 167; and

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

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

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

WHEREAS: The applicant has represented that they will occasionally program live music, but that they will not use any amplified noise; and that they will keep the doors and windows on the terrace closed; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a restaurant liquor license to Pyramid WTC Tenant LLC and Pyramid WTC Management LLC d/b/a Courtyard Marriott; Table 133 unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	13 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: 70 South Street, application for an alteration of an existing liquor license for Maiden Rest LLC d/b/a Industry Kitchen

WHEREAS: The applicant, Maiden Rest LLC d/b/a Industry Kitchen, is applying for an alteration of an existing liquor license; and

WHEREAS: The licensed premises consists of an outdoor patio area currently consisting of seating for patrons; and

WHEREAS: The proposed alteration involves elimination of the 8 northernmost tables to be replaced with a bar, 5 bar stools and 6 high-top tables; and

WHEREAS: The applicant has represented that there will be no other changes to this license and that hours, music and general method of operation will remain the same; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 *opposes* the granting of an alteration of an existing liquor license to Maiden Rest LLC d/b/a Industry Kitchen *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	13 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: 78 South Street, application for an alteration of an existing liquor license for P15 LLC d/b/a Cones Café and Watermark Bar & Lounge

WHEREAS: The applicant, P15 LLC d/b/a Cones Café and Watermark Bar & Lounge, is applying for an alteration of an existing liquor license; and

WHEREAS: Currently, the outdoor area of the premises is license for 14 picnic-table style tables; and

WHEREAS: The proposed layout is 18 4-person round tables and two outdoor sectional couches and matching ottomans seating 6 people; and

WHEREAS: The change in seating will increases the overall capacity from 54 to 64; and

WHEREAS: There have been reports of excessive noise from this establishment from both the Brooklyn and Manhattan sides of the river; and

WHEREAS: There are only two bathrooms for this facility, located in the front of the establishment in the Hornblower space. Porta Potties are rented for larger events; and

WHEREAS: The applicant has represented that there will be no other changes to this license and that hours, music and general method of operation will remain the same; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an alteration of an existing liquor license to P15 LLC d/b/a Cones Café and Watermark Bar & Lounge unless the applicant complies with the limitations and conditions set forth above; and

BE IT

FURTHER

RESOLVED

THAT: CB1 requests that Cones Café and Watermark Bar and Lounge explore the use of trailer portable bathrooms, rather than Porta Potties, to better serve patrons.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	13 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: 85 Greenwich Street, application for a restaurant liquor license for Tajin Restaurant Corp.

WHEREAS: The applicant, Tajin Restaurant Corp., is applying for a restaurant liquor license; and

WHEREAS: The establishment has been operating with a wine & beer license and is now applying for a full liquor license; and

WHEREAS: The bar service hours will be 8:00AM – 10:00PM Sunday – Thursday and 12:00PM – 9:00PM Saturday & Sunday; and

WHEREAS: The establishment will be a total of 2,500 square feet including a dining area of 1,200 square feet with 25 tables and 68 seats; a bar area of 200 square feet with 6 seats; and a kitchen area of 600 square feet; and

WHEREAS: The public assembly capacity of the space will be 74; and

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

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

WHEREAS: The applicant has represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicants have been operating this establishment for years with no complaints and there has been strong community support for the applicants, this establishment and this application; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a restaurant liquor license to Tajin Restaurant Corp. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD#1–MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	12 In Favor	0 Opposed	1 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: 17 John Street, application for a hotel, conference/working space, café, bar liquor license for The Assemblage Hospitality LLC, Kokua CW 1, LLc, and 17 John Street Property Owners LLC

WHEREAS: The applicant, The Assemblage Hospitality LLC, Kokua CW 1, LLc, and 17 John Street Property Owners LLC, is applying for a hotel, conference/working space, café, bar liquor license, including the use of the roof and two outdoor patios; and

WHEREAS: The establishment will be a total of 107,243 square feet including a second floor bar area of 930 square feet with 10 tables, 21 seats and 15 stools; and a third floor bar area of 860 square feet with 2 tables, 16 seats and 18 stools; and

WHEREAS: The public assembly capacity for the 2nd and 3rd floor bars will be approximately 700; and

WHEREAS: The use of the hotel and the shared office space will be available to hotel guests and the paying members of the co-working space only; and

WHEREAS: Bar service would only be open for private use by members and guests of the Assemblage; and

WHEREAS: Music will be mainly recorded type, with occasional Live and DJ for private events, but all played at background music level (defined as, if it could be heard outside or by neighbors it is not background music); and

WHEREAS: No outside promoters will be used; 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;

WHEREAS: The applicant has requested the bar service hours of 10:00AM – 12:00AM Sunday – Thursday and 8:00AM – 2:00AM Friday and Saturday; and

WHEREAS: In advance of the Licensing & Permits Committee meeting, Community Board 1 (CB1) received many messages from nearby residents indicating that they were concerned about the level of noise from this establishment. We received numerous letters and a petition, and many residents from nearby buildings attended the Licensing & Permits Committee meeting to voice their concerns; and

WHEREAS: The residents were particularly concerned about patrons outdoors on the rooftop and two terraces and anticipated quality of life impacts from noise, music, and smoking, etc.; and

WHEREAS: Many residents at 71 Nassau, immediately adjacent to 17 John, sleep only a few feet away from the intended patios; and

WHEREAS: Six residential buildings have windows facing onto the terraces and roof, with a seventh about to be built; and

WHEREAS: The outdoor patios in the rear of the property sit inside of what is essentially an echo chamber created by these and neighboring buildings; and

WHEREAS: The applicant rejected the committee's request to limit the hours outdoors to 7PM; and

WHEREAS: CB1 does not oppose the requested bar service hours for the interior spaces on the 2nd and 3rd floors; and

WHEREAS: Unlike a hotel where guests arrive and stay the night, there may be up to 700 members and guests leaving at 2AM, CB1 asks that the street entrance be monitored such that late night noise and disturbances not bother the neighbors;
now

THEREFORE
BE IT
RESOLVED

THAT: Regarding the outdoor spaces CB1 strongly urges, citing the concerns expressed by the adjacent residents, that the SLA allow liquor on the roof and terraces only between the hours of 12PM and 7PM, that all patrons be cleared at that same closing hour, and that no use at all of those outside areas be permitted after 7PM or before 12PM; and

BE IT
FURTHER
RESOLVED

THAT: CB1 *opposes* the granting of a hotel, conference/working space, café, bar liquor license to The Assemblage Hospitality LLC, Kokua CW 1, LLC, and 17 John Street Property Owners LLC *unless* the applicant complies with the limitations and conditions set forth above, including interior bar service hours of 10:00AM – 12:00AM Sunday – Thursday and 8:00AM – 2:00AM Friday and Saturday, as requested by applicant.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 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: 78 South Street, request for one-time alteration of alcohol service hours for Watermark

WHEREAS: The applicant, Lisa Cannistraci on behalf of Marriage Equality USA, has requested a one-time alteration that would enable Watermark to operate and serve liquor until 4:00AM on Saturday, June 24, 2017; and

WHEREAS: The one-time alteration is for a charitable event; and

WHEREAS: Community Board 1 (CB1) has approved this alteration for the past 5 years, for the Beekman Beach Club in 2012 & 2013 and the Watermark in 2014, 2015 and 2016. CB1 has not received any complaints about these events; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 has no objection to the granting of a one-time change in the method of operation to allow Watermark to operate and serve liquor until 4:00AM on Saturday, June 24, 2017.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 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: Liggett Terrace West, 517 Clayton Road, Governors Island, application for a seasonal bar/tavern liquor license application for ABC & E, LLC

WHEREAS: The applicant, ABC & E, LLC, is applying for a seasonal bar/tavern liquor license; and

WHEREAS: The establishment will operate as a summer beergarden on Governors Island; and

WHEREAS: The bar service hours will be 10:00AM – 5:00PM Monday – Friday and 10:00AM – 6:00PM Saturday, Sunday and holidays; and

WHEREAS: The establishment will be a total of 6,000 square feet including a bar area of 6,000 square feet with 24 tables and 128 seats; and a kitchen area of 400 square feet; and

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

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

WHEREAS: The applicant has represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a seasonal bar/tavern liquor license to ABC & E, LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	9 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: 190A Duane Street, application for liquor license for Thana Restaurant

WHEREAS: The applicant, Fatmir Caushi or corporation to be formed, is applying for a liquor license for 190A Duane Street; and

WHEREAS: The hours of operation of this establishment would be 12 p.m. to 10:00 p.m. weekdays and 12 p.m. to 11 p.m. weekends; and

WHEREAS: The total area of the restaurant is 2,304 square feet, including a dining area of 648 square feet with 16 tables and 65 seats and a bar area of 80 square feet with 80 seats; and

WHEREAS: The applicant has an agreement to take over the space previously occupied by Roc Restaurant and the landlord of the space, who lives above the premises, contacted CB1 prior to and appeared at the March meeting of the CB1 Tribeca Committee to strongly object to the agreement, but CB1 did not subsequently hear from her, and she did not appear at the April Licensing Committee, and the applicant said that she no longer objects to the application; and

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

WHEREAS: The applicant does intend to apply for a sidewalk café license; and

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of a liquor license for Thana Restaurant at 190A Duane Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

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: 266 Canal Street, application for wine and beer license for August Gatherings Corp.

WHEREAS: The applicant, August Gatherings Corp., is applying for a liquor license for 266 Canal Street; and

WHEREAS: The hours of operation of this establishment would be 10 a.m. to 11:00 p.m. seven days a week; and

WHEREAS: The total area of the restaurant is 2,103 square feet with a public assembly capacity of 109; and

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

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

WHEREAS: The applicant has represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment, there are in fact five OP licenses within 500' according to the SLA proximity report; 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 signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 *opposes* the granting of a liquor license for August Gatherings Corp. at 266 Canal Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	9 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: 34 Desbrosses Street, application for wine and beer license for NZJJ, LLC d/b/a to be determined

WHEREAS: The applicant, NZJJ, LLC, is applying for a wine and beer license for 34 Desbrosses Street; and

WHEREAS: The hours of operation of this establishment would be 6 p.m. to midnight seven days a week; and

WHEREAS: The total area of the restaurant is 1,100 square feet with a public assembly capacity of 45; and

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

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

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

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 opposes the granting of a liquor license for 34 Desbrosses Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	10 In Favor	1 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 157 Duane Street, application for small unenclosed sidewalk café for Khe-Yo

WHEREAS: The applicant, Khe-Yo, has applied for an unenclosed small sidewalk café license for 5 tables and 10 seats; and

WHEREAS: The applicant has represented that the hours of the sidewalk café will be Monday: 11:30am to 9pm, Tuesday: 11:30am to 9:30pm, Wednesday: 11:30am to 10pm, Thursday: 11:30am to 10pm, Friday: 11:30am to 10:30pm; Saturday: 11:00am to 10:30pm; Sunday: 11:00am to 9pm, and

WHEREAS: The applicant further represented that guests will not be permitted to smoke or use a vaporizer/e-cigarette and that guests are not permitted to be louder than speaking volume, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose this application for a small sidewalk café at 157 Duane Street for Khe-Yo as long as the applicant adheres to the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: New York State Assembly legislation relating to feminine hygiene product access

WHEREAS: At the Community Board 1 Quality of Life Committee meeting on April 20, 2017, Erica Overton, Deputy Chief of Staff, Office of Assembly Member Linda B. Rosenthal presented proposed legislation to improve access to products relating to feminine hygiene; and

WHEREAS: The proposed legislation consists of the following three separate bills which have been introduced in the New York State Assembly:

- A.347: To establish a pilot program to provide feminine hygiene products at no cost at schools in fifteen low-income municipalities throughout New York State.
- A.585: To amend the Social Service Law and the Administrative Code of NYC to require that feminine hygiene products are provided at no cost at homeless shelters.
- A.588-A: To amend the Correction Law to require that correctional facilities in New York State supply sufficient feminine hygiene products at no cost for inmates; and

WHEREAS: CB1 thanks Ms. Overton for the presentation and commends Assembly Member Rosenthal for introducing this legislation; and

WHEREAS: A347 will involve a 15 month pilot program in 15 areas with populations under one million; and

WHEREAS: It has been estimated that the cost of A585 would be approximately \$160,000 to cover shelters statewide; and

WHEREAS: The NYS Assembly Committee on Corrections has voted in support of A588-A and the other two pieces of legislation are pending committee votes; and

WHEREAS: NYS Assembly Members Deborah Glick and Yuh-Line Niou, who each represent portions of Community District 1, support all three pieces of legislation; and

WHEREAS: Assembly Member Rosenthal is discussing sponsorship of the legislation in the NYS Senate; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 strongly supports A347, A585 and A588-A and urges the NYS Assembly to pass all three of these bills and the State Senate to consider and pass the bills as well.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: APRIL 25, 2017

COMMITTEE OF ORIGIN: YOUTH AND EDUCATION

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	1 Opposed	0 Abstained	1 Recused

RE: Edgar Street Student Plaza

WHEREAS: The new elementary school at 42 Trinity Pl. has been approved, funded and sited and now enters the design phase, and

WHEREAS: Its location presents foot traffic challenges, including but not limited to, the narrow sidewalks that surround the school, and

WHEREAS: There are four subway entrance stairs around the school's perimeter, three of which are on Trinity Place, adjacent to the school's entrance, making available sidewalk area even narrower and more difficult to navigate, and

WHEREAS: Given that there is no ground level gathering space inside the school, it is essential to have an outdoor space adjacent to the school for adults/caretakers to drop off and pick up the 450-500 students safely. Children at the school will be between the ages of 4 and 11 and are likely to also have siblings in strollers in addition to their caretakers, and

WHEREAS: It is essential to have a safe outdoor area adjacent to the school in case of fire or other emergency situations that require the evacuation of the school, and

WHEREAS: Edgar Street, which borders the school on the south, is rarely used. Few cars have been seen using the westbound lane and very few have been seen using the eastbound lane, and

WHEREAS: Edgar Street, if partly closed, would provide a safe area adjacent to the school and connected to the small entry area in front of the Dickie building, for the students to gather, and

WHEREAS: Northbound traffic on Trinity place has opportunities at both Thames St. and Cedar St. to reach southbound Greenwich St. if it needs access to the Battery Parking Garage. Southbound traffic on Greenwich Street, as well as Washington St. entrance off of West Street has the opportunity to turn onto Trinity Place at the south side of Elizabeth Berger Plaza, resolving any potential traffic issues, and

WHEREAS: State Senator Squadron has asked for CB1 support in his efforts to accomplish this plaza on behalf of the future families who will attend the Trinity School, and

WHEREAS: The Department of Transportation Manhattan Borough Commissioner informed the group that a traffic study would be required to close the west lane of Edgar Street and the bus ramp at the Brooklyn Battery Tunnel, and

WHEREAS: The developer is required to extend the sidewalk to 10 foot width due to mechanical requirements, making the westbound lane too thin without remediation anyway, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 requests that the westbound lane of Edgar St., between Greenwich St. and Trinity Place adjacent to the school, be closed to traffic and paved to create an outdoor area for school children and their caregivers to safely gather next to the school, and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 requests that either the Department of Transportation or the School Construction Authority conduct the appropriate study to enable the closure of the westbound lane of Edgar Street to enable the creation of a student plaza.