

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:           6 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:             37 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                    265 Water Street, application for approval to add a new painted metal ADA wheelchair lift enclosure at the sidewalk of the South side of the ground floor

WHEREAS:   The proposed wheel chair will be located on the south side of the building's façade (between another loading dock to the south), does not block the pedestrian right-of-way or any historically significant architectural features, and

WHEREAS:   The applicant is otherwise unable to provide ADA access to the raised ground floor commercial space because of the narrow sidewalk and property widths, and

WHEREAS:   The committee suggests raising the existing contemporary painted metal loading dock railing to match the top of the new lift walls (5'-11"), now

THEREFORE

BE IT

RESOLVED

THAT:            CB 1 recommends that the Landmarks Preservation Commission approve the proposed ADA lift as designed.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LANDMARKS

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

RE:                   50 Hudson Street, a contributing 3-story early 20<sup>th</sup> century brick and terra-cotta commercial wholesaler building on the corner of Thomas and Hudson Streets

WHEREAS: 50 Hudson Street is a contributing, although atypical, building within the Tribeca Historic District, and

WHEREAS: The original 3-story building has an existing 1-story roof addition visible from the west on Duane Street, and

WHEREAS: In 2007 CB1 approved that 1-story addition with noted reservations about the project's visibility (see attached resolution), and

WHEREAS: The aforementioned rooftop extension's visibility and mitigating factors were reviewed painstakingly by both Community Board #1 and the Landmarks Preservation Commission before its approval in 2007-8, and

WHEREAS: The current proposal explodes the entire justification for the prior approval with a barrage of non-sequiturs by an armada of hired representatives, and

WHEREAS: Having an underbuilt building is not justification for doubling the height of a property that has been low-rise continuously since 1867 (see Dripps Atlas) and has a substantial rooftop extension already, and

WHEREAS: The project renderings illustrate how highly visible the 4-story proposal will be from all directions up-close and from long distances and the historical photographs show how the Hudson Street view corridor looking north has barely changed in 100 years making it a historic view that should be preserved, and

WHEREAS: The view east from Duane Park - the second-oldest park in Manhattan - is equally preserved, and this giant addition would smash that view, and

WHEREAS: If any two view corridors justify the original designation of the Tribeca West Historic District, it is these, and

WHEREAS: In the current presentation, the original structure has been described as a vernacular industrial building of little consequence, but in the same applicants' presentation a decade ago the original building was described as "a handsome Beaux Art industrial composition," which is indeed the case, and

WHEREAS: Thierry Despont - while highly respected - does not automatically convey

dispensation to this non-contextual addition, even though the design is more appropriate to the Meatpacking District than the Tribeca West Historic District, and even though his (perhaps better?) initial masonry proposal here was dismissed summarily by the LPC staff, and

WHEREAS: There was a group of friends and neighbors present at the board meeting who spoke in favor of the proposal as well as a third generation Tribeca resident who spoke in opposition to the proposal, and

WHEREAS: Rarely is it appropriate to add 40 feet to a structure of this kind in a landmarked district and this kind of enlargement is typically reserved for taller warehouse buildings with limited to no visibility. To propose 2 additional stories (+23 feet) with a penthouse floor above that (+9 feet) and roof bulkheads (+ another 5 feet) to an existing 3-story building is not an exception, and

WHEREAS: A 5 foot tall roof bulkhead will not be enough height for any required roof stairs or mechanical rooms (7 foot head clearance is required). Moving forward, a mock-up should be required, and

WHEREAS: All roof additions, no-matter how obvious their visibility should be physically mocked-up to allow the community the opportunity to observe the actual effects of the proposed building's bulk, and

WHEREAS: The applicants' proposal to add a curb cut and simple wooden garage doors to the Thomas Street elevation is in keeping with similar historic doors in the district, and

WHEREAS: The window sill removal work at the Third floor of the Thomas Street elevation will not detract from the overall character of the building's windows, and

WHEREAS: The material choice of glass block with glass curtain wall penthouse above is inappropriate, although this seems a moot issue in the scheme of things, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission reject the applicant's proposal.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 16, 2007

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 In Favor 0 Opposed 1 Abstained 0 Recused  
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 38 In Favor 1 Opposed 0 Abstained 0 Recused

RE: 46/50 Hudson Street, application to construct rooftop addition and alter ground floor

WHEREAS: This building is small but very noticeable, and sits on an almost triangular lot at the southeast corner of Thomas and Hudson Streets, and

WHEREAS: The property was built in 1925 as a paper factory, and so is in a style very different, and more than a quarter of a century newer, than those of the Tribeca West Historic District in general, but is of itself a handsome Beaux Art industrial composition, and

WHEREAS: The program calls for the addition of a one-story, 2,238 square-foot residential rooftop addition, set back 24-feet 9-inches from Hudson Street, and 1-foot 8-inches from Thomas Street, and rising 12-feet 6-inches from the roof, but only 5-feet 8-inches above the existing parapet, and

WHEREAS: The extension would be topped in copper, which would eventually patinate to green, matching the many copper architectural elements on and immediately surrounding 46/50 Hudson Street, and

WHEREAS: The penthouse level would also have a required rooftop railing for servicing of mechanicals, but this upper deck would not be used as a terrace, and no mechanicals would be visible from the street, and

WHEREAS: While Community Board #1 is wary of significant visibility on landmarks district rooftop additions, and an addition on a building this low and conspicuous will be visible, the architects have created an elegant and simple copper roofline which might even give the corner coherence, since it shares the intersection with the nasty Clockwork Orange alterations of 60 Hudson Street, and

WHEREAS: The applicant's program also includes a general restoration of the first floor, including the removal of an awful gated roll-down metal door, and replacing and reopening original areaways, as well as reproducing original steel doors in wood, and

WHEREAS: These original doors have beveled glass panes in them, which the architects pledged to reproduce in the new doors, now

THEREFORE

BE IT  
RESOLVED

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

07.jan.16

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:           6 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:               37 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                   293 Church Street, application for installation of barrier-free access ramp at existing storefront and addition of stair and elevator bulkheads at roof

WHEREAS: The proposed new bulkheads on this property in the Tribeca East Historic District are 17 feet 9 inches from the front of the façade, and

WHEREAS: They will be clad in standing-seam metal panels, and

WHEREAS: The bulkheads will be highly visible, and

WHEREAS: The handicap-accessible ramp is not the most fortunate addition visibly, but does not seem to have an alternative, and

WHEREAS: The façade and cast-iron columns are beautiful, now

THEREFORE

BE IT

RESOLVED

THAT:                CB1 recommends that the Landmarks Preservation Commission approve this application, while considering alternatives to the invasive rooftop bulkheads.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LANDMARKS

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

RE:                   41 Worth Street, application for replacement of storefront

WHEREAS: This application calls for the modification of the street-level façade of this building, and

WHEREAS: 41 Laight Street has an interesting and convoluted designation history; its first public hearing at the Landmarks Preservation Commission occurred in 1989, and

WHEREAS: The property, as well as the entire square block upon which it sits, was excluded from the 1991 designation of the Tribeca East Historic District, because of the needs of the New York Law School, and

WHEREAS: After enormous air rights transfers and the meteor-like construction of the 796-foot 56 Leonard Street, 41 Leonard Street and its sister building, 39 Leonard Street, were finally designated as landmarks in 2013 but, because of their having been marooned in the designation process earlier, they are - anomalously - individual landmarks, and

WHEREAS: This structure is a small, gorgeous Italianate-style building with exquisite details above the first floor and a Daniel D. Badger cast-iron façade, and

WHEREAS: Unfortunately, by the time of the 1940 tax photo, the first floor had been flattened and further modified subsequently, and

WHEREAS: The current proposal, for an artist studio - a rare conversion indeed in contemporary Tribeca - would remove the existing plate glass windows, replacing them with divided-light fixed transoms, painted steel transom bars, and single-pane tilt-operable windows, the operability required by residential zoning code, and

WHEREAS: The hideous existing door would be replaced by a simple entry door with a steel kick panel aligned with the existing stone bulkhead and surmounted by divided-light transoms to match the others, and

WHEREAS: The proposed interventions are much better than the existing condition, now

THEREFORE

BE IT  
RESOLVED

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



COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 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:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 15 Cliff Street, application for alteration of a liquor license for Hole in the Wall  
15 Cliff LLC d/b/a Hole in the Wall

WHEREAS: The applicant, Hole in the Wall 15 Cliff LLC d/b/a Hole in the Wall, is applying  
for alteration of a liquor license; and

WHEREAS: The applicants have an existing liquor license for the inside portion of their  
establishment with a 12:00AM closing hour; and

WHEREAS: The applicants are requesting an alteration to expand coverage of their liquor  
license to the outside area in front of the establishment. The outside area is  
approximately 150 square feet and is located in a POPS (privately owned public  
space); and

WHEREAS: The max capacity of the space is 74; and

WHEREAS: The applicant and the committee have agreed on a 10:00PM closing time for the  
outside portion, and that no music will be played in the outside area; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 *opposes* the granting of an alteration of a liquor license to Hole in the Wall  
15 Cliff LLC d/b/a Hole in the Wall *unless* the applicant complies with the  
limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 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:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 69 New Street, application for a wine, beer & cider license for Brooklyn Beef Incorporated d/b/a El Toro Mexican Grill

WHEREAS: The applicant, Brooklyn Beef Incorporated d/b/a El Toro Mexican Grill, is applying for a wine, beer & cider license; and

WHEREAS: The applicant has been open and operating for approximately five years; and

WHEREAS: The hours of operation will be 10:00AM – 9:00PM Monday – Friday and 10:00AM – 5:00PM on Saturday. The establishment is closed on Sunday; and

WHEREAS: The establishment is a total of 1,028 square feet including a dining area of 514 square feet with 8 tables and 19 seats and a kitchen area of 514 square feet; and

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

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

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

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a wine, beer & cider license to Brooklyn Beef Incorporated d/b/a El Toro Mexican Grill unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 225 Broadway, application for a wine, beer & cider license for JY Gourmet Group d/b/a Apple Gourmet

WHEREAS: The applicant, JY Gourmet Group d/b/a Apple Gourmet, is applying for a wine, beer & cider license; and

WHEREAS: This license is for a deli to serve wine and beer. The hours of operation will be 6:00AM – 8:00PM all week; and

WHEREAS: The establishment is a total of 2,500 square feet including a dining area of 500 square feet with 25 tables and 2 seats and a kitchen area of 400 square feet; and

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

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

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

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

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of a wine, beer & cider license to JY Gourmet Group d/b/a Apple Gourmet unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 5 Hanover Square, application for a restaurant liquor license for 5 Hanover Square Café Inc. d/b/a The Bedford

WHEREAS: The applicant, 5 Hanover Square Café Inc. d/b/a The Bedford, is applying for a restaurant liquor license; and

WHEREAS: The hours of operation will be 10:00AM – 1:00 AM all week. After six months, the applicant may request extended hours if there have been no problems; and

WHEREAS: The establishment will be a total of 2,000 square feet including a dining area of 900 square feet with 20 tables and 55 seats; a bar area of 300 square feet with 12 seats; and a kitchen area of 800 square feet; and

WHEREAS: The occupancy maximum of the space will be 73; and

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

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

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

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

WHEREAS: The applicant agrees to be vigilant as to loitering and smoking at Memorial Garden Park; and

WHEREAS: The applicant has represented that garbage will be stored in an indoor refrigerated unit until the restaurant porter takes it out for private pick-up on Hanover Street; and

WHEREAS: The applicant has represented that they will hose down the street/sidewalk each morning; and

WHEREAS: The applicant has agreed that all entry and exit will be through the Beaver St entrance after 11PM; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a restaurant liquor license to 5 Hanover Square Café Inc. d/b/a The Bedford unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 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:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 59 Maiden Lane, application for a bar/tavern liquor license for Maiden Farm Inc. d/b/a Zeytuna

WHEREAS: The applicant, Maiden Farm Inc. d/b/a Zeytuna , is applying for a bar/tavern liquor license; and

WHEREAS: In December 2016 the applicant had gotten CB1 approval for a “restaurant” liquor license at this location, but the State Liquor Authority (SLA) has requested that they re-file their license as a “bar/tavern” license; and

WHEREAS: The hours of operation will be 6:00AM – 12:00AM Sunday – Thursday and 8:00AM – 12:00AM Friday – Saturday; and

WHEREAS: The establishment will be a total of 5,600 square feet including a dining area of 1,500 square feet with 43 tables and 109 seats and a kitchen area of 400 square feet; and

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

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

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

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

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 opposes the granting of a bar/tavern liquor license to Maiden Farm Inc. d/b/a Maiden Farm Inc. d/b/a Zeytuna unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 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:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 27 Barclay Street, application for alteration of a liquor license for FS NY F&B Company, Inc. d/b/a Four Seasons

WHEREAS: The applicant, FS NY F&B Company, Inc. d/b/a Four Seasons, is applying for alteration of a liquor license; and

WHEREAS: The hotel was originally licensed by the State Liquor Authority (SLA) in 2016. However, the original application did not include the entire 3<sup>rd</sup> floor as part of the licensed premises; and

WHEREAS: This alteration is being filed to include the entire 3<sup>rd</sup> floor as part of the licensed premises, which includes a spa, fitness area, outdoor patio and pool; and

WHEREAS: The applicants will not be selling alcohol but will be giving it out on a complimentary basis after spa services (mimosas, champagne, etc.); and

WHEREAS: The hours of service for this alteration will be 10:00AM – 9:00PM; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an alteration of a liquor license to FS NY F&B Company, Inc. d/b/a Four Seasons unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 110 Wall St, application for a liquor license for Mailroom Bar at 110 Wall LLC

WHEREAS: The applicant, Mailroom Bar at 110 Wall LLC, is applying for a liquor license; and

WHEREAS: The hours of operation will be 11:00AM – 2:00AM all week. After six months, the applicant may request extended hours if there have been no problems; and

WHEREAS: The establishment will be a total of 3,958 square feet including a dining area of 2,500 square feet with 20 tables and 80 seats; a bar area of 1,000 square feet with 20 seats; and a kitchen area of 600 square feet; and

WHEREAS: The establishment will be in the basement of WeWork Wall and will be an amenity for members, residents and the public; and

WHEREAS: The applicant will install soundproofing, including concrete and sound absorptive furnishings. They will play a combination of live and recorded music, consisting of music that will only be audible inside (if it can be heard outside, it is not background music); and

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

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

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

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

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to Mailroom Bar at 110 Wall LLC *unless* the applicant complies with the limitations and conditions set forth above.



COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 85 Broad Street, application for a liquor license for WeWork Wellness LLC

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

WHEREAS: The alcohol service hours will be 11:00AM – 11:00PM Monday – Saturday and 11:00AM – 9:00PM Sunday; and

WHEREAS: The establishment will be 1,297 square feet within an approximately 14,000 square foot wellness facility; including a dining area of 750 square feet with 4 tables and 25 seats and a kitchen area of 550 square feet; and

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

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

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

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

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

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 28 Liberty Street, application for a liquor license for 28 Liberty F&B Management, LLC and Summit Glory, LLC

WHEREAS: The applicant, 28 Liberty F&B Management, LLC and Summit Glory, LLC , is applying for a catering liquor license; and

WHEREAS: The hours of operation will be 11:00AM – 12:00AM Sunday – Thursday and 11:00AM – 1:00AM Friday- Saturday (final closing time 30 minutes later); and

WHEREAS: The establishment is a total of 35,000 square feet including a dining area of 12,000 square feet with 30 tables and 125 seats; a bar area of 1,250 square feet with 8 tables and 25 seats; and a kitchen area of 4,200 square feet; and

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

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

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

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to 28 Liberty F&B Management, LLC and Summit Glory, LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: JUNE 27, 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:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 25 Broadway, application for a liquor license for 25 Broadway Ballroom LLC d/b/a Cipriani 25 Broadway

WHEREAS: The applicant, 25 Broadway Ballroom LLC d/b/a Cipriani 25 Broadway, is applying for a catering liquor license. The applicants had previously applied for a liquor license with the same method of operation and terms but were not ready to open in time and had to re-apply to the State Liquor Authority (SLA); and

WHEREAS: The hours of operation will vary but there will be a final closing time of 4:00AM; and

WHEREAS: The establishment is a total of 29,972 square feet including a dining area of 12,000 square feet with a maximum of 95 tables and 950 seats and a kitchen area of 1,380 square feet; and

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

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

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

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

WHEREAS: The CB1 Licensing & Permits Committee had raised issues with the 55 Wall Street location, specifically the blocking off of Exchange Place for regular operations and events which as restricted resident access to 20 Exchange Place; and

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to 25 Broadway Ballroom LLC d/b/a Cipriani 25 Broadway *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 250 Vesey Street, application for alteration of liquor license to permit sidewalk café, Parm Battery Park LLC d/b/a Parm

WHEREAS: The applicant, Parm Battery Park LLC is applying for an alteration of a liquor license to permit a sidewalk café; and

WHEREAS: There would be no other change in the method of operations for this establishment; and

WHEREAS: The applicant proposes to have 12 tables and 24 chairs; and

WHEREAS: Service of alcoholic beverages to outdoor tables would end at 10 p.m. weekdays and 11 p.m. weekends; and

WHEREAS: The tables and chairs would not be on a public New York City sidewalk and therefore approval by the NYC Department of Consumer Affairs is not needed for the proposed sidewalk cafe; and

WHEREAS: Community Board 1 passed a resolution in February 2015 opposing this establishment unless the applicant complied with the limitations and conditions of our resolution; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *opposes* the application for alteration of a liquor license to permit a sidewalk café for Parm Battery Park LLC at 250 Vesey Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

BOARD VOTE:                    32 In Favor    0 Opposed    0 Abstained    0 Recused

RE                    125 Chambers Street, application for small unenclosed sidewalk café for Pret a Manger

WHEREAS: The applicant, Pret a Manger, has applied for a small unenclosed sidewalk café license for 4 tables and 8 seats; and

WHEREAS: The applicant has represented that the hours of the sidewalk café will be 6:30 AM – 8:00 PM on weekdays and 6:30 AM to 6:00 PM on weekends, and

WHEREAS: After lengthy discussion at the committee meeting at which alternatives were discussed, the applicant asked for a lay-over to the next committee meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 agrees to lay-over a decision regarding a small unenclosed sidewalk café at 125 Chambers Street for Pret a Manger, provided that the applicant agrees to ask the Department of Consumer Affairs for a postponement.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 27, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

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

RE:                   205 Hudson Street, applications for alteration of liquor license and change in method of operation for AFNYC LLC d/b/a Sevahaus, one for extension of hours and one to permit physical changes to the premises

WHEREAS: The applicant, AFNYC LLC, is applying for two alteration to its liquor license, one for extension of hours and another to permit physical changes to the premises; and

WHEREAS: The establishment at 205 Hudson Street, formerly known as American Flatbread, has been closed since 2015 and the applicant stated that its liquor license has been placed in safekeeping; and

WHEREAS: The applicant is requesting a change in hours of operation from the current hours of 7 a.m. to 2 a.m. weekdays and 10 a.m. to 3 a.m. weekends to 7 a.m. to 4 a.m. seven days a week; and

WHEREAS: The total area of the establishment will be 8,000 square feet with a public assembly capacity of 350 and a 6,000 square foot dining area with 35 tables and 220 seats and a 1,500 square foot bar area with 10 tables and 40 seats; and

WHEREAS: The proposed physical changes consist of the following:

- The existing space has two stand-up bars, one on each floor. The alteration will include an additional stand-up bar on the ground floor with 9 bar stools that is approximately 13 feet long and L-shaped.
- The interior seating layout on the ground floor will change to include vendor food counters and lounge seating with couches and communal tables.
- The space is currently licensed with 70 tables and 230 seats. The alteration will be as follows:
  1. Ground floor: 2 stand up bars with 23 bar stools, 32 tables with 167 seats.
  2. Cellar floor: 1 stand up bar with 13 bar stools, 15 tables with 57 seats.Total interior seating: 260
- The alteration will also include a sidewalk café with 24 tables and 48 seats; and

WHEREAS: The proposed establishment would be operated by Bill Reilly, who operated American Flatbread at this location until it closed in 2015 and is the owner of the Tribeca Rooftop at Two Desbrosses Street, and Neelam Brar, who would be the managing partner; and

WHEREAS: A group of residents from the area attended the CB1 Licensing Committee meeting on June 14, 2017 where this application was presented and described

years of disruptions to their quality of life from patrons of the Tribeca Rooftop, a large event space with a different address but located in the same building and sharing the same owner as American Flatbread; and

WHEREAS: These residents described noise and disturbances from patrons entering and exiting the establishment late at night and early in the morning, gathering in the middle of the street; urinating on the street; cones being placed on street without permits to allow only patrons to park or drop off; and from vehicles double-parking, blocking entrances and honking along with other negative impacts associated with these establishments; and

WHEREAS: These residents said that the owner of these establishments was not responsive to complaints and did not control these problems despite the many complaints; and

WHEREAS: The residents provided CB1 with a copy of a letter to the SLA dated June 21, 2012 detailing disruptions to their quality of life from Apogee Events, which later became known as the Tribeca Rooftop, and following the meeting the neighbors sent a list with details of 18 complaints to 311 about these problems that were made between June, 2015 and June, 2017 and numerous emails from individuals describing problems and significant adverse impacts to quality of life from the Tribeca Rooftop in recent years; and

WHEREAS: There will be live and recorded music and music by DJ that will occasionally be louder than background music; and

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

WHEREAS: The applicant intends 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; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *opposes* the alteration of the liquor license to permit physical changes to the premises by AFNYC LLC d/b/a Sevahaus located at 205 Hudson Street *unless* the applicant complies with the list of proposed physical changes stated above and the drawings submitted to us with the questionnaire; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 strongly opposes the request for an alteration of the liquor license to permit an extension of hours and instead urges the SLA to require earlier closing hours of 12 p.m. weekdays and 1 a.m. on weekends in light of the problems described by the neighbors and documented in the 311 complaints sent to the CB1 office and due to the severe impacts to quality of life that already exist to the neighbors of this area from the Tribeca Rooftop; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 urges the SLA to impose these more limited hours until the problems reported by neighboring residents are resolved.



COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JUNE 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:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 66 West Broadway, application for restaurant liquor license for Vin sur Vingt

WHEREAS: The applicant, Vin sur Vingt, is applying for a liquor license; and

WHEREAS: The hours of operation of this establishment would be 3 p.m. to 1 a.m. Monday through Thursday, 3 p.m. to 2 a.m. Friday and Saturday and 11 a.m. to 1 a.m. Sunday; and

WHEREAS: The total area of the restaurant is 600 square feet with a public assembly capacity of 30; and

WHEREAS: The applicant operates other wine bars under this name in Manhattan including locations in SoHo, the Flatiron district and elsewhere; and

WHEREAS: The proposed establishment would not have a full-service kitchen; and

WHEREAS: There would be background music only; and

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

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

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

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

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *opposes* the application for a wine and beer license for Vin sur Vingt at 66 West Broadway unless the applicant complies with the limitations and conditions set forth above.