

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: BILL S130B/A4002A Appointment of Community Representation to the Hugh L. Carey Battery Park City Authority Board

WHEREAS: The Hugh L. Carey Battery Park City Authority (BPCA) is a New York State public benefit corporation whose mission is to plan, create, coordinate and maintain a balanced community of commercial, residential, retail, and park space within its designated 92-acre site on the lower west side of Manhattan. There is a recognition that, as development of new parcels have been completed, the importance of “maintenance” within the mission has become more significant; and

WHEREAS: Since its founding in 1969, Battery Park City has been transformed from a development project into a vibrant residential and commercial community, however, the governance structure of BPCA has not changed as the community has evolved; and

WHEREAS: The BPCA is governed by a seven-person board of directors along with an executive staff; and

WHEREAS: Decisions made by the BPCA have a direct impact on the lives and livelihoods of many members of the CB1 community, including residents and workers in Battery Park City, as well as residents and workers in neighboring areas, who use and enjoy the many public facilities in Battery Park City; and

WHEREAS: The seven-person board has currently no residents despite the fact that residents, Community Board 1 (CB1) and both City and State elected officials have been calling for greater community representation on the BPCA board for more than 10 years. The most recent resolution to this effect was passed by the Battery Park City Committee of Community Board 1 on March 7, 2017 and ratified by the full Community Board during its March 2017 meeting; and

WHEREAS: Currently there are several members whose terms have expired, and coupled with the changed nature of the BPCA mission focusing more on sustainability, this is the perfect time to appoint more BPC residents; and

WHEREAS: CB1 commends Sen. Squadron, Assembly Members Deborah Glick and Yuh-Line Niou for their leadership and support in getting S130 passed in the State Senate and A4002, the legislation in the NYS Assembly; and

WHEREAS: S130 and A4002 would amend the Public Authorities law to require a minimum that two (2) BPCA board members are residents of Battery Park City, future appointments prioritize that the Board is consistently comprised with at least two residents of Battery Park City; and

WHEREAS: Battery Park City and Lower Manhattan residents have proven to be effective advocates on major projects and committed to addressing quality of life issues that face our community; and

WHEREAS: It is unclear when the Governor will receive the legislation to review, and he will have 10 days to decide from that point; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 urges the Governor to sign this into law as soon as possible so that the next two board vacancies or terms that have expired can be filled with residents of Battery Park City.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEES OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT
WATERFRONT, PARKS & RESILIENCY

LAND USE

COMMITTEE VOTE: 14 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused

WATERFRONT

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

BOARD VOTE: TABLED

RE: 200 Water Street, application to the City Planning Commission for arcade infill and plaza upgrades

WHEREAS: Rockrose Development has filed an application for an authorization from the New York City Planning Commission (CPC) pursuant to Section 91-841 of the Zoning Resolution to allow a horizontal enlargement within arcade space at 200 Water Street in conjunction with the improvement of two privately owned public spaces (plazas) on the site; and

WHEREAS: The proposed project would enclose the majority of the arcade space with retail space and reconfigure the plazas along Water Street and Fulton Street and Pearl Street and John Street; and

WHEREAS: The enclosure of the arcade would result in approximately 2,922 square feet of ground floor retail infill and approximately 1,778 square feet of new second floor residential space; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 urges that the Department of City Planning extend the 45-day review period to allow us to make our recommendation when our Board resumes business in September due to the following reasons:

- 1) As the first application resulting from the 2016 zoning text amendment to allow the infill of arcades along Water Street, this application must be taken under careful consideration as it will set a precedent for applications that follow.

- 2) During last year's review of the Water Street Zoning Text Amendment, 200 Water Street was identified as a unique property in the catchment area. CB1's March 2016 resolution states that the "benefit to the property owner clearly outweighs the community benefit from plaza upgrades" and requests that the applicant should provide benefits in addition to the plaza upgrade. CB1 does not believe the applicant has presented sufficient community benefit in exchange for the arcade infill.
- 3) A particularly unique component of this application is that the arcade infill space extends to the second floor where the applicant is planning to place four new market-rate residential units.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 63/63A Reade Street, application for new storefront, signage and lighting

WHEREAS: The application is to address violations for illegal installation of storefront additions and signage without Community Board or LPC approval, and

WHEREAS: The single story buildings built in the 1930's are not contributing assets to the Tribeca South Historic District, and

WHEREAS: Two of the three small restaurant use buildings will be upgraded with appropriate new painted aluminum doors with AC louvres above, and

WHEREAS: The illegally installed, inappropriate signage will be removed, and

WHEREAS: The roll down gates and awnings will be removed, and

WHEREAS: The landlord will ensure the tenants submit new signage for LPC staff approval that meet the LPC guidelines, and

WHEREAS: The Committee noted the alterations will significantly improve the look of the street scape, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends the Landmark Preservation Commission approves the application and remove the violations.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 271 Church Street Aka 90 Franklin Street Aka Franklin Tower, an application to remove 6 of the 10 existing original 1930's Art-Deco bronze storefronts and replace all 6 with new oversized single-panel painted aluminum storefronts

WHEREAS: All of the existing windows to be replaced are original ground floor windows on Church and Franklin Streets - a total of (6) 3-over-3 14' x 8' bronze windows with decorative bronze grills above all the windows, and

WHEREAS: All of the original bronze window frames are in excellent condition, complete with no signs of deterioration and with configurations that contribute to the verticality of the art-deco style, and

WHEREAS: The applicant stated that all the existing ground floor windows are inoperable, the glass is not insulated glass and the street view into the retail space is blocked by an eye-level fixed-glass partition on the interior perimeter of the ground floor, and

WHEREAS: The committee recommends that the eye-level interior fixed glass partitions around the ground floor perimeter be removed to improve visibility into the store, and

WHEREAS: The Committee will only support an application where all the original bronze window frames and their muntins remain intact, inoperable windows are repaired as required for ventilation (or another means of ventilation be proposed) and glass parts be further insulated as needed, and

WHEREAS: The proposed 2'x3' bracket and pin signs on Franklin and Church Streets should be designed in accordance with the New York City Landmarks Preservation staff level rules for signage, shall not be attached to any decorative areas of stone and no part of any sign be lower than 10' from the sidewalk, and

WHEREAS: The committee requests the unpermitted surveillance cameras above the first floor windows on Franklin and Church Streets be immediately removed, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends the Landmarks Preservation Commission protect and document the original 1930's art deco ground floor windows and grills. The applicant should work with LPC staff to find a creative solution for repairing and re-glazing these windows.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 108 Leonard Street, application for replacement of cobra head lamppost with historic style lamppost

WHEREAS: The application is part of the previously approved work to restore the magnificent McKim Mead & White individual landmark, and

WHEREAS: The existing standard pole street light had to be removed during sidewalk repair, and

WHEREAS: The applicant is proposing to replace the removed lamp and pole with the historically appropriate Bishops Crook lamp and pole, and

WHEREAS: Two other standard lamps exist close to the building which the applicant is also prepared to replace, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends the Public Design Commission approves the application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	7 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	20 In Favor	14 Opposed	2 Abstained	0 Recused

RE: Jewish Community Project (JCP), street activity permit application for Duane Street between West Broadway and Church Street, Thursday, October 5, 2017 2 p.m. – 9 p.m.

WHEREAS: The applicant has applied for a street activity permit for Duane Street between West Broadway and Church Street on Thursday, October 5, 2017 2 p.m. – 9 p.m.; and

WHEREAS: The members of the Licensing and Permits Committee of CB1 were concerned about the potential adverse impacts from closing a street on a weekday, especially with the nearby Worth and Warren Street Reconstruction Projects underway and causing significant impacts to traffic in the area; and

WHEREAS: JCP is a major supporter of the community and CB1 urges the applicant to move the event to a weekend; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the proposed extension of a street activity permit to the Jewish Community Project for Duane Street between West Broadway and Church Street on Thursday, October 5, 2017 from 2 p.m. – 9 p.m.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 125 Chambers Street, application for unenclosed sidewalk café for Pret a Manger
DCA Number 2625-2017-ASWC

WHEREAS: The applicant, Pret a Manger, has applied for an unenclosed small 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: Neighbors in the adjacent residential buildings spoke at the committee meeting in opposition to the proposed sidewalk cafe because of the congestion on the sidewalk, and

WHEREAS: This section of Chambers Street is highly trafficked by pedestrians walking through Tribeca, and

WHEREAS: The north side of Chambers Street is a major thoroughfare for thousands of Borough of Manhattan Community College and Stuyvesant High School students each day, and

WHEREAS: Neither school was located in Tribeca when the list of streets on which sidewalk cafes were legal was promulgated in the 1970's, and

WHEREAS: This location is proximate to major bus and subway stops, and several major construction sites, and

WHEREAS: Safety of the students is a concern if bottlenecking causes them to step off the curb in the rush for classes throughout the day, and

WHEREAS: The neighborhood has changed since the sidewalk café regulations were promulgated from commercial to increasingly mixed use residential/commercial and there are no sidewalk cafes located on the full length of Chambers Street, and

WHEREAS: The applicant did not appear at the scheduled July 12, 2017 Permits and Licensing Committee meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes this application for a small sidewalk café at 125 Chambers Street for Pret a Manger.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	10 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 109 West Broadway, application for enclosed sidewalk café for 109 West Broadway LLC
ULURP Number N170290 ECM
DCA Number 2015-2017-ASWC

WHEREAS: The applicant, 109 West Broadway LLC, has applied for an enclosed sidewalk café license for 5 tables and 32 seats which will operate year-round; and

WHEREAS: The establishment agreed to open at 11:00 a.m. on weekdays and 10 a.m. on weekends; and to close at 1:30 a.m. Sunday through Thursday and 2 a.m. Friday and Saturday; and

WHEREAS: The establishment will close windows at 9 p.m. Sunday through Thursday and 10 p.m. Friday and Saturday; and

WHEREAS: The establishment agreed to make best efforts to encourage patrons to exit only on West Broadway after midnight with the understanding that no fire exits would be closed; now

WHEREAS: The unenclosed sidewalk cafe at this location was abandoned and the license expired in 2013 and as per section 19-133 of the New York City Administrative code should have been inspected by the Department of Transportation for the status of the abandoned structure for possible return of the sidewalk for public use, but it has a currently pending enclosed sidewalk café application for the sidewalk structure, and if suca review is still valid, Community Board 1 requests that it be done, if not,

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends approval of this application for a year-round enclosed sidewalk café at 109 West Broadway for 109 West Broadway LLC.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	11 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	2 Abstained	0 Recused

RE: 57 Murray Street, application for liquor license for Murray 57 LLC

WHEREAS: The applicant, Murray 57 LLC is applying for a liquor license for 57 Murray Street; and

WHEREAS: The hours of operation for this establishment would be 11 a.m. - 12 a.m. Monday through Thursday, 11 a.m. to 1 a.m. Friday, 10 a.m. to 1 a.m. Saturday and 10 a.m. to 12 a.m. Sunday; and

WHEREAS: The members of the Committee thought it important to keep the closing hours for this establishment consistent with CB1 guidelines for liquor licenses in Tribeca because of the concerns expressed by neighbors who attended the meeting about the many other establishments with liquor licenses within the vicinity; and

WHEREAS: In response to requests from the neighbors, the applicant agreed to provide contact information for someone who will be available to assist with any issues that arise at any time when the establishment is in operation; and

WHEREAS: The total area of the restaurant is 3,800 square feet with a public assembly capacity of 240; and

WHEREAS: There will 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 represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment and there are approximately 12 such establishments; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the application for a liquor license for Murray 57 LLC at 57 Murray Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 6 In Favor 2 Opposed 0 Abstained 0 Recused
BOARD VOTE: 28 In Favor 6 Opposed 2 Abstained 0 Recused

RE: 11 Fulton Street, application for alteration of a liquor license for iPic-Gold Class Entertainment, LLC d/b/a iPic Theaters and The Tuck Room

WHEREAS: The applicant, iPic-Gold Class Entertainment, LLC d/b/a iPic Theaters and The Tuck Room , is applying for alteration of a liquor license; and

WHEREAS: The purpose of the alteration is to add an outdoor patio area located near the front entrance and to extend the interior hours to a 4:00AM closing 7 days a week; and

WHEREAS: The patio area will be situated on private space and is not required to obtain a Sidewalk Café License from the Department of Consumer Affairs. It will be used temporarily during the warmer season; and

WHEREAS: The applicant has proposed an outdoor area of 721 square feet with 9 tables and 48 total seats. The committee and applicant have agreed to the hours of 11:00AM – 1:00AM for the outdoor portion in order to match the hours for the other nearby outdoor bar areas, with one less table than originally proposed; and

WHEREAS: The committee recommends a 2:00AM closing all week for the indoor portion of the establishment; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of an alteration of a liquor license to iPic-Gold Class Entertainment, LLC d/b/a iPic Theaters and The Tuck Room unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Pier 16, 89 South Street, application for a liquor license for VB Pier 16 LLC

WHEREAS: The applicant, VB Pier 16 LLC, is applying for a liquor license; and

WHEREAS: VB Pier 16 LLC would be a tenant of the South Street Seaport Museum; and

WHEREAS: The alcohol service hours will be 11:00AM – 1:00AM all week, but with food service starting at 9am; and

WHEREAS: The establishment is a total of 3,200 square feet including a dining area of 2,900 square feet with 40 tables and 160 seats; a bar area of 160 square feet with 12 seats; and a kitchen area of 160 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: VB Pier 16 LLC will utilize light live music one day a week (on Friday or Saturday) and will stop by 11:00PM; 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 VB Pier 16 LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 108 Greenwich Street, application for a liquor license for Suspenders and Belt LLC

WHEREAS: The applicant, Suspenders and Belt LLC, is applying for a liquor license on the first floor; and

WHEREAS: The applicant already has a license for the second floor and had previously applied for an alteration license to allow operation on the first floor, which Community Board 1 supported. The two floors will be run as one business and appear to the customer as one business, but the SLA requires that there be two separate license; and

WHEREAS: The alcohol service hours will be 10:00AM – 12:00AM on Sunday, 11:00AM – 2:00AM Monday – Saturday; and

WHEREAS: The establishment is a total of 1,550 square feet including a dining area of 870 square feet with 20 tables and 60 seats; a bar area of 380 square feet with 0 tables and 15 seats; and a kitchen area of 300 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: There had been recent complaints regarding noise from live music, which have been resolved with the principals who have also agreed that any live music will end at 11:00PM; 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 Suspenders and Belt LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

BOARD VOTE: 35 In Favor 1 Opposed 0 Abstained 0 Recused

RE: 11 Maiden Lane, application for an unenclosed sidewalk café for The Malt Shop

WHEREAS: The applicant, Maideneire LLC d/b/a The Malt Shop, is applying to the Department of Consumer Affairs for a sidewalk café license at 11 Maiden Lane; and

WHEREAS: The proposed sidewalk café would be unenclosed with 4 tables and 8 chairs; and

WHEREAS: The Committee expressed concern about the narrow sidewalk and the fact that it is often obstructed with many pedestrians, vehicles parked on the sidewalk, etc; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *does not* recommend approval of this application as it does not believe it would be appropriate to further obstruct an already narrow and congested sidewalk.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: PERSONNEL

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Land Use and Planning Consultant

WHEREAS: Community Board 1 (CB1) has traditionally been a leader in leveraging land use and planning discipline to promote its objectives. In order to further that function and augment our staff, a small purchase solicitation (the Solicitation) for a part-time land use and planning consultant (the Consultant) was prepared by CB1 and issued on June 29, 2017; and

WHEREAS: This solicitation was developed and conducted pursuant to the requirements governing small purchases under the New York City Procurement Policy Board (PPB) Rules; and

WHEREAS: The Consultant would report to our Director of Land Use and Planning and be responsible for providing technical assistance and support on initiatives involving land use; and

WHEREAS: On a monthly basis, the Land Use Consultant will meet with the Director of Planning and Land Use and agree to an allocation of office hours for the coming month; and

WHEREAS: The Solicitation was issued to a list of vendors randomly generated from the Citywide vendor database and to Michael Levine, the Land Use Consultant for CB1 for the preceding two years, and one other vendor, Randall Powell, who applied to the Solicitation issued in 2016, and Mr. Levine and Mr. Powell were the only vendors who responded with applications; and

WHEREAS: The CB1 Personnel Committee met with Mr. Levine and Mr. Powell on July 24, 2017 and rated them according to a set of criteria designed to determine which proposal was more responsive to the CB1 Solicitation and most advantageous to the City, taking into consideration relevant criteria. The Personnel Committee then voted unanimously to recommend to the full board that it accept the response to the Solicitation submitted by Michael Levine; and

WHEREAS: The Personnel Committee will meet again with the Consultant following the first six months of the agreement to discuss whether to renew the agreement; and

WHEREAS: The CB1 District Manager will work with the administrative staff at the Manhattan Borough President's Office to process the contract for the Land Use Consultant; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 hereby ratifies the decision of the Personnel Committee to award the position of Land Use and Planning Consultant to Michael Levine pursuant to a written contractual agreement and authorizes the District Manager to execute such contract on behalf of CB1 pursuant to the terms of the solicitation, and

BE IT

FURTHER

RESOLVED

THAT: The term of this contract will be for six (6) months, from September 3, 2017 to March 2, 2018 and will be identical to the terms of the contract signed with Michael Levine from September 3, 2016 to March 2, 2017, and may be renewed for one (1) additional six month period by mutual consent of CB1 and the Land Use Consultant; and

BE IT

FURTHER

RESOLVED

THAT: The maximum compensation to be paid to the consultant for any six month period, including all fees and costs, shall be \$15,000.00.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: PERSONNEL

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Thanking Noah Pfefferblit for his long service to Community Board 1

WHEREAS: Noah Pfefferblit has served as the District Manager for the past 10 years, and

WHEREAS: Noah has worked and has played an important role in addressing critical issues affecting Lower Manhattan, and

WHEREAS: Noah has been an advocate for improved services for the community, and has demonstrated a commitment to improving Lower Manhattan, and

WHEREAS: Noah Pfefferblit decided to offer his resignation from his position with effect on August 31, 2017, and

WHEREAS: The Chair of Community Board 1 accepted Noah Pfefferblit's resignation on July 19, 2017, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 wishes to extend its sincere thanks and gratitude to Noah Pfefferblit for his many years of service to Community Board 1.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JULY 25, 2017

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	10 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: Front Street Reconstruction Project

WHEREAS: The Quality of Life Committee of Manhattan Community Board 1 received a presentation by the New York City Department of Design and Construction (DDC) regarding the Front Street Reconstruction Project at its meeting on June 15, 2017; and

WHEREAS: The project will take place on Front Street between Old Slip and John Street and repair damage caused by Superstorm Sandy in October 2012; and

WHEREAS: The design phase of the Front Street project is scheduled to be completed in February 2018 and the construction will begin in the summer of 2018; and

WHEREAS: The area covered by the project is mostly if not entirely non-residential, so the types of impacts to residents experienced at other DDC projects in CD1 are not expected; and

WHEREAS: The DDC represented that existing cobblestones on Front Street between John and Fletcher Street will be refurbished and/or replaced to restore the street to its historic cobblestone appearance; we asked that the DDC take care that the cobblestone restoration not repeat the construction mistakes of the cobblestone streets that were replaced for the Harrison Street Project only eight years ago that are now in disrepair, as discussed in the CB1 Resolution of October, 2016; and

WHEREAS: CB1 continues to support historic cobblestone streets in historic districts provided that DDC ensures that construction is done in a way that supports actual modern usage of the streets; and

WHEREAS: CB1 appreciates the outreach by DDC and the opportunity to provide input before the design of the project is completed; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 supports the Front Street Reconstruction Project as presented by NYC DDC.