

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Battery Park City Security Contracts – Peace Officers

WHEREAS: Battery Park City contains nearly 36 acres of public parks and spaces made up of the iconic parks such as Rockefeller Park, Teardrop Park and Wagner Park as well as the Esplanade, South Cove, Pier A and Kowsky Plaza, and

WHEREAS: These parks are part of the New York City park system and are patrolled by Allied Universal Ambassadors (and their subcontracted partners, City Safe), and

WHEREAS: The Battery Park City Authority (BPCA) has maintained cost of this contract as part of the BPCA annual budget, and

WHEREAS: At the BPCA October 27, 2015 Board Meeting, there was an affirmative vote to award a contract to a private security firm replacing the NYC PEP contract for unarmed, private uniformed security services, and

WHEREAS: Currently, the Allied Ambassadors officers patrol the parks and public spaces in BPC but cannot ensure compliance with the rules and regulations by issuing summons or making arrests, and

WHEREAS: Prior to the contract with Allied Universal, BPCA had officers patrolling the parks and public spaces in BPC that could enforce the rules and regulations by issuing summons or making arrests, and

WHEREAS: The Community, both residential and commercial, along with tourism has grown substantially within the last two years, and

WHEREAS: The BPC Community has experienced a rise in infractions of the park rules, parking regulations, and

WHEREAS: There have been numerous pedestrian and cyclist accidents within and at the intersections leading into BPC, and

WHEREAS: Allied Universal has worked with the community over the past two years but are limited by contract and do not currently include any Peace Officers, and

WHEREAS: Peace Officers can direct vehicular and pedestrian traffic, enforce parking rules and issue traffic summons, and

WHEREAS: Peace Officers are able to enforce the park rules and laws by issuing summons and making arrests, and

WHEREAS: In a resolution from 11/19/15, Community Board 1 called on BPCA to not sign the contract for private security until means to enforce park rules and regulations were addressed and determined but BPCA proceeded with the contract, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 is again requesting to improve the public safety and affect the quality of life for BPC and lower Manhattan residents and visitors, by adding peace officers with the ability to enforce the park rules and regulations to the existing Allied Ambassador team above the contracted staffing levels, and

BE IT

FURTHER

RESOLVED

THAT: CB 1 requests that the BPCA work with Allied Universal to hire at least 3 additional Peace Officers for each shift; increasing the year round staff of the overall team and not just seasonal. The peace officers would be an addition and beyond the current staffing guidelines in the existing contract for public safety, and

BE IT

FURTHER

RESOLVED

THAT: CB1 calls upon the BPCA to work directly with the community to ensure that maximum benefit is achieved in the delivery of these security services which the BPCA has provided for decades.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

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

Land Use

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused

Waterfront

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 43 In Favor 0 Opposed 0 Abstained 1 Recused

RE: New Market Building and the need to reconstitute the Seaport Working Group

WHEREAS: In 2014, the Seaport Working Group was established to address the public and community outcry in response to proposals put together in private without any community input to redevelop the South Street Seaport and in particular the New Market Building site in ways that disregarded the special character and historic importance of the Seaport district; and

WHEREAS: For four months in 2014, the Seaport Working Group, under the leadership of Borough President Gale Brewer and Councilmember Margaret Chin, worked with members of Community Board 1 (CB 1), the local community, other local elected officials, representatives of the NYC Economic Development Corporation (EDC) and Howard Hughes Corporation (HHC), and other community stakeholders to assemble an agreed upon series of Guidelines and Principles outlining the type of development and actions that would be appropriate and beneficial for the future of this special area; and

WHEREAS: The key underlying reason for this planning effort was to ensure that future plans for the Seaport be developed collaboratively with the community and not in secrecy and behind closed doors as had been the case for many years at the Seaport; and

WHEREAS: In the aftermath of the Seaport Working Group, we regrettably find that the EDC, the lead agency managing the City's many important and historic properties at the South Street Seaport, has continued its previous practice of not sharing important information with the CB or the community nor consulting with the community in advance of making important decisions despite the CB's repeated requests to do so and despite their seeming willingness to change their ways when they agreed to participate in the Seaport Working Group; and

WHEREAS: On January 3, 2018 EDC called the CB 1 office to inform us that the City was moving to demolish the New Market Building while providing no engineering studies, no timeframe, no information on other options they considered to address the structural problems, no word on whether they have applied for or received any of the needed City, State and federal approvals to proceed with the demolition and nothing about future plans for this historic and sensitive site; and

WHEREAS: CB 1 has not had any communication with EDC regarding the New Market Building since Spring 2017 when they informed us that a portion of the structure housing cooling equipment needed to be demolished and they would do an analysis on the remainder of the building to determine the extent of the decay and what further steps might be necessary, despite an EDC spokesperson misrepresenting to the press that the City had worked closely with CB 1 on the demolition timeline; and

WHEREAS: The community is very disturbed to learn, especially in this manner, that the New Market Building needs to be demolished with many community members asking that it be saved and others concerned about what will replace it since this is a site controlled by HHC which earlier proposed to build a 650 foot tall building to replace the New Market Building; and

WHEREAS: EDC also has failed to keep our community abreast of approvals they made in private without consultation to allow HHC to dramatically change their plans for the rooftop of Pier 17 from 40,000 sf of new open space including artificial turf for public recreation when it was brought before CB 1 in 2013 to its latest incarnation that appears to have far less open space and permits rock concerts and other private events attended by 4,000 or more spectators up to 360 days per year; and

WHEREAS: It is notable that other agencies that control important portions of the CB1 waterfront, such as the Battery Park City Authority and Hudson River Park, have worked on improving communication with and doing a better job of consulting with the community and the Community Board on issues and changes before they are instituted; and

WHEREAS: The EDC is accountable to the tax payers of New York and should be transparent and use due diligence and not be making planning decisions in secret concerning the alleged need to demolish this historic building; and

WHEREAS: Several residents spoke in favor of preserving and restoring the New Market building; and

WHEREAS: The New Market Building is one of the few remaining Fulton Fish Market buildings remaining at the Seaport evoking the rich history of this area and is located in the State and National Register of Historic Places; and

WHEREAS: CB1 has expressed that we do not want to see another tower proposal for the New Market site; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 calls on the City and EDC to not proceed with the planned demolition of the New Market Building until meetings can be arranged and held with CB 1 and our local elected officials led by Borough President Gale Brewer and Councilmember Margaret Chin to fully review this proposal and to take into account the desires of

the community regarding the future of this site and explore other options to repair and preserve the New Market Building; and

BE IT
FURTHER
RESOLVED

THAT: CB 1 is greatly disturbed that the City and the NYC Economic Development Corporation have continued to operate the Seaport area without meaningful consultation with the Community Board despite their participation in the Seaport Working Group that was largely intended to put such a collaborative planning process in place for the future; and

BE IT
FURTHER
RESOLVED

THAT: In light of the failure of EDC to properly consult with the Community Board and community regarding vital Seaport issues such as the future of the New Market Building and the Pier 17 rooftop, we ask that the Borough President and Councilmember immediately reconstitute the Seaport Working Group to help manage these important issues and to make sure that we truly put into place a system of on-going consultation for the Seaport that has the full commitment of the City, EDC and HHC.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	11 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	2 Opposed	0 Abstained	0 Recused

RE: Thames Street Pedestrian Plaza

WHEREAS: A proposal is before the NYC Department of Transportation (DOT) to transform Thames Street between Broadway and Trinity Place into a pedestrian plaza between 111 and 115 Broadway; and

WHEREAS: Capital Properties, LLC is seeking approval through DOT's Plaza Program to close Thames Street to vehicular traffic between Trinity Place and Broadway to facilitate the development of a pedestrian area, but this application does *not* involve demapping Thames Street; and

WHEREAS: Thames Street is only 30' wide and slopes over the length of buildings from Broadway, down to Trinity Place, a full story; and

WHEREAS: The plan will resurface concrete sidewalks, repair granite curbs, infill the asphalt pavement with historic granite cobblestone paving raised to level of adjacent sidewalks; and

WHEREAS: Philip Habib and Associates had conducted a traffic analysis and found that a low volume of vehicles utilize Thames Street; and

WHEREAS: Vehicular traffic will be controlled with security bollards. The applicant is working with NYPD and DOT to ensure access for security, emergency vehicles and service; and

WHEREAS: Owners of 111 and 115 Broadway will be responsible for day-to-day maintenance, programming and coordination with agencies, officials and local stakeholders; and

WHEREAS: 111 and 115 Broadway are both landmarked buildings. In November 2017 CB1 adopted a resolution recommending approval for façade modifications to each building conditional upon the reduction in number of lights and blade signs; and

WHEREAS: Façade work will be completed in August 2018 and the plaza is expected to be complete by the end of 2018; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose this application for a pedestrian plaza on Thames Street conditional that:

- The plaza focuses on the pedestrian experience rather than a Thames Street “mall”
- There are no more than 5 private events per year (partial or complete closure)
- A plan is worked out for the bollards that balances function, aesthetic, security and allows for emergency access
- All service deliveries are made before 10:00AM
- The DOT agrees to conduct a traffic study or otherwise review the effects this plaza plan has on Trinity Place / Church Street vehicular traffic once the World Trade Center buildings along Church Street are fully open
- Access to 111 and 115 Broadway must be maintained at all times, including ADA accessibility

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	9 In Favor	2 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	7 Opposed	2 Abstained	0 Recused

RE: Proposal for Automatic Public Toilet (APT) at Municipal Plaza

WHEREAS: The NYC Department of Transportation (DOT) is proposing an Automatic Public Toilet (APT) at the south side of Municipal Plaza; and

WHEREAS: DOT expects that local workers, tourists, residents and patrons at Municipal Plaza and St. Andrew’s Kiosks will utilize the APT; and

WHEREAS: The APT will cost 25 cents for 15 minutes of use. After 15 minutes the doors will open; and

WHEREAS: One tree pit will be removed for the placement of the APT. The tree pit is currently empty; and

WHEREAS: DOT is currently working on getting vendors into the kiosks in the south plaza; and

WHEREAS: The APT will be available for use between 8AM and 8PM and will be maintained by a private company contracted through DOT; and

WHEREAS: There will not be private advertising on the APT; and

WHEREAS: The APT is ADA accessible; and

WHEREAS: The Committee noted concern about individuals using the structure for shelter, preventing the appropriate and intended use of the APT; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose the placement of an APT at Municipal Plaza but urges that a better contextual design is used to blend in with the building and the park.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	1 Opposed	1 Abstained	0 Recused

RE: 45 Broad Street, application 180063 ZSM for Special Permit for FAR bonus in relation to transportation improvements

WHEREAS: An application has been submitted by Madison 45 Broad Development LLC for the grant of a special permit to allow a floor area for a development located on a zoning lot where major improvements to adjacent subway stations are provided, in connection with a mixed-use development on property located at 45 Broad Street; and

WHEREAS: The project site is adjacent to the Broad Street Station, which is the terminal station of the Nassau Street J/Z subway line into Downtown Manhattan, and which is connected by an underground passageway to the Wall Street Station; and

WHEREAS: In 2015, the applicant approached the MTA regarding potential bonus-eligible improvements for the Broad Street Station, in response to which MTA identified the need for elevators to provide ADA-compliant access, allowing for handicap-accessible use of the J/Z trains further into Downtown Manhattan; and

WHEREAS: MTA also identified the need to improve ingress and egress at two control areas at the Wall Street Station, in the form of replacing existing turnstiles to increase the number of people able to pass through per minute; and

WHEREAS: In consultation with MTA and DOT, it was determined that due to the location of these subway platforms and the adjacent non-ticketed platform-level areas, as well as the locations of utility pipes and equipment surrounding the station, the optimal placement of the elevators would be in locations at the northeast and southwest corners of the intersection of Broad Street and Exchange Place, in front of 15 and 30 Broad Street; and

WHEREAS: These locations will require curb “bump-outs” within the historic street bed of Broad Street. CB1 adopted a resolution objecting to the elevators within the historic street bed, but LPC approval was granted in August 2016; and

WHEREAS: The special permit sought by the applicant would grant a 71,391 square foot bonus to the building at 45 Broad Street; and

WHEREAS: The building height and envelope would not be affected by the FAR bonus. If granted the bonus, the ceiling heights would be adjusted to fit more commercial square footage into the base of the building and some residential square footage on the upper floors; and

WHEREAS: The proposed building at 45 Broad Street would be approximately 334,317 square feet of total floor area, of which 59,749 square feet would be commercial office floor area and 274,568 square feet would be residential floor area; and

WHEREAS: The building would be 80 stories at a height of 1,115 feet. The first 10 stories would be commercial office as well as the residential lobby. 206 market-rate residential apartments would be provided on floors 14-33, 35-51, and 53-76 (floors 34, 52 and 77-80 would be mechanical floors). The building will include two windbreaks at floors 33 and 53 which will include landscaped areas accessible to residential occupants of the building. No parking will be provided; and

WHEREAS: During review of this application, CB1 heard from many residents of the immediate area who had concerns over the siting of the elevators and potential security threats over additional access points within the New York Stock Exchange security zone; and

WHEREAS: CB1 questioned both the MTA and NYPD on the security implications of the two elevators and both agencies stated that they do not believe the elevators would increase security risk in the New York Stock Exchange area; and

WHEREAS: NYPD did not deem the elevators a threat since the New York Stock Exchange area was originally established to prevent car bombs; and

WHEREAS: CB1 also heard from constituents representing the disabled who expressed the critical importance of ADA accessibility since so few stations throughout NYC provide such access, and the elevators that do exist in other stations are frequently out of service; now

THEREFORE

BE IT

RESOLVED

THAT: While CB1 remains disappointed over the aesthetic element of the two subway elevators, we acknowledge the important human rights issue and prioritize the ADA access that would be provided by the elevators; and

BE IT

FURTHER

RESOLVED

THAT: CB1 commends the applicant for voluntarily choosing to employ private garbage pickup; and

BE IT
FURTHER
RESOLVED

THAT: CB1 does not oppose this special permit application for an FAR bonus in exchange for transportation improvements, conditional that NYPD Counterterrorism studies potential risk on the New York Stock Exchange area from individuals entering the New York Stock Exchange area from the elevators; and

BE IT
FURTHER
RESOLVED

THAT: CB1 urges that the MTA and the applicant work to create an elevator bulkhead that blends with the contextual historical architecture of the neighborhood as has been done in the past, such as off the Franklin Street subway stop. If the MTA and the applicant are incapable to design a contextual match, CB1 will help facilitate a city-wide design competition.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 255 Greenwich Street, 195 application, Notice of Intent to Acquire Office Space for New York City Campaign Finance Board

WHEREAS: The New York City Campaign Finance Board (CFB), working with the Department of Citywide Administrative Services (DCAS), proposes to acquire approximately 50,000 square feet of office space on the entire 4th floor of 255 Greenwich Street; and

WHEREAS: The office space will be used to house the entire CFB staff, which is currently located at 100 Church Street; and

WHEREAS: The number of staff members at the CFB has grown and it needs to provide access to the general public. The 100 Church facility does not meet the current and future space needs of the CFB and the necessary upgrades are not feasible; and

WHEREAS: 255 Greenwich is a fourteen-story office building located between Murray Street and Park Place. The location is of prime importance as it is easily accessible by public transportation from all areas of the City and is only a few blocks away from City Hall, the City Council offices, and the New York City Board of Elections; and

WHEREAS: The proposed lease is for 20 years and 4 months. Rent starts at \$57 SQF and the landlord is providing \$91 SQF towards the work cost; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose this 195 application for the acquisition of office space for the New York City Campaign Finance Board at 255 Greenwich Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 24 In Favor 13 Opposed 3 Abstained 0 Recused

RE: 140 Broadway application to repair the plaza and replacing the non-historic planters and benches

WHEREAS: The application is made under the POPS zoning text amendment to the Skidmore Owing Merrell’s 1968 individual landmark, and

WHEREAS: The original plaza plan was constructed from wonderful – white colored - Travertine Granite to contrast with the entire black aluminum skinned and dark tinted glass office building, and

WHEREAS: The Noguchi red cube sculpture adds a wonderful accent of color to this important plaza design, and

WHEREAS: The original Travertine Granite was replaced in 1999 with a bland grey granite, and

WHEREAS: A memorial to Harry Helmsley was placed in the south east corner of the plaza, and

WHEREAS: The original round planters on Cedar Street have been replaced by dull rectangle planters and benches, and

WHEREAS: The proposal to upgrade the POPS is to replace the granite plaza, remove the non-historic planters, benches and plaque – with the original round planters with benches from 1968 design, and

WHEREAS: The new granite will be a gold in color which the applicant feels will be more appropriate than the original white color, and

WHEREAS: There will be six 12’ round new planters and one 14’ round planter, compared with the five original planters - this is to better place the planters around the circular door entrances on Cedar Street – which are not original to the design, and

WHEREAS: In order to delineate the property line on Cedar Street a set of bollard light fixtures have been introduced – eight in total, and

WHEREAS: The planters will contain trees and seasonal plants, and

WHEREAS: The Helmsley memorial plaque content will be incorporated in to the large planter, and

WHEREAS: The Committee was very pleased with the overall design – and commended the applicant for updating the POPS, and

WHEREAS: The Committee asked to see a sample of the granite in white as well as the recommended gold color before they made a decision on the final color – which the applicant agreed to, and

WHEREAS: The full Board having reviewed the gold and white granite samples concluded a white colored granite was most contextual to the original design concept, and

WHEREAS: The Committee did not feel the use of lights to delineate the property line as appropriate – which the applicant agreed to remove, and

WHEREAS: One Committee member felt the tree plantings were not appropriate and preferred small plants, and

WHEREAS: A number of small business street vendors attended spoke at the full board meeting concerned that the planters and benches on the City sidewalk on Broadway – which whilst consistent with DOT planter standards - would result in their businesses being forced off the Plaza, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 recommends the Landmarks Preservation Commission approve the application with the removal of the bollard light fixtures light and includes the use of a white granite block for the plaza, and

BE IT

FURTHER

RESOLVED

THAT: CB#1 recommends as the original plaza design did not include planters and benches on the City sidewalk on Broadway – that this element of the application be rejected.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 26 Ann Street, application for a lounge/lobby hotel liquor license for 143 Fulton Street Development Owner LLC and Good Guys Hospitality d/b/a The Moxy Downtown

WHEREAS: The applicant, 143 Fulton Street Development Owner LLC and Good Guys Hospitality d/b/a The Moxy Downtown, is applying for a lounge/lobby hotel liquor license; and

WHEREAS: The space the applicant is seeking to license is a restaurant/bar area on the third floor; and

WHEREAS: There will be no room service or mini bars in the hotel; and

WHEREAS: At the Licensing & Permits Committee meeting on November 8, 2017, the applicant and Committee agreed to the following hours for alcohol service: 8:00AM – 2:00AM Monday – Saturday and 10:00AM – 2:00AM on Sunday with the option to come back after one year and apply for an extension of hours based on performance; and

WHEREAS: There will be alcohol service from the grab & go station until 4:00AM; and

WHEREAS: The establishment is a total of 128,690 square feet (entire hotel including private guest rooms and public spaces) including a dining area of 350 square feet with 12 tables and 34 seats (additional seating for 30 in event space); a bar area of 700 square feet with 15 tables, 39 seats and 12 barstools; and a kitchen area of 290 square feet; and

WHEREAS: The applicant represented to the committee that there will not be any dancing; 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: After the November committee meeting, the applicant decided not to sign the stipulation sheet and CB1 adopted a resolution in opposition to the application. The applicant has now signed the stipulation sheet and this positive resolution will replace the former; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a lounge/lobby hotel liquor license to 143 Fulton Street Development Owner LLC and Good Guys Hospitality d/b/a The Moxy Downtown *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 5 Beekman Street, application for a change in method of operation for an existing liquor license for 5 Beekman Hotel Owner LLC, 5 Beekman Master Tenant LLC, Thompson Hotels LLC and Craft Beekman LLC d/b/a The Beekman; Temple Court

WHEREAS: The applicant, 5 Beekman Hotel Owner LLC, 5 Beekman Master Tenant LLC, Thompson Hotels LLC and Craft Beekman LLC d/b/a The Beekman; Temple Court, is applying for a change in method of operation for an existing liquor license; and

WHEREAS: The change in method of operation application is to extend the hours and to add a DJ that will be located in the basement; and

WHEREAS: This establishment opened in August 2016 and CB1 has not received any complaints; and

WHEREAS: The committee and applicant have agreed to extend the hours until 4AM and that the live DJ will only be used until 2AM; and

WHEREAS: The applicant has signed a stipulations sheet; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a change in method of operation for an existing liquor license to 5 Beekman Hotel Owner LLC, 5 Beekman Master Tenant LLC, Thompson Hotels LLC and Craft Beekman LLC d/b/a The Beekman; Temple Court unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	1 Opposed	0 Abstained	0 Recused

RE: 151 Maiden Lane, application for a hotel liquor license for CP Maiden Lane LLC d/b/a AC Hotel New York City Downtown

WHEREAS: The applicant, CP Maiden Lane LLC d/b/a AC Hotel New York City Downtown, is applying for a hotel liquor license; and

WHEREAS: The location is on the 2nd floor of the building; and

WHEREAS: The hours for alcohol service will be 10:00AM – 1:00AM Sunday – Thursday and 6:30AM – 2:00AM Friday - Saturday; and

WHEREAS: There will be no room service for guests but the applicants are requesting to license the whole building in case they want room service in the future; and

WHEREAS: The establishment is a total of 140,000 square feet including a dining area of 1,500 square feet with 16 tables and 50 seats; a bar area of 135 square feet with 0 tables and 11 seats; and a kitchen area of 425 square feet; and

WHEREAS: The applicant represented to the committee that there will not be any dancing; 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 a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a hotel liquor license to CP Maiden Lane LLC d/b/a AC Hotel New York City Downtown unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 9-11 Maiden Lane, application for a wine, beer & cider license for AB Hospitality d/b/a/ La Parisiene

WHEREAS: The applicant, AB Hospitality d/b/a/ La Parisiene, is applying for a wine, beer & cider license; and

WHEREAS: The hours for alcohol service will be 10:00AM – 9:00PM Sunday – Thursday and 8:00AM – 9:00PM Friday - Saturday; and

WHEREAS: The establishment is a total of 600 square feet including a dining area of 450 square feet with 6 tables and 15 seats; and a kitchen area of 150 square feet; and

WHEREAS: The applicant represented to the committee that there will not be any dancing; 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 a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a wine, beer & cider license to AB Hospitality d/b/a/ La Parisiene *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: Street Activity Permit Office application for American Heart Association Wall Street Run and Heart Walk; Thursday, May 17, 2018; 6:00PM – 7:00PM; various streets

WHEREAS: The American Heart Association is applying for a Street Activity Permit application for the Wall Street Run and Heart Walk on Thursday, May 17 from 6:00PM – 7:00PM; and

WHEREAS: The run/walk will take place on various streets throughout the Financial District; and

WHEREAS: The Wall Street Run Heart Walk is a 3 mile competitive run and noncompetitive walk. More than 10,000 people from throughout the five boroughs are expected to attend. The run and walk raises funds for the American Heart Association efforts; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 reluctantly recommends approval of this Street Activity Permit application for the American Heart Association Wall Street Run and Heart Walk with the following concerns and conditions:

- In the future CB1 must be presented with a NYPD traffic mitigation plan
- Provisions must be made to allow people to get home and to work
- CB1 has serious concerns that the route encircles the Hanover Square area, and that the event takes place during rush hour on a weekday

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	8 In Favor	4 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	12 In Favor	16 Opposed	8 Abstained	0 Recused

RE: 205 Hudson Street, application for a liquor license for AFNYC LLC

WHEREAS: The applicant, AFNYC LLC, is applying for a liquor license for a restaurant establishment with the d/b/a to be determined; and

WHEREAS: The hours of operation will be 8:00AM – 1:00AM Sunday – Thursday, 8:00AM to 6:00PM Friday and 5:00PM to 1:00AM Saturday; and

WHEREAS: The establishment has a total of 10,000 square feet with a public assembly capacity of 250 and 64 tables with 138 seats and a bar area with 31 seats and 13 bar stools and a basement area with 64 seats and 18 bar stools; and

WHEREAS: The establishment was represented by the applicant to be a full service upscale Kosher restaurant designed “to serve the whole community”, and will not be a catering establishment; and

WHEREAS: The applicant has represented that there will be only background recorded music on the ground floor; and

WHEREAS: The applicant has represented there will be limited live non-amplified and recorded background music without a DJ, with 20 ceiling speakers containing subwoofers located in the basement lounge with sufficient soundproofing such that no sound will be heard outside of the establishment with entrance and egress doors open or closed; and

WHEREAS: The applicant agreed there would be no dancing on either floor; and

WHEREAS: The applicant agreed to have no “buy-out” events that would occupy the entire space, no conducting of large-scale “private” events and no private promoters; and

WHEREAS: The applicant stated there would be no use of the space at all after 6 PM on Fridays or after closing on all other days; and

WHEREAS: The location of the establishments in close proximity to the traffic of the Holland Tunnel entrance and the limited parking availability in the area

can contribute to already major traffic congestion issues, the applicant has accordingly agreed to recommend on his website that patrons use public transportation, and to limit pick-ups and drop-offs to Desbrosses Street and not Hudson Street, a main artery into the Holland Tunnel; and

WHEREAS: Several neighbors appeared at the committee hearing to testify about the bad history with a co-owner of this new 'Kosher restaurant' who did not appear before the committee, who also controls an establishment (Tribeca Roof Top) which is within the same building with a bad record of quality of life issues for noise, traffic and crowd management on the street and in front of the Tribeca Roof Top entrance; and

WHEREAS: The applicant agreed to hire personnel on Thursday and Saturday nights for crowd control from 10 pm to closing; 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 committee's deliberations were predicated on the statement by the two principals who appeared, Mr. Nahum and Mr. Wendel, that despite having only 50% ownership they would have complete control over operations including over the other two principals, one of whom is the owner of the aforementioned Tribeca Roof Top; and

WHEREAS: The committee was not shown any agreements between the principals; and

WHEREAS: Two of the applicants (Mr. Nahum and Mr. Wendel) who were present at the committee meeting have signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of liquor to AFNYC LLC *unless* the applicant complies with the limitations and conditions set forth above, and *provided that* Mr. Nahum and Mr. Wendel can demonstrate to the State Liquor Authority that they have complete control of the operation.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	1 Opposed	0 Abstained	0 Recused

RE: 396 Broadway, application for a liquor license for Bridgeton Holdings / Bridgeton F & B Management LLC

WHEREAS: The applicant, Bridgeton Holdings / Bridgeton F & B Management LLC is applying for a liquor license for the Walker Hotel described as a society café, and

WHEREAS: The hours of operation requested are 10:00AM – 4:00AM weekdays and weekends for the interior and for the rooftop it will close at 2:00AM, unless rooftop/patio is enclosed, and

WHEREAS: The hotel will be open 24 hours a day, and

WHEREAS: The hotel will have 2 entrances; Broadway and Walker Street, and

WHEREAS: The applicant stated they would have 4 licensed areas, including a 520 square feet lounge with live music and DJ's in the sub-cellar, 850 square feet in the cellar as a multi-purpose event/meeting space, a ground floor/lobby/restaurant/café with 30 tables and 76 seats, and a total of 1900 square feet on the rooftop/patio for drinking and dining with 11 tables and 45 seats, a 22' bar and a 360-degree view, and

WHEREAS: Crucial to the community board's review process of an application is that proper notice is given to the public stating that an applicant is applying for an OP license and to further inform the public of the time and place of the committee meeting, and

WHEREAS: This information is provided to every applicant and the instructions on posting notification are clearly stated, and

WHEREAS: The applicant Bridgeton Holdings / Bridgeton F & B Management LLC / the Walker Hotel ignored this procedure even though they falsely checked off on their CB1 Questionnaire that they did 'post' notice, and

WHEREAS: The applicant instead mailed letters to some neighbors without any information regarding the time and place of the community board meeting,

thus making it difficult for the committee to judge the merits of the application, and

WHEREAS: As it stands due to the lack of proper notification, only 3 members of the community attended the meeting and expressed quality of life concerns and opposed the alcohol service on the roof top, and

WHEREAS: The applicant has represented that there will be live, recorded and background music and will employ an 'independent live' DJ in the cellar, and

WHEREAS: The demographic is quickly changing as in addition to the existing residential population there is currently construction of new residential units nearby in this basically quiet night-time section of North Tribeca, and

WHEREAS: The applicant indicated that there is existing hotel security, and

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

WHEREAS: The applicant represented that there will not be any dancing, and

WHEREAS: The applicant represented that the windows will be closed, 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 does not yet have a C of O, and

WHEREAS: There are 2 nearby residential buildings located at 388 Broadway which is an IMD under the loft law and Mandarin Towers at 376 Broadway, with approximately 160 families, the latter taller than 396 Broadway; both buildings would hear any noise coming from the Walker Hotel rooftop/patio, and

WHEREAS: Walker Street where 1 of the 2 entrances to the Walker Hotel is located is in the process of becoming more of a residential street with 3 buildings that will soon be coming on line, and

WHEREAS: As per the SLA mapping system and cross-checking on the Sanborn zoning maps, the distance across Walker (building to building) is about 50'; across Broadway 75'; and Cortlandt Alley about 26', and

WHEREAS: In a June 2014 Community Board resolution Bridgeton LLC (the applicant) agreed as a stipulation not to have liquor service on the rooftop/patio and also that the Cortlandt Street exit would not be used,

and

WHEREAS: As to the applicant's acoustic analysis conclusion that typical voices on the roof would be masked by ambient noise, they say:
"... the "raised voice" level does assume a reasonably civilized gathering and the exclusion of rowdy patrons, foreground music, or events from the rooftop bar.", and

As to rooftop/patio music, the statement:

"If the level can be kept to approximately the same level as voices (i.e., background music level, or 65 DBA averaged sound output at 3 feet) the disturbance to the neighborhood can be minimized."

WHEREAS: The committee felt that both conclusions that rooftop/patio patrons eating, drinking and music playing would not be a quality of life nuisance to the surrounding residents were utterly unrealistic, 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 Committee initially asked the applicant in fairness to the neighbors to return next month after properly posting the neighborhood, and

WHEREAS: The applicant responded that given their perception of our "guidelines" used on a case by case basis with regards to hours of operation and alcohol being allowed on rooftops; the applicant said he saw no reason to return and negotiate any terms with the community, and

WHEREAS: After more discussion and attempts in good faith to persuade the applicant to return, we were told "We would consider coming back if we felt that the committee would approve this with the roof and 4 am for the hotel," and

WHEREAS: The committee felt that the applicant was not willing to negotiate or compromise in any meaningful way, and

WHEREAS: Every application is vetted on a case by case basis by CB1, and despite the Committee's good faith efforts to compromise on finding a solution, the applicant refused to sign and notarize a stipulations sheet with what the committee thought was the best dispositions regarding the hours of operation and the major quality of life issues associated with allowing a rooftop/patio with dining, drinking and music, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 Rejects the use of the rooftop/patio for an OP License, and

BE IT
FURTHER
RESOLVED

THAT: The hours of operation for an OP License covering the Ground Floor,
Lobby, Café, Restaurant, and Cellar should be;
10:AM to 1:AM, Sunday to Thursday.
10:AM to 2:AM, Friday and Saturday.

BE IT
FURTHER
RESOLVED

THAT: CB1 opposes the granting of a liquor license to Bridgeton Holding /
Bridgeton F & B Management LLC unless the applicant complies with the
limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	1 Opposed	0 Abstained	0 Recused

RE: TD Bank 5 Boro Bike Tour

WHEREAS: The Bike Tour is categorized as a Large Street Event as indicated on the applicant's Street Activity Permit, and

WHEREAS: This event has been happening for many years and has gotten exponentially larger, louder, and more disruptive to the quality of life of the growing Tribeca residential community, and

WHEREAS: Several residents came to the committee each of the past several years including tonight to complain about and document the loud non-amplified and amplified noise the Large Event generates in the early hours on a Sunday morning, and

WHEREAS: There have been traffic and parking problems, and

WHEREAS: The event will be starting at Battery Park City and go through all 5 Boro's, ending in Staten Island, and

WHEREAS: The hours of the event on 5/6/2018 will start at midnight and finish at 6:30pm, and

WHEREAS: As per the Street Activity Permit application there will be 10,000 plus participants, and

WHEREAS: Bike riders will leave the start at Franklin and Church Streets in the following shifts; and

- 7:15am – 7:35am
- 7:59am – 8:16am
- 8:34am – 8:50am
- 9:09am – 9:25am

WHEREAS: The footprint of the 6 speakers will be on Church Street between Franklin Street and Leonard Street, and

WHEREAS: The applicant said there will be no sponsor announcements, and

WHEREAS: There will be music and reminder announcements, and

WHEREAS: The applicant said there will be workers with sound meters to monitor volumes and the 'bass' and overall volume will be reduced from what it was in past years, and

WHEREAS: The applicant said that they thought 80db was an acceptable sound level, and

WHEREAS: They will provide residents prior to the event a phone number for a person on site in Tribeca to contact if there are problems, and that person will be able to immediately lower the speaker volume if the noise is bothering residents, and

WHEREAS: That phone number and other information such as date, times and duration of the event will be distributed to buildings throughout the Tribeca area prior to the event, and

The following are requested for closures:

- Church Street between Thomas Street and Canal Street
- White Street between 6th Avenue and Broadway
- Walker Street between 6th Avenue and Broadway
- Lispenard Street between 6th Avenue and Broadway
- Worth Street between Broadway and West Broadway
- Leonard Street between West Broadway and Broadway
- Franklin Street between Broadway and Church Street
- Washington Street between Battery Place and Morris Street

WHEREAS: The applicant is requesting an After-Hours work permit from DOB, and

WHEREAS: The applicant is requesting amplified sound requiring an NYPD Permit, and

WHEREAS: They said there will be oversized vehicles, and

WHEREAS: Stage construction will start at midnight on 5/6/2018, and

WHEREAS: The applicant suggested that the event organizers are considering moving the Tribeca section of the Bike Tour event to another location next year, now

THEREFORE

BE IT

RESOLVED

THAT: As to the applicants' comment that they are thinking of moving the Tribeca section of the Bike Tour event to another location, CB1 strongly encourages that they do so, and to a location that will not interfere with the Quality of Life of any residents, and

BE IT

FURTHER

RESOLVED

THAT: The committee thought that 80db is too loud of a threshold volume to be acceptable and needs to be lowered, and

BE IT

FURTHER

RESOLVED

THAT: The Bike Tour instruct their participants to respect the neighbors and limit noise when waiting to start, parking, and moving about the neighborhood at what is such an early time in the morning on a weekend, and

BE IT

FURTHER

RESOLVED

THAT: Community Board 1 approves the Street Activity Permit for the TD Bank 5 Boro Bike Tour subject to the conditions set forth above, and

BE IT

FURTHER

RESOLVED

THAT: It is noted that as per Section 10-108 of the Administrative Code, the NYPD shall not issue a permit for amplified sound between the hours of 8pm or sunset and 10 a.m. on weekends in any location within 50' of any building with legal residential use, something the Community Board will strongly pursue being enforced in 2019 if there are not substantial quality of life improvements and overall noise reductions this year.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: PERSONNEL

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 43 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Appointment of District Manager

WHEREAS: The Personnel Committee received over 150 applications, many with very direct and relevant experience, and

WHEREAS: The committee met numerous times to review the applications and interview the most qualified candidates, and

WHEREAS: The committee invited all interested Board members to the meetings to participate in the final interviews of candidates, and

WHEREAS: The committee interviewed the candidates noting the excellent credentials of the short-listed applicants and the exceptional quality of their references, and

WHEREAS: The committee unanimously voted that Lucian Reynolds with his many years supervising experience in both city government and as a community board member was the most qualified candidate, now

THEREFORE
BE IT
RESOLVED

THAT: The committee recommends that the Board appoint Lucian Reynolds as District Manager, and

BE IT
FURTHER
RESOLVED

THAT: Lucian Reynolds has been asked to start work on February 12, 2018 at a salary level commensurate with his experience and within the Board's available budget.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Security Issues at CB1 Public Schools

WHEREAS: Lower Manhattan had a shooting in April 2017 in Battery Park, which was in close proximity to downtown elementary, middle and high schools, and

WHEREAS: In October of 2017, a terrorist event took place between Houston and Chambers Street, where a terrorist driving a truck drove down the Hudson Park greenway, killing several bikers on the path, finally slamming into a school bus full of children at Chambers and West Streets. The perpetrator then exited his vehicle and ran around the intersection with two (thankfully imitation) guns, pointing them at the thousands of students that had just released from IS 289, PS 89, Stuyvesant High School at that same corner, and

WHEREAS: In both cases there were communication delays and/or inconsistencies between the NYPD and the school leadership at the surrounding schools, and

WHEREAS: The weaponization of vehicles has become more common in recent terror attacks worldwide, and

WHEREAS: In information sessions with parents and the schools we heard concerns about the speed, consistency and effectiveness of communication regarding terror attacks and other police incidents as well as the vulnerability of our school entrances, and

WHEREAS: Several of our schools downtown have school safety agents at sign-in desks that are beyond the stairs and elevator banks which take students and visitors up into the upper floors of the school, making it possible for a perpetrator to gain entry to both before the security guard has the opportunity to apprehend them, and

WHEREAS: Often when the school safety agent is attending to one visitor, the sign in process can prevent the agent from seeing everyone coming into the building consistently, and

WHEREAS: Other civic buildings in lower Manhattan have security systems in place right at the building entrances, and

WHEREAS: Several of the safety agents do not have panic buttons and/or alarms at the front desk should a perpetrator walk into their lobbies, and

WHEREAS: Safety agents are unarmed and therefore rely solely on immediate and effective communication to the school leadership so they can lock down the school in a timely manner, and

WHEREAS: CB1 has received letters supporting resolution from our school PTA's downtown, now

THEREFORE

BE IT

RESOLVED

THAT: We call upon the DOE, NYPD and Mayor's office to develop both short and long term safety measures/communication procedures at all of our schools' entrances, such as but not limited to; panic buttons, alarms, bulletproof glass at the facades, walkie talkie systems, front door lock and buzzer systems, to better ensure the safety of the students, and

BE IT

FURTHER

RESOLVED

THAT: All safety agents and their substitutes continue to be fully trained in emergency safety procedures in the event of a terrorist attack at our schools.