

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 39 In Favor 3 Opposed 4 Abstained 0 Recused

* Due to the absence of a quorum, the committee vote taken on this resolution is unofficial and for informational purposes only.

RE: Potential Congestion Pricing Legislation

WHEREAS: Recent reports suggest that a plan to implement “Congestion Pricing” covering traffic flowing into Manhattan below 60th Street is being considered by Governor Andrew M. Cuomo, and

WHEREAS: No plan has been formalized nor has legislation been proposed. The recent FixNYC Advisory Panel Report serves as a guideline outlining phases and options for addressing the severe traffic congestion problems in Manhattan’s central business district and generating revenue to fix the ailing subway system, and

WHEREAS: CB1 has consistently supported the following principles:

- Reduce traffic in Manhattan and our community which chokes our streets and endangers residents, workers, students and visitors
- Reduce greenhouse gases, particulate pollutions and their associated negative effect on our environment
- Fund improvements to mass transit making it more effective and affordable to all New Yorkers, and

WHEREAS: Community Board 1 (CB1) acknowledges that some residents rely on personal and for-hire vehicles for transporting large families, getting to and from schools, getting to health care appointments or visiting other parts of the city or areas not served by mass transit, and

WHEREAS: While CB1 is served by multiple subway lines (13). These are plagued by service delays, ongoing construction, slow implementation of promised improvements such as modern signals and explosive growth due to overdevelopment. City and state administrations need to mitigate these with the necessary resources, and

WHEREAS: Congestion Pricing has been proposed before but was not well defined nor accepted. Other major cities such as London, Singapore and Stockholm have successfully implemented a congestion pricing plan along with significant discounts to those living in the congestion zone. London’s plan, for example, offers a 90% discount and substantial discounts are routinely offered even in New York such as Staten Island residents using the Verrazano Narrows Bridge, and

WHEREAS: The stated goals of a Congestion Pricing plan as outlined in the FixNYC report would be to significantly reduce traffic and raise revenues for needed mass transit improvements, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 calls on our Governor and elected officials to ensure that before any Congestion Pricing plan are proposed that it is the result of an open and transparent dialogue. Any plan must also direct all revenue to the stated goal of supporting the New York City Transit system (subways and buses). All stakeholders must be engaged in the design of any plan based on their feedback and allow adequate time to consider and comment on any proposals, and

BE IT

FURTHER

RESOLVED

THAT: Any congestion pricing plan being considered must address any excessive burden on residents and small businesses in the congestion zone.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	45 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 88 Fulton Street, Board of Standards and Appeals application for an amendment to previous BSA approval for Physical Culture Establishment Special Permit

WHEREAS: This application has been filed with the Board of Standards and Appeals (BSA) to amend the condition of the BSA resolution dated October 14, 2016 granting a special permit for the physical culture establishment operated by Spa 88 LLC d/b/a Spa88 that required a final certificate of occupancy (CO) to be obtained

WHEREAS: The applicant is requesting the amendment to: 1) allow a temporary certificate of occupancy (TCO) instead of a final CO, and to 2) extend the time for Spa88 to obtain the TCO; and

WHEREAS: Community Board 1 (CB1) reviewed the original BSA physical culture establishment application for Spa88 in April 2015 and issued a resolution with no objections or concerns; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose the applicant to the BSA for an amendment to the previous approval for a physical culture establishment special permit. However, the Board has serious concerns about the state of disrepair of the building and the resulting long-term scaffolding that has been placed around the building. We implore the landlord to take immediate action to remedy the situation so the scaffolding can be removed. If the landlord is unable or unwilling to take this action, we call on the Department of Buildings to intervene in order to expedite the repair of the building.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	45 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 22 Cortlandt Street, 195 application for acquisition of office space for the New York Office of Labor Relations

WHEREAS: The New York City Office of Labor Relations (OLR), working with the Department of Citywide Administrative Services (DCAS), proposes to acquire approximately 55,000 SF of office space at 22 Cortlandt Street in Lower Manhattan; and

WHEREAS: OLR is presently located in approximately 53,000 SF of office space at 40 Rector Street. The lease expires in 2019 and the Landlord will not extend the lease. OLR is proposing to long-term lease the entire 12th, 14th, and 15th floors at 22 Cortlandt Street; and

WHEREAS: The space as 22 Cortlandt Street will have no associated parking requirements or fleet vehicles; and

WHEREAS: OLR will be relocating 135 staff to the new site. The office operates from 8AM – 6PM Monday – Friday with occasional overtime hours. Based on the current office, it is expected that between 85 and 100 visitors a day will visit the office. Most of the visitors are current and retired City-employees, many visiting for information on the Health Benefits Program or participating in one of the many meetings held by OLR; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 does not object to the 195 application for acquisition of office space for the New York Office of Labor Relations at 22 Cortlandt Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 45 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 22 Barclay Street, application for portico statues

WHEREAS: This application calls for the relocation of statues from the now-closed St. Joseph's Chapel in Battery Park City to St. Peter's Roman Catholic Church, on Barclay Street, and

WHEREAS: The four statues are beautiful, and deserve a home, and

WHEREAS: They will each be placed on stone-clad concrete bases, matching the church, and

WHEREAS: Explanatory plaques will be included on the base, and

WHEREAS: Because the statues will be placed in the open, on the steps of the church's portico, our only concern is that they be protected from graffiti, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEES OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 43 In Favor 1 Opposed 1 Abstained 0 Recused

RE: 52 Thomas Street, application to install 15 rooftop mechanical condensers

WHEREAS: This proposal calls for the replacement of 15 rooftop air conditioning condensers out of an existing 22, and

WHEREAS: The new condensers are said to be necessary because they will utilize cooling fluid that will soon be legal, and the existing condensers use fluid that will be illegal shortly, and

WHEREAS: 52 Thomas Street, in the Tribeca South Historic District, has been plagued with issues, complaints from residents, and violations since its conversion to residential apartments over a decade ago, and

WHEREAS: The new condensers will be raised, since drainage is necessary, and

WHEREAS: They will be extremely visible from the northeast, and somewhat from the southwest, and will be anything but a pleasant visual addition to an already troubled building, and

WHEREAS: This is an application we would ordinarily oppose, but the residents are under hardship, some are without air conditioning, it is an extreme situation, and it does appear that no other solution exists, and

WHEREAS: Despite current landmarks theory, in this instance we urge the Landmarks Preservation Commission to allow an acoustic screen wall matching the façade, as the applicants suggested originally, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 recommends that the Landmarks Preservation Commission approve this application, with the modification described.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEES OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 45 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 115 West Broadway application for installation of ramp

WHEREAS: The application is made following a law suit being issued against the applicant's non-compliance with the ADA at 115, 117, 119, 121 and 123 West Broadway – representing approximately 85' - 2/3 of the block between Duane and Reade Streets, and

WHEREAS: The original application to restore the failing original vaults dates back to 2007 – a time before the ADA Amendment Act (ADAAA) was made into law in 2008, and

WHEREAS: LPC and CB#1 had approved the application to carefully restore the failing vaults – for which the work was completed in 2010, and

WHEREAS: The applicant received a violation notice in 2013 for LPC incorrectly processing the approval of the application, and

WHEREAS: LPC and CB#1 approved the legalization of the work in its resolution of November 21, 2013 – attached, and

WHEREAS: The current application is to comply with ADAAA by installing an ADA complaint ramp in painted diamond plate and steel pipe – following LPC and DOB standards for ADA ramps, and

WHEREAS: The Committee requested the few remaining original vault lights be incorporated into the proposal - which the applicant agreed to do, and

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission approve the application.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 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:	44 In Favor	2 Opposed	0 Abstained	0 Recused

RE: 184 Duane Street, application for expansion of existing street seat for Laughing Man Coffee

WHEREAS: Applicant has requested an expansion of his DOT sponsored “street seat”, supposedly to expand only within the footprint of his existing configuration, and

WHEREAS: The existing street seat configuration is popular with the neighborhood, and

WHEREAS: A request to expand in 2017 was rejected last year by the Tribeca committee on the basis of the following factors:

- “Inadequate parking on the street for commercial businesses and trucks as well as residential and taxi type vehicular pickups and drop-offs.
- The lack of a need for an extension to the existing Street Seats when there are two neighboring parks such as Duane Park on the same street.
- “The potential for increased litter and sidewalk obstructions, and equity of use of an unimpeded, passable pedestrian sidewalk for all residents and neighborhood businesses. “
- Unfortunately these fears from last year have proven to come true from the testimony of the local residents and business, and

WHEREAS: It became clear through questioning that the entire 48’ length of curb space used by this installation (including the safety curb buffer zone and up to the ‘No Parking Any Time’ sign) is, during the non-season, ‘commercial loading/unloading 7:am -7:pm’; and that DOT changes the street signs to No Parking during the Street Seat season, and

WHEREAS: It additionally became clear through questioning of the DOT representative and the applicant that in fact the existing setup, by extending its seasonal no parking zone further than was necessary for a buffer zone, had eliminated even more parking footage than was necessary, despite CB1’s clear concerns that other businesses were being penalized by loss of commercial parking space, and

WHEREAS: Neighbors and committee members were surprised that the approved 6 month season had without notice been extended to 8 months in 2017, and

WHEREAS: The DOT representative admitted we had not been informed at the time of the 2017 renewal, and

WHEREAS: The DOT representative further admitted that DOT was not required to inform the community board about “program changes”, and

WHEREAS: The new request, as represented by the applicant, takes up no more space than was already being used, but in fact uses that extra space that should not have been granted in the first place, and

WHEREAS: An attempt was made at last year's committee meeting to have Laughing Man come to some sort of arrangement with Taste of Tribeca, which has had its event for over 20 years, to make up for loss of up to 3- 4 booths, the applicant said he couldn't at that moment but would certainly work with the representative to come up with some type of accommodation, and

WHEREAS: According to a letter from Taste's representative this year; "No compromise was entertained either privately or at the CB1 meeting", and

WHEREAS: The Taste representative also says; "This year, we have come to an understanding that is not ideal for Taste of Tribeca but is one we can work with", and

WHEREAS: Several residential neighbors stated that garbage from Laughing Man was not being picked up off the sidewalks as required by the terms of their DOT agreement, and that the sidewalks were often all but impassable due to patrons hanging out in front and sitting on the loading docks and steps), and

WHEREAS: A local small business owner, who needs vehicle loading/unloading often during the day for her catering business, provided a letter of opposition and spoke of her difficulties parking and her many parking tickets, and

WHEREAS: Several residents and committee members were also disturbed that a single business owner had essentially been given a de facto sidewalk cafe on a Tribeca side street, paid for and supported by DOT, and considerably larger than the frontage of that business, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 rejects the application for an extension and additional seating on the same basis as 2017, and

BE IT

FURTHER

RESOLVED

THAT: Requests that DOT adjust the buffer zone to the minimum required, and that the Street Season be adjusted back to what CB1 has approved each of the last three years for 6 months duration and not 8 months, and

BE IT
FURTHER
RESOVLED

THAT: DOT notify Community Board One when there are any “program changes” to the Street Seats Program or to any individual street, existing or future, within CB1, and

BE IT
FURTHER
RESOLVED

THAT: DOT adjust the placement of the seasonal ‘No Parking Anytime’ / ‘No Parking Except Commercial Loading and Unloading 7:00 am – 7:00 pm’ next to the concrete curb stop, and

BE IT
FURTHER
RESOLVED

THAT: Considering the quality of life issues that Laughing Man return to CB1 next year for a review.

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DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	46 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 412 Greenwich Street, application for a beer and wine license for Dig Inn

WHEREAS: The applicant, Dig In, is applying for a beer and wine license; and

WHEREAS: The hours of operation will be 11:00AM – 10:00PM on Weekdays and Weekends; and

WHEREAS: The establishment has a total of 707 square feet with 6 tables and a counter and 32 seats, and

WHEREAS: The applicant has agreed to close windows at 9:00 PM and

WHEREAS: The applicant agreed to use non-electric bikes for deliveries which will follow all rules and regulations, and

WHEREAS: The applicant agreed that all business deliveries will be made within normal business hours of 11:00 AM to 10:00 PM, and

WHEREAS: The applicant intends to apply for a sidewalk café license for the Greenwich Street frontage and will return in one year to address concerns from residents of the building about the potential for noise, 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 beer and wine license to Dig Inn at 412 Greenwich Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LICENSING & 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:	46 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 285 West Broadway

WHEREAS: CB 1 has received numerous complaints and allegations against the owner of Haus at 285 West Broadway, Premises name PJ150 LLC, License # 1275900, and

WHEREAS: These complaints and allegations have been forwarded to the police and the SLA starting in March 2017, and

WHEREAS: Because of the seriousness of these complaints and allegations CB1 had requested the owner's appearance at the Licensing and Permits Committee each of the last two months, and

WHEREAS: The owner has not appeared at the Licensing and Permits Committee as requested, and

WHEREAS: CB1 has been told recently by the attorney that the owner has closed the business establishment and is not renewing, but we have not heard from the owner himself, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 advises the SLA that if in fact a renewal application is submitted by the owner we strongly oppose approval of such application until such time as the owner appears at the Licensing and Permits Committee and until the SLA completes its investigation.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 5 Opposed 2 Abstained 0 Recused

RE: 50 Varick Street, lack of response to CB1 letters by Spring Studios Principals

WHEREAS: CB1 has made good faith efforts for well over a year to discuss the following apparent violations of the stipulations with the owners/licensees of Spring Studios, as referenced in letters dated 2/23/17 and 6/7/17: and

- 1) Spring Studios continues to have Large Events of 2500 people and on multiple floors even though the agreed-on stipulations limit maximum patrons to 800 persons for the largest events.
- 2) Events were promised by Mr. David Hemphill representing himself as a principal to be on one floor only, never multiple events on different floors.
- 3) By stipulation, in response to our concerns this would become an event space, “all events were to be sponsored by Spring and relate to its business purpose.” Yet there is outside advertising for Spring as an event venue for weddings and events with space for 2500 people.
- 4) We question the creation of a private club called Spring Place (and the likely addition of another bar), whose entrance is now being advertised on 6 St. Johns Lane, which was neither requested nor mentioned on the CB1 questionnaire, nor in the stipulations nor on the SLA application, and whose presence also conflicts with, first, the stipulation that the only proposed restaurant will be open to the public, and secondly that all Spring guests will enter on the Varick side.

WHEREAS: The person who did identify himself as a principal and who appeared before the committee several times to give us assurances as to Spring’s good intentions, particularly after a particularly disruptive late-night Super Bowl party prior to the issuance of the license, turns out not to have *ever* been a principal, but an operating manager, and to have stopped working for Spring before the license was approved by the SLA, and

WHEREAS: The first letter CB1 Chair Anthony Notaro sent to Spring (2/23/17) went out to their current acting representative and to Mr. Jason Kollias, whom we had met post-license during discussions of traffic issues on St Johns Lane, and whom we were told was a principal, and

WHEREAS: We were subsequently informed by their acting representative that Mr. Kollias was no longer a principal, though his name remained on the SLA website as such, and

WHEREAS: In that time we discovered by an SLA website search and a FOIL request that of the five actual licensees listed on the final SLA license none had identified themselves or appeared before CB1 during the license application process, and

WHEREAS: The Chair of CB1 then sent a second letter (6/7/17, by email and conventional mail to Spring Studios) that went out to Mark Loy, who did sign the CB1 application as the sole principal but who it turns out was not on the SLA application or license, and

WHEREAS: CB1 asked our only official existing contact, their acting representative, to forward that letter to the four remaining principals, whose names found on the SLA website are cc'd in the letter, but whose contact info we had never received nor could find, and

WHEREAS: We have still never heard from any licensees or principals, and

WHEREAS: CB1 has also received numerous noise complaints about Spring Studios from residents for actions counter to other agreed-on stipulations as referenced in CB1 letters to the SLA (dated 7/12/17, 10/8/17, 11/30 17 and 12/6/17).

- 1) The use of the St. John's Lane entry/exit for guests, particularly late at night - "All guests will enter through the Varick entrance for all events/programs."
- 2) All vehicles/trucks loading and unloading between the hours of 7:pm and 7:am are to be "asked" by Spring to do so on Varick side, but too often "asking" seems not to work and residents are disturbed by late night trucks and vans on St Johns Lane side.
- 3) Noise from parties and events penetrating the walls of residents at 11 Beach Street. "Sound will be inaudible to neighbors and surrounding residential buildings."

WHEREAS: Spring Studio's renewal is up on 2/28, and the SLA is aware from CB1 letters and correspondence of our serious concerns about Spring's actions, currently we have not heard the results of any SLA investigations, and we continue to have no response from the principals of Spring, and

WHEREAS: We understand, as Chairman Bradley and former Chairman Rosen have both explained, that renewal time is basically an "administrative action" by the SLA, and that asking for cancellation of a license is not an option without a long record and investigation by the SLA of substantial documented violations of the stipulations and quality of life disturbances, and

WHEREAS: CB1 has documented these complaints and forwarded them to SLA, now

THEREFORE

BE IT

RESOLVED

THAT: We feel nevertheless because of Spring's unresponsiveness to CB1 's questions about stipulations not being met, and because of their refusal to have their principals appear before us either now or during the application process, and because of continuing complaints from and apparent disregard of residents, that if not for the current renewal process, we would not in good conscience or as representatives of our community approve a renewal for Spring Studios, and

BE IT

FURTHER

RESOLVED

THAT: Since the stipulation that Spring's clients, vendors, suppliers, city collections etc. be "*asked*" to use the Varick St. entrance after hours, or between 7pm and 7am, has not been effective and often apparently ignored, causing quality of life issues on St Johns Lane through the night, that as a condition of renewal it be stipulated that there "*shall not*" be any loading, unloading, prepping, or commercial activities on St. Johns Lane between the hours of 7:pm to 7:am, and

BE IT
FURTHER
RESOLVED

THAT: The stipulation "All guests will enter through the Varick entrance" be enforced and clarified as to include guests exiting, as is evident in the Elite Investigations security section of the Stipulations under "Varick Street Guest Egress", and

BE IT
FURTHER
RESOLVED

THAT: As previously stipulated to and promised by their representative during negotiations, that Spring adhere to the condition there not be any event or events in whole or in part that exceed 800 persons combined in total on the premises, and

BE IT
FURTHER
RESOLVED

THAT: Community Board 1 reluctantly approves the renewal of the Spring Lounge OP License subject to the conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	46 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 4 South Street, application for a liquor license for Vectorix Inc.

WHEREAS: The applicant, Vectorix Inc., is applying for a liquor license; and

WHEREAS: The hours for alcohol service will be 10:00AM – 12:00AM on Sunday and 7:00AM – 12:00AM Monday – Saturday; and

WHEREAS: The establishment is a total of 6,400 square feet including a dining area of 3,000 square feet with 30 tables and 140 seats; a bar area of 2,000 square feet with 12 tables and 45 seats; and a kitchen area of 200 square feet; and

WHEREAS: There will be no dancing at this establishment; and

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

WHEREAS: The applicant will not use private promoters; and

WHEREAS: The applicant will return in 1 year for a review; 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 a stipulations sheet; now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

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:	46 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 225 Pearl Street, application for a wine, beer & cider license for Sons of Thunder
225 Pearl LLC d/b/a Sons of Thunder

WHEREAS: The applicant, Sons of Thunder 225 Pearl LLC d/b/a Sons of Thunder, is applying for a wine, beer & cider license; and

WHEREAS: The hours for alcohol service will be 7:00AM – 9:00PM Monday – Saturday. The establishment will be closed on Sunday; and

WHEREAS: The establishment is a total of 1,800 square feet including a dining area of 200 square feet with 10 tables and 26 seats; a bar area of 20 square feet; and a kitchen area of 900 square feet; and

WHEREAS: There will be no dancing at this establishment; and

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

WHEREAS: The applicant has represented that there are buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment; 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 Sons of Thunder 225 Pearl LLC d/b/a Sons of Thunder unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	46 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 140 Carder Road, application for a liquor license for ABC & E, LLC d/b/a Taco Beach

WHEREAS: The applicant, ABC & E, LLC d/b/a Taco Beach, is applying for a liquor license; and

WHEREAS: The hours for alcohol service will be 11:00AM – 5:00PM Wednesday – Friday and 11:00AM – 6:00PM Saturday - Sunday; and

WHEREAS: The establishment is a total of 13,500 square feet including a bar area of 13,500 square feet with 55 tables and 290 chairs; and

WHEREAS: There will be live music on Fridays from 2:00PM – 5:00PM. Speakers will face East; 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 no 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 liquor license to ABC & E, LLC d/b/a Taco Beach unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LICENSING & 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:	46 In Favor	0 Opposed	0 Abstained	0 Recused

RE: One World Trade Center, application for a liquor license for ClubCorp NV XVIII, LLC, China Center New York LLC, LL New York Club, LLC

WHEREAS: The applicant, ClubCorp NV XVIII, LLC, China Center New York LLC, LL New York Club, LLC, is applying for a liquor license for the 89th floor of 1 WTC; and

WHEREAS: This space is a catering/event hall. The hours for alcohol service will depend on the events taking place, ranging from 7AM – 3PM on Monday, 7AM – 10PM Tuesday – Friday, 5PM – 11PM on Sunday and 11AM – 3PM on Sunday; and

WHEREAS: The establishment is a total of 33,000 square feet including a dining area of 1,048 square feet with 24 tables and 130 seats; a bar area of 584 square feet with 5 tables and 6 seats; and a kitchen area of 2,179 square feet; and

WHEREAS: The establishment will have traffic control personnel for hired cars. They will have dancing for private events only; 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 liquor license to ClubCorp NV XVIII, LLC, China Center New York LLC, LL New York Club, LLC unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	46 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 83 Maiden Lane, application for a wine, beer & cider license for David G. Inc. d/b/a Famous Famiglia Pizza

WHEREAS: The applicant, David G. Inc. d/b/a Famous Famiglia Pizza, is applying for a wine, beer & cider license; and

WHEREAS: The hours for alcohol service will be 10:00AM – 11:00PM Sunday – Thursday and 10:00AM – 11:30PM Friday – Saturday; and

WHEREAS: The establishment is a total of 2,200 square feet including a dining area of 300 square feet with 18 tables and 30 seats; a bar area of 300 square feet; and a kitchen area of 300 square feet; and

WHEREAS: This establishment will only serve beer and wine. They will have bike delivery but will not use electric bikes; 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 wine, beer & cider license to David G. Inc. d/b/a Famous Famiglia Pizza *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEES OF ORIGIN: PERSONNEL

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 46 In Favor 0 Opposed 0 Abstained 0 Recused

* Due to the absence of a quorum, the committee vote taken on this resolution is unofficial and for informational purposes only.

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 in July 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: Following an assessment of the two responses received to the Solicitation, CB1 voted to award the position of Land Use and Planning Consultant to Michael Levine pursuant to a written contractual agreement and authorized the District Manager to execute such a contract on behalf of CB1 pursuant to the terms of the solicitation, and

WHEREAS: The term of this contract, which was co-signed by the District Manager and Land Use and Planning Consultant, were for six (6) months and can be mutually renewed for one (1) additional six month period, and

WHEREAS: CB1 believes it would be advantageous to renew this agreement for an additional six months, as the Land Use and Planning Consultant is providing essential assistance during this time and his performance of the responsibilities involved has been excellent during the initial five months of the contract, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 authorizes the District Manager to exercise the option to renew the contract with the Land Use and Planning Consultant for six additional months.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & RESILIENCY

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	1 Opposed	1 Abstained	0 Recused

RE: Bogardus Plaza future weekend work

WHEREAS: The contractor responsible for completing the reconstruction of Bogardus Plaza has requested to work weekends; and

WHEREAS: The contractors have experienced delays caused by utility interference and are requesting to work weekends to make up for time lost from the delays; and

WHEREAS: The work will be done in eight hour shifts over the weekend. Saturday construction will begin at 9AM and Sunday construction begins at 10AM; and

WHEREAS: Most of the weekend work will be hand digging and is not typically associated with loud disturbances; and

WHEREAS: The work will not take place every weekend and the Community Construction Liaison will advertise information about the weekend work a week in advance; and

WHEREAS: The Department of Design and Construction and the Friends of Bogardus Plaza are both on board for the weekend work. Community Board 1 has reached out to residents at 1 Hudson Street and 16 Hudson Street who were not opposed to the weekend work. The co-op at 16 Hudson specifically noted that the consensus is that weekend work is preferable over extending the overall duration of the project; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 does not oppose weekend work in connection with the reconstruction of Bogardus Plaza.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: YOUTH AND EDUCATION

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 1 Recused
BOARD VOTE: 45 In Favor 0 Opposed 0 Abstained 1 Recused

RE: Capital Grant Request by Manhattan Youth

WHEREAS: Manhattan Youth is the steward of a 30,000 sq. ft. community facility located on Warren Street in Tribeca; and

WHEREAS: Manhattan Youth Downtown Community Center is a well-respected and innovative institution of youth and community activities and a valued and collaborative partner situated in Community District 1, and

WHEREAS: Manhattan Youth has been providing quality community, recreational, and educational opportunities Lower Manhattan for more than 30 years, and with the Downtown Community Center open more than 350 days a year for 10 years; and

WHEREAS: Manhattan Youth gives more than \$650,000 in financial assistance annually for free or sliding scale discounted comprehensive After-School and Summer Camp Programs for Lower Manhattan elementary school age children and families; and

WHEREAS: Manhattan Youth provides free middle school After-School programs as part of the City’s SONYC (School’s Out NYC) to more than 5,000 children in 22 middle schools, 17 of which serve students from CB1; and

WHEREAS: With more than 5000 program participants at the Downtown Community Center alone, the demands on Downtown Community Center’s infrastructure are significant; and

WHEREAS: Manhattan Youth Downtown Community Center offers free senior swimming, water fitness, or yoga 5 days a week to serve the aging needs of our community; and

WHEREAS: On January 10, 2018, Mayor Bill de Blasio sat in the Downtown Community Center and called it “Ground Zero for climate change,” a reference to the devastating flooding caused by Sandy and Lower Manhattan’s general vulnerability to rising water in his Announcement of NYC Leading Fight Against Climate Change; and

WHEREAS: Manhattan Youth Downtown Community Center has taken up the challenge of reducing carbon footprint and meeting or exceeding energy efficiency and consumption to help the City in this fight; and

WHEREAS: Manhattan Youth Downtown Community Center is engaged in an ongoing efficiency and greening campaign. This includes LED lighting replacement, installation of VFDs (Variable Frequency Drives), and the exclusive purchase of Wind and Solar power for electricity powering the Center; and

WHEREAS: Manhattan Youth Downtown Community Center has submitted a Fiscal Year 2019 capital budget request to the City Council, the Speaker of the New York City Council, and the Office of the Manhattan Borough President for capital improvement projects totaling \$1.5 million; and

WHEREAS: This Project will replace end of life and non-functioning chillers (HVAC) with new air cooled chillers that have integrated free cooling ability (adding efficiency and reducing cost); and

WHEREAS: The Project will replace outdated and inefficient controls systems for chilled water system and air handlers, allowing chillers and pumps to operate at full efficiency, increasing efficiency and life expectancy of the systems; and

WHEREAS: Replacement of these systems through capital funding will have direct impact to services offered as the ongoing annual energy and maintenance costs will be reduced, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 supports the Manhattan Youth Downtown Community Center Fiscal Year 2019 capital budget request to the Speaker of the New York City Council, The City Council, and the Office of the Manhattan Borough President for capital improvement projects totaling \$1.5 million.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: YOUTH AND EDUCATION

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 46 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Student MetroCard Reform

WHEREAS: The mission of the Youth and Education Committee of Community Board 1 is to advocate for funding, programs, and policies that support youth to secure a college education, careers of their own choosing, and economic stability for them and their families; and

WHEREAS: The New York Department of Education provides elementary and secondary school students with full fare and half fare MTA student MetroCards whose usages only work when school is in session; and

WHEREAS: A full fare student MetroCard is restricted to three trips per school day on both subway and surface bus lines between the hours of 5:30am and 8:30pm; and

WHEREAS: A half fare student MetroCard is restricted to three trips per school day on surface transportation only; and

WHEREAS: Additionally, a special four trip MetroCard is available upon the principal's request; and

WHEREAS: The eligibility of students to obtain and use full fare and half fare student MetroCards is determined by the School's Chancellor's Regulation A-801, which takes into account the student's grade level and the distance between the student's residence and school; and

WHEREAS: Student MetroCards were originally implemented for the purpose of providing students with transportation to school and school-related activities; and

WHEREAS: Many school-related and after-school activities, such as sports programs, internships, tournaments, community service, and tutoring and mentoring sessions, may require students to make more than three trips per day or occur beyond the 8:30 pm deadline, or on weekends; and

WHEREAS: Participation in school-related and after-school activities provides an enriching experience for students and contributes to academic success; and

WHEREAS: Students should be encouraged to participate in school-related and after-school activities, where accommodations should be made to ensure that students have access to appropriate transportation to attend such activities; and

WHEREAS: A simple plan could be devised whereby a student could acquire a supplemental student MetroCard upon providing proof of a school-related or after-school activity-related need; and

WHEREAS: The Care2 Petition “Demand Unlimited MetroCards for Teens” expresses the grievances of 11,544 supporters in the current framework of the student MetroCards”; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 encourages the MTA to increase the hours of all student MetroCard usages by 1 hour each day to cover the time period between 5:30am and 9:30pm to provide sufficient time for students to pursue educational school-related and after-school activities; and

BE IT

FURTHER

RESOLVED

THAT: CB1 encourages the MTA to increase the number of allocated rides of all student MetroCards from 3 rides per day to a total ride limit of 4 rides per day to provide a sufficient amount of rides for students to pursue educational school-related and after-school activities; and

BE IT

FURTHER

RESOLVED

THAT: CB1 supports student MetroCard usages to be accessible for students on weekends including Saturday and Sunday for a total of two rides per day to allow students to pursue school-related activities every day of the week; and

BE IT

FURTHER

RESOLVED

THAT: CB1 supports the elimination of half fare student MetroCards in place of full fare student MetroCards in the belief that the former presents itself and accumulates into a financial burden on the students’ families, which prohibits students from participating in these activities; and

BE IT
FURTHER
RESOLVED

THAT: CB1 supports an amendment to the Student Bill of Rights pursuant of the New York City Department of Education Discipline Code to give every student a student MetroCard in order to carry out the responsibilities as outlined for students.