

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	11 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	2 Opposed	0 Abstained	1 Recused

RE: New York Stock Exchange Proposed Plan

WHEREAS: The New York Stock Exchange (NYSE) District is bounded by Pine Street to the north, Beaver Street to the south, William Street to the east and Broadway to the west; and

WHEREAS: Lower Manhattan has undergone a transformation in the last several decades into an increasingly mixed-use and vibrant area. This change is pronounced in the NYSE area; and

WHEREAS: In 2001 there were fewer than 800 residential units in the NYSE District. Today there are around 2,000 with another 1,237 units in the pipeline. The area has also attracted a diverse mix of retail and office tenants increasingly in the realm of technology, advertising, media and information businesses. The volume of tourists has steadily risen; and

WHEREAS: After September 11th the NYPD implemented a security perimeter in the NYSE District and mandated the locations and types of devices that were installed. Several key elements of the security infrastructure are no longer fully functional, and the NYPD reverted years ago to using the “temporary” security devices seen today; and

WHEREAS: The NYPD and NYC Economic Development Corporation (EDC) have conducted a review of the security in the area and determined that the existing Delta Barriers could potentially be swapped for newer devices, but the city also concluded that the security footprint, locations, and number of interdiction devices could not be reduced or altered at this time; and

WHEREAS: Today’s NYSE District is comprised of a jumble of different streetscape elements and security devices. Poor street design hinders pedestrian circulation and truck loading and unloading is chaotic and unorganized; and

WHEREAS: In the summer of 2017 the Downtown Alliance (ADNY) in collaboration with WXY Architecture + Urban Design convened a group of over 30 stakeholders to develop a new vision for the NYSE District. ADNY also conducted group and individual meetings and walkthroughs and collected feedback through a web-based survey of Downtown workers and residents; and

WHEREAS: ADNY has asserted that this is an opportune moment in time for improvement as five buildings have undergone, or are in the process of undergoing residential conversion. It is an ideal time to work with the city and individual owners to implement improvements; and

WHEREAS: The following guiding principles were developed by this group: create identity and a sense of place, enhance pedestrian environment and improve mobility, and rationalize deliveries and separate trucks from pedestrians; and

WHEREAS: Some strategies proposed to create identity and a sense of place include: interactive gateway markers, placemaking and programming, cable lighting, and architectural lighting; and

WHEREAS: Strategies proposed to enhance pedestrian environment and improve mobility include: shared curbside streets that respect the historic street grid, multi-functional seating, simplified security infrastructure, and expanded pedestrian zones; and

WHEREAS: Strategies proposed to rationalize deliveries and separate trucks from pedestrians include: expand loading bays and enhance curb regulations and pilot an urban delivery consolidation center; and

WHEREAS: The ADNY vision has been designed to be implementable in stages, over several years, by both public and private sector actors. Certain elements of the plan will require discretionary action which will come back for review through the Community Board, such as Landmarks Preservation Commission and Public Design Commission; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 (CB1) supports the three guiding principles of the ADNY vision, but not yet any specific strategies, and would like to see it followed as a master plan subject to further details which should be publically vetted and we call on the City to fund improvements in the NYSE District. At a minimum CB1 would like to see elements of the plan prioritized so that the plan may be implemented sooner.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: JUNE 26, 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:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 4 Dutch Street, Board of Standards and Appeals application for a Physical Culture Establishment Special Permit

WHEREAS: An application has been filed with the Board of Standards and Appeals (BSA) with the permission of ARC NYC123WILLIAM, LLC, the owner of the subject premises, and on behalf of the tenant, I Love Kickboxing (the Applicant), for a special permit for the operation of a Physical Culture Establishment (PCE); and

WHEREAS: The subject premises are situated at 4 Dutch Street. It comprises approximately 1,828 square feet. The subject building is a twenty-six story building, built in 1912; and

WHEREAS: The Applicant will operate the PCE under the name “I Love Kickboxing” and occupy a portion of the 1st floor, comprising approximately 1,828 square feet. The layout of the facility provides for separate men’s and women’s locker rooms and a reception/check-in area. The proposed PCE operates class-based fitness instruction, focusing on boxing and kick-boxing training. Each class can accommodate a maximum of 50 members at a time; and

WHEREAS: The fitness studio will have stationary boxing bags typically shared by two people in an open space group format. Each class is conducted in an open area and lasts approximately one hour. The studio is purely for exercise and there is no combat or physical contact between instructors or members. The gym will have background music for keeping pace; and

WHEREAS: The hours of operation will be 5:30AM – 9:00PM Monday – Friday and some weekends. The facility will be staffed by approximately 10 employees; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 does not oppose BSA application 2018-32-BZ for a special permit for the operation of a PCE, I Love Kickboxing, at 4 Dutch Street.

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COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	11 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	3 Opposed	1 Abstained	0 Recused

RE: 90 Hudson Street, Department of Transportation application for Revocable Consent for ADA ramp and platform

WHEREAS: Hudson Street Owner Corp. has submitted an application to the New York City Department of Transportation (DOT) for revocable consent at 90 Hudson Street; and

WHEREAS: Revocable consent is the grant of a right to an individual or organization to construct and maintain certain structures on, over, or under the streets and sidewalks of the City. Generally, revocable consents are granted for a term of ten years, at the end of which time they may be renewed. The City retains the right to revoke a revocable consent at any time; and

WHEREAS: The application is for an ADA compliant ramp and entrance platform structure along the west building façade; and

WHEREAS: The Community Board 1 (CB1) Landmarks Committee reviewed the Landmarks Preservation Commission (LPC) application for this ramp in July 2016. At that time, the proposed length of the ramp was 116', taking up the entire building façade. The Landmarks Committee voted in opposition of the application due to its length and depth; and

WHEREAS: Since then, the proposal has been amended to shorten the length to 60'. The depth has not been changed (14' of space will be left on the sidewalk) and the proposal was approved by LPC; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose this revocable consent application for an ADA ramp at 90 Hudson Street.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 6 In Favor 1 Opposed 2 Abstained 0 Recused
BOARD VOTE: 39 In Favor 3 Opposed 1 Abstained 0 Recused

RE: Pier 17, an application for temporary “Winter Village” roof structures on the roof of the newly constructed pier 17 building in the South Street Seaport Historic District

WHEREAS: Thanksgiving 2018 will be the inaugural winter season on the roof of the new pier 17 building and the first, of possibly, several more-developed future “Winter” (and “Summer”) roof additions that will be presented, and

WHEREAS: The proposed winter 2018 temporary roof addition will only include a baseline portion of what extensive design-development package that was presented to the committee, and

WHEREAS: The full winter village proposal consists of a variety of carnival-like, translucent and polychromatic tent structures, a skating rink and pathways that could be programed with skating rink needs (including warming, skate rental, rink support mechanicals and concession tents) that would cover the majority of the pier’s roof, and

WHEREAS: The abridged 2018 Winter Village consists of nicely-sized skating rink accompanied by the minimum amount of tents in order to support general ice-skating, food , beverage bathroom and vending activities, and

WHEREAS: The tents, as presented, would have varying levels of visibility from across the East River, Peck Slip, John, South, Fulton Streets and the East River piers, and

WHEREAS: The applicant has performed (hopefully in excess) all required wind tests for the structures to ensure public safety in inclement weather and during normal wind levels in the area (which can be very high), and

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends that the Landmarks Preservation Commission approve the proposal for the Winter 2018 season, and request that the applicant return with more detailed drawings of future more developed roof additions.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 5 In Favor 4 Opposed 0 Abstained 0 Recused
BOARD VOTE: 32 In Favor 5 Opposed 6 Abstained 0 Recused

RE: 53 N. Moore Street, application for extension of bulkhead

WHEREAS: This application requests the addition of a 10-foot 9-inch elevator head house atop an existing approximately 10-foot existing bulkhead, in order to provide common access to a communal roof garden, and

WHEREAS: The address includes multiple buildings in a residential complex extending from N. Moore Street to the south to Beach Street to the north, including the blockfront of Hudson Street, within the Tribeca West Historic District, and

WHEREAS: The principal double building in question, at 129-131 Hudson Street, designed in 1891 by prominent architect Thomas R. Jackson, is an important and significant structure, and

WHEREAS: The issue here is complicated by frontage on the open Holland Tunnel Rotary, which affords unimpeded views of almost all modifications and extensions on surrounding buildings, and

WHEREAS: Therefore, the proposed extension is highly visible looking southwest across the rotary from Laight Street, and somewhat visible looking southwest across the rotary from West Broadway, and

WHEREAS: The actual impact is not enormous, especially considering other, neighboring rooftop extensions and structures, and

WHEREAS: The proposed materials are simple and not attention-getting, and

WHEREAS: The Landmarks Community of CB 1 had a very close vote in deciding this application, now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

BOARD VOTE: 42 In Favor 0 Opposed 1 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: 22 Barclay Street application by St Peter's Church to legalize existing 9/11 cross and to approve permanent location of statues

WHEREAS: The application is to enhance – and make permanent - the previously approved application to move four bronze statues from the 9/11 Memorial Chapel in Battery Park City, and

WHEREAS: The Board, Committee and LPC unanimously approved the installation of the four bronze statues in February 2018, and

WHEREAS: The Church would like to move the Church's existing metal cross, and

WHEREAS: The existing metal cross is presently located on the west – Church Street – elevation in the middle of the Church, and

WHEREAS: The Church would like to move the cross to be more aligned with the four statues at the main entrance on Barclay Street, and

WHEREAS: The Church would like confirmation on the permanent location of the four statues, and

WHEREAS: The Committee agreed with moving of the existing metal cross to the more prominent location and confirming the permanent location of the four statues, now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 –MANHATTAN
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DATE: JUNE 26, 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:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 250 Vesey Street, Waterfront Plaza at Brookfield Place, application for an upgrade to liquor license, change in corporate structure and alteration for Tartinery Liberty

WHEREAS: The applicant, Tartinery Liberty at 250 Vesey Street, Waterfront Plaza at Brookfield Place is applying for an upgrade from beer and wine to a full liquor license, a change in corporate structure and an alteration to its license; and

WHEREAS: The hours of operation will be 10:00AM to 9:00PM seven days a week, and

WHEREAS: The establishment is a total of 7,000 square feet including a dining area of 6,500 square feet with 40 tables and 169 seats and a bar area of 300 square feet with four tables and 16 seats, and will be adding 3 new bars totaling approximately 150 square feet on the upper plaza, and

WHEREAS: The applicant has represented that there will be recorded background music from IPod speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment, and

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

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

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

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of an upgrade to liquor license, change in corporate structure and alteration for Tartinery Liberty at 250 Vesey Street, Waterfront Plaza at Brookfield Place unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: JUNE 26, 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:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 21 South End Avenue – Store 3 application for a liquor license by Only U Restaurant for Ning Bo Cafe

WHEREAS: The applicant, Only U Restaurant is applying for a liquor license at 21 South End Avenue – Store 3 for Ning Bo Café, and

WHEREAS: The hours of operation will be 11:00AM to 10:00PM from Sunday – Thursday and 11:00AM to Midnight Friday and Saturday, and

WHEREAS: The establishment is a restaurant with a total a dining area of 3,000 square feet with 17 tables and 70 seats and a bar area of 25 square feet with four seats; and

WHEREAS: The applicant has stated that the restaurant will continue to serve the same menu of Chinese food as the previous establishment, Ning Bo Cafe, and

WHEREAS: The applicant has represented that there will be recorded background music from speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment, 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 establishments with on-premises liquor licenses within 500 feet of this establishment, and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to Only U Restaurant for Ning Bo Café at 21 South End Avenue Store 3 unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 33 Peck Slip, application for unenclosed sidewalk café for Bellini / Mr. C Seaport

WHEREAS: The applicant, HHC 33 Peck Slip Holdings LLC, has applied for an unenclosed small sidewalk café license for 10 tables and 20 seats on its commercial frontage along Front Street and Peck Slip; and

WHEREAS: The residents of the surrounding neighborhood were notified in accordance with Department of Consumer Affairs guidelines. No residents registered objections with the permit application.

WHEREAS: The applicant has agreed to modify the layout of the one table and chair set at the corner of Front Street and Peck Slip by moving it off the corner one table length along Front Street; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 does not oppose this application for a small sidewalk cafe at 33 Peck Slip for Bellini / Mr. C Seaport as long as the applicant adheres to the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: JUNE 26, 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:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 95 South Street Building G application for a liquor license by Pier 17 Seafood Restaurant LLC

WHEREAS: The applicant, Pier 17 Seafood Restaurant LLC is applying for a liquor license at 95 South Street – Store G; and

WHEREAS: The hours of operation will be 12:00AM to 11:00PM from Sunday – Wednesday and 12:00PM to 1:00AM Thursday to Saturday; and

WHEREAS: The establishment is a restaurant with a total dining area of 4,186 square feet with 102 tables and 254 – 261 seats including a 2nd floor terrace with 8 tables and 16 seats; and a total bar area of 131 square feet with 20 seats, comprising a drink bar on level 1 and an oyster bar on level 2; and

WHEREAS: The applicant has represented that there will be recorded background music from JBL System speakers mounted in the ceiling with subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment; and

WHEREAS: The applicant has represented that they will not allow guests to exit with beverages; 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 establishments with on-premises liquor licenses within 500 feet of this establishment; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to Pier 17 Seafood Restaurant at 95 South Street Building G unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: JUNE 26, 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:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 45 Beekman Street application for a beer and wine license by 45 Beekman Operations LLC for Sola Lab

WHEREAS: The applicant, 45 Beekman Operations LLC is applying for a liquor license at 45 Beekman Street for Sola Lab; and

WHEREAS: The hours of operation will be 11:00AM to 11:00PM seven days a week; and

WHEREAS: The establishment is a restaurant with 2 tables and 14 seats and eight service standup positions; and

WHEREAS: The applicant has represented that there will be recorded background music from speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment; and

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

WHEREAS: The applicant has represented that there is a building used exclusively as a synagogue within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are no establishments with on-premises liquor licenses within 500 feet of this establishment; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a wine and beer license to 45 Beekman Street LLC for Sola Lab at 45 Beekman Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 229 Front Street application for a liquor license by RSOL,Inc for Sabor Unido

WHEREAS: The applicant, RSOL.Inc. is applying for a liquor license at 229 Front Street for Sabor Unido, and

WHEREAS: The hours of operation will be 11:30AM to 11:00PM from Sunday – Thursday and 11:30AM to 12:00AM on Friday and Saturday, and

WHEREAS: The establishment is a restaurant with Brazilian/Portuguese food with a total dining area of 900 square feet with 9 tables and 23 seats and a bar area of 280 square feet with 8 tables and 24 seats, and

WHEREAS: The applicant has represented that there will be recorded background music from speakers with no subwoofers and on weekends live music in the nature of acoustic guitar and that there will be no DJ's or promoted events and no non-musical entertainment, and

WHEREAS: The applicant intends 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 establishments with on-premises liquor licenses within 500 feet of this establishment, and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to RSOL Inc. for Sabor Unido at 229 Front Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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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:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 266 Canal Street, West Store, application for change in class from restaurant wine license to full liquor license for August Gathering Corp.

WHEREAS: The applicant, August Gatherings Corp. is applying for a change in class from restaurant wine license to a full liquor license at 266 Canal Street, West Store, and

WHEREAS: The hours of operation will be 10:00AM to 11:00PM Sunday to Thursday, and 10:00AM to 10:00PM Friday and Saturday, and

WHEREAS: The establishment is a restaurant with a total a dining area of 1,180 square feet with 13 tables and 72 seats and no bar area, and

WHEREAS: The applicant has represented that there will be recorded background music from speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment, 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 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 change in class from restaurant wine license to liquor license to August Gatherings at 266 Canal Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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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:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 412 Greenwich Street application for a wine and beer license for Wisefish Poke
412 Greenwich Street LLC

WHEREAS: The applicant, Wisefish Poke 412 Greenwich Street LLC. is applying for a wine and beer license at 412 Greenwich Street for Wisefish, and

WHEREAS: The hours of operation will be 11:30AM to 9:30PM seven days a week, and

WHEREAS: The establishment is a restaurant with a total dining area of 572 square feet with 5 tables and 22 seats with counter pickup space and no bar area, and

WHEREAS: The applicant has represented that there will be recorded background music from speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment, 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 establishments with on-premises liquor licenses within 500 feet of this establishment, and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a wine and beer license to Wisefish Poke 412 LLC at 412 Greenwich Street for Wisefish unless the applicant complies with the limitations and conditions set forth above.

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COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 75 Broad Street application for a liquor license by DW Broad Street for Wagyu

WHEREAS: The applicant, DW Broad Street. is applying for a liquor license at 75 Broad Street for Wagyu, and

WHEREAS: The hours of operation will be 12:00PM to 9:00PM from Sunday – Thursday and 12:00PM to 11:00PM Friday and Saturday, and

WHEREAS: The establishment is mostly a take-out restaurant with a total 300 square feet with six seats and a standup bar, which is the only place to eat on premises, and

WHEREAS: The applicant has represented that there will be recorded background music from speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment, 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 establishments with on-premises liquor licenses within 500 feet of this establishment, and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to DW Broad Street for Wagyu at 75 Broad Street *unless* the applicant complies with the limitations and conditions set forth above.

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DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 4 South Street, Space WH3 application for a wine license by American Brew + Press

WHEREAS: The applicant, American Brew + Press. is applying for a wine license at 4 South Street, Space WH3, at the Staten Island Ferry Terminal, and

WHEREAS: The hours of operation will be 8:00AM to 11:30PM from Monday – Thursday, and 8:00AM to 12:00AM Friday and Saturday, and 10:00AM to 12:00AM Sunday, and

WHEREAS: The establishment is a café with a total 200 square feet with eight to nine tables and 15 – 18 seats and, and

WHEREAS: The applicant has represented that there will be no music, and

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

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a wine license to American Brew + Press at 4 South Street, Space Wh3 *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 –MANHATTAN
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DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 40 Exchange Place application for a liquor license by Split Eights LLC

WHEREAS: The applicant, Split Eights LLC, is applying for a liquor license at 40 Exchange Place, and

WHEREAS: The establishment is a bar with a total a 970 square feet with 8 tables and 25 seats, and

WHEREAS: The applicant has represented that there will be recorded background music from speakers with no subwoofers and that there will be no live music, no DJ's or promoted events and no non-musical entertainment, and

WHEREAS: The applicant represented that they do 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 asked for hours of operation to be 8:00AM to 2:00 AM, and

WHEREAS: The Committee, after some negotiation asked the applicant to agree to hours of operation from 10:00AM to 12:00AM Sunday, 8:00AM to 12:00AM Monday through Wednesday and 10:00am to 1:00AM Thursday to Saturday and then offered a five month trial period after which the applicant could request closure at 2:00AM, and

WHEREAS: The applicant declined to accept the offer stating that they believe 12:00AM and 1:00AM closing times are not financially feasible, and

WHEREAS: The applicant represented that there are 13 establishments with on-premises liquor licenses within 500 feet of this establishment, and

WHEREAS: The Committee felt that this particular block has recently increased dramatically in residential population and is a very narrow street and would prefer in this case to have at least a five month trial period, and

WHEREAS: This applicant has no prior history in Community Board One nor on a narrow residential Street such as Exchange Place, and

WHEREAS: There are 13 establishments with OP licenses within the 500 foot area and the first seven all close no later than 12:00AM while the three others with later, hours have been in the area for many years, and

WHEREAS: The applicant has not signed a stipulation sheet, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a liquor license to Split Eights LLC at 40 Exchange Place unless the applicant complies with the limitations and conditions set forth by the committee.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: LICENSING & PERMITS

BOARD VOTE: 41 In Favor 0 Opposed 2 Abstained 0 Recused

RE: Murray Street Exponents Festival sponsored by Exponents Inc. street activity permit application for its single block festival on Friday, September 21, 2018

WHEREAS: Exponents Inc. has applied for a street activity permit for a street festival on Park Place between Broadway and Church Street on Friday, September 21, 2018 from 10:00 AM to 6:00 PM, and

WHEREAS: Friday is a bad day for a street fair due to rush hour vehicular traffic, therefore the applicant has agreed to keep the stalls in the parking lanes only, and the sidewalks clear, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 does not oppose the application submitted by Exponents Inc. for a street activity permit for Friday, September 21, 2018.

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: NEW BUSINESS

BOARD VOTE: 38 In Favor 0 Opposed 3 Abstained 0 Recused

RE: Request that the New York City Mayor's Office of Media and Entertainment not issue film permits where there is Alternate Side Parking Regulations and no filming will be occurring at those exact street locations below Canal Street.

WHEREAS: As discussed at a recent 2017 Community Board One Quality of Life committee meeting with New York City Mayor's Office of Media and representative, and

WHEREAS: It was stated that Film permits for the purposes of only; parking equipment, trailers, for holding trucks and vehicles, etc..., or for just a matter of convenience to be in close proximity to the set where there will not be any (exterior or interior) filming, permits should not be approved where there is Alternate Side Parking Regulations, and

WHEREAS: The community concerns raised were about the additional *disruption to the neighborhoods* where there is an increasing residential population and a lack of Alternate Side Curb Side Parking in addition to the stress of resident's personal vehicles being towed other locations, and quality of life of the neighborhoods, and

WHEREAS: Another concern was that when there is going to be filming on a street (Interior or Exterior) with Alternate Side Parking Regulations that often the street is issued a permit and parking is put on hold for the duration of the time at the location which could be several days or longer and the actual filming only occurs on the last or second to last day of filming, restricting the street from residential parking for unnecessary periods of time, now

- The following are Streets with Alternate Side Curb Side Parking Regulations below Canal Street:

Tribeca

Washington Street: between Hubert and Light, East side.

Washington Street: between Laight and Vestry, East and West sides.

Vestry Street: between Washington and Greenwich, North and South side.

Desbrosses: between Greenwich and Hudson, South side.

Watts Street: between Washington and Canal, North and South sides.

Hubert Street: between Washington and Greenwich, North side.

Laight Street: between Hudson and Holland Tunnel, North side.

Beach Street: between Greenwich and Hudson, South side.

Beach Street: between Greenwich and Collister, North side.

N. Moore Street: between Greenwich and Hudson, North and South sides.

N. Moore: between Greenwich and West Street, North and South sides.
Franklin Street: between Greenwich and Hudson, North and South sides.
Harrison Street: between Hudson and West Street, North and South sides.
Jay Street: between Greenwich and Staple, North side.
Jay Street: between Greenwich and Hudson, South side.

Battery Park City

1st Place: between Little West Street and Battery Place
2nd Place: between Little West Street and Battery Place (to Dead End)
3rd Place: between Little West Street and Battery Place (to Dead End)
Little West Street: between 1st Place and 3rd Place
Battery Place: between Little West Street and West Thames
West Thames: between Battery Place and South End Avenue (to Dead End)
South End Avenue: between Albany Street and Dead End Turn Around
Albany Street: between West Street and South End Avenue (to Dead End)
Albany Street: between West Street and South End Avenue (to Dead End)
Rector Place Loop: North and South Loop Circle
Murray Street: north and south sides of the street from River Terrace east to North End Avenue
Warren Street: north side from River Terrace to West Street and River Terrace to North End Avenue south side of Warren.
Chambers Street: North side of Chambers St from River Terrace east to Chambers St and River Terrace to North End Ave on the south side of Chambers Street
River Terrace: East side from Irish monument (where road turns east) north to Chambers Street.
North End Avenue: West side of North End Ave from Murray St north to Chambers Street and East side of North End Avenue from Murray north to Warren Street

South Street Seaport

Dover Street: between South Street and Pearl Street
Front Street: between Dover Street and Beekman Street
Beekman Street: between South Street and Pearl Street)
Water Street: between Beekman Street and Dover Street
Peck Slip: between South Street and Water Street
South Street: between Beekman Street and Dover Street
Robert F. Wagner Place: between South Street and Pearl Street

THEREFORE

BE IT

RESOLVED

THAT: CB1 request that New York City Mayor's Office of Media and Entertainment not approve film permits where there is Alternate Side Parking Regulations only for the purposes of parking equipment and for holding trucks and vehicles or for set proximity convenience purposes when there is not going to be any exterior or interior filming, or where there may be any exterior or interior filming it be scheduled in a timely manner as to not unnecessarily restrict parking access to the neighborhood residents.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 7 In Favor 1 Opposed 0 Abstained 0 Recused*

PUBLIC MEMBERS: 2 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 41 In Favor 0 Opposed 2 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: Request for letter of support by Good Company Pictures, LLC to support the purchase of real property at 81 Walker Street for the use of their small business

WHEREAS: Property located at 81 Walker Street, New York, NY which is being purchased by Casa Bueno, LLC. This property will house the operations of Good Company Pictures, LLC which currently operates from leased space at 132 West 22nd Street, New York, NY. This company provides content and experiences for large brand-name clients in partnership with producers, directors, editors, artists, and technologists; and

WHEREAS: Good Company Pictures, LLC has outgrown its current space and now seeks a new location from which to continue growth. With assistance from the SBA 504 program, the company will be able to remain within lower Manhattan and will provide a permanent home to the company which also has a second office in California. As the company frequently meets with clients and team members at its New York City office, the purchase of property at 81 Walker will hopefully increase foot traffic along Walker Street as well as provide businesses to the local area shops and restaurants. In addition, the relocation of Good Company Pictures, LLC will continue to demonstrate CB 1's attractiveness to the creative community; and

WHEREAS: The purchase of the project property will provide Good Company Pictures, LLC with stability required to continue its success. As the company grows, additional employment opportunities will also become available for our local area residents. As such this development project will help stabilize and grow the local economy; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 shall issue a letter of support for the purchase of property at 81 Walker Street to be used by Good Company Pictures, LLC.



The City of New York
Manhattan Community Board 1

Anthony Notaro, Jr. CHAIRPERSON | Lucian Reynolds DISTRICT MANAGER

June 15, 2018

Daniel Krug
New York Business Development Corporation
Empire State Certified Development Corp.
5 Hanover Square, Suite 1500
New York, NY 10004

Dear Mr. Krug:

This letter is in reference to the property located at 81 Walker Street, New York, NY which is being purchased by Casa Bueno, LLC. This property will house the operations of Good Company Pictures, LLC which currently operates from leased space at 132 West 22nd Street, New York, NY. This company provides content and experiences for large brand-name clients in partnership with producers, directors, editors, artists, and technologists.

As Good Company Pictures, LLC has experienced success, it has outgrown its current space and now seeks a new location from which to continue growth. With assistance from the SBA 504 program, the company will be able to remain within lower Manhattan and will provide a permanent home to the company which also has a second office in California. As the company frequently meets with clients and team members at its New York City office, the purchase of property at 81 Walker will hopefully increase foot traffic along Walker Street as well as provide businesses to the local area shops and restaurants. In addition, the relocation of Good Company Pictures, LLC will continue to demonstrate CB 1's attractiveness to the creative community.

The purchase of the project property will provide Good Company Pictures, LLC with stability required to continue its success. As the company grows, additional employment opportunities will also become available for our local area residents. As such this development project will help stabilize and grow the local economy.

Sincerely,

Anthony Notaro, Jr.
Chairperson

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JUNE 26, 2018

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & RESILIENCY

COMMITTEE VOTE:	5 In Favor	3 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: DeLury Square Park Modifications

WHEREAS: DeLury Square Park is located on the corner of Fulton Street and Gold Street and is 100' by 85' and 0.21 acres; and

WHEREAS: DeLury Square Park, completed in 2010 by the Department of Parks and Recreation (DPR), to replace the former John DeLury Sr. Plaza. It was created by realigning the intersection, removing a dangerous turning lane and merging this reclaimed streetspace with property acquired from the Southbridge Towers Co-op; and

WHEREAS: The original design intent of DeLury Square Park was for the northern lawn to be open to the public for passive recreation. When the park was first opened it was very successful and the lawn was utilized more than expected. The lawn could not sustain heavy use by individuals and dogs. At that time, DPR determined they needed to take action and Friends of DeLury Square Park formed to assist in maintenance of the park; and

WHEREAS: In 2013 DPR installed range fences and signage to keep people and pets out of the lawn area as a temporary measure. The lawn is slowly recovering because the access has been blocked; and

WHEREAS: In addition to lawn issues, the fountain has not performed as intended. It is running but not properly; and

WHEREAS: There have been problems with the stonedust path to the east which was intended to be ADA accessible but is not accessible in practice. The path takes a lot of maintenance as it sinks and stones need to be replaced. The only way to access the drinking fountain is through that path so this is technically not in ADA compliance; and

WHEREAS: Any design is restricted by the structural and critical root zones of the trees. There are many critical and structural root zones in the whole park and particularly in the lawn area; and

WHEREAS: In November 2017, a scoping meeting at DeLury Square Park was attended by members of CB 1's Waterfront, Parks & Resiliency Committee (WPR), representatives from DPR, Councilmember Chin's office and Friends of DeLury Square Park. At this meeting, requests were made to DPR to present alternatives to allow for the north end of the park to be made open for public use, and

WHEREAS: In April 2018 DPR attended the Community Board 1 (CB1) WPR Committee to present a plan for upgrades to the park with \$202,000 contributed by Councilmember Margaret Chin. The plan included repairs to the fountain, replacement of the stonedust path with bluestone to match the rest of the park, additional plantings, installation of an irrigation system, a BigBelly garbage and recycling receptacle, and two sections of permanent 2'6" fencing to replace the temporary range fencing; and

WHEREAS: This original proposal sparked much debate over whether the temporary fencing preventing access to the northern section of the park should be removed as per the original plans or remain to help with maintenance of the park. DPR agreed to explore and present alternatives to consider the possibility for opening up the northern area of the park and to return to the WPR Committee; and

WHEREAS: In June 2018, DPR returned to CB1 and reported that a new path into the lawn area was not feasible mainly due to budget constrictions and interference with the tree root zones; and

WHEREAS: Alternatively, DPR has proposed a small new path section and seating area off the main bluestone path, which provides access into the heart of the planted area and provides visual access over the whole pond. This new section would include one bench. The permanent 2'6" fencing would surround this area; and

WHEREAS: The DPR has made clear that the proposed permanent fencing does not preclude access to the lawn area in the future and that the fencing would also provide gate access for maintenance; and

WHEREAS: DPR expects that once construction is started, the project will take approximately 6 months to complete with minimal disruptions and limited closures; and

WHEREAS: DPR has an obligation to maintain whatever is added for at least five years. Following that period, DPR has the right to remove any elements funded through the capital project; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 approves the new proposal for DeLury Square Park as presented to the June WPR Committee with the understanding that DPR will explore additional funding for changes to open the north area of the park to public access, as was originally conceived.