

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 43 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 39-41Worth Street application for a highly visible partial floor rooftop addition on an existing five-story building

WHEREAS: The application is to add to an existing roof top addition to this individual 1865 landmarked building, and

WHEREAS: The application is being submitted as two separate applications – one for 39 Worth and a second for 41 Worth, and

WHEREAS: The new addition to 39 Worth Street will be set back 28,' be 8'6" high at the front of the addition and 13' high at the rear, with an additional 11' high stair bulkhead, and

WHEREAS: The new addition to 41 Worth Street will be set back 42,' be 8' 6" high at the front of the addition and 13' high at the rear, with an additional 11' high stair bulkhead, and

WHEREAS: Both additions will have a 3' garden wired-fence around the perimeter, and

WHEREAS: The addition is visible from West Broadway and Worth Street towards the corner of Hudson Street, and

WHEREAS: The Committee was relieved to see the addition was not visible from directly across from the building on Worth Street, and

WHEREAS: The Committee could not support such a visible addition – and inquired if the applicant would consider reducing the massing - and visibility – which they declined to do, and

WHEREAS: The application also sought to use a ladder on the front of the building as an addition to existing fire escape – which the Committee found to be acceptable, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends the LPC reject the application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 43 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 92 Laight Street/416 Washington Street, application to legalize as-built storm leaders, removable emergency flood piping and installation of wheelchair accessible lift

WHEREAS: This building was heavily damaged as a result of Hurricane Sandy, and the only related death in Tribeca occurred in this structure, and

WHEREAS: Many resiliency measures were taken subsequently, some installed legally and others not, and

WHEREAS: The principal devices installed without approval were storm-related leaders, a sump pump, and removable flood pump piping, and a wheelchair accessible lift, and

WHEREAS: While all the measures should have been installed with prior approval, they are all appropriate and contextual with existing conditions, and

WHEREAS: The wheelchair accessible lift MUST be repainted a color to match the surrounding metal, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission approve this application with the proviso that the wheelchair accessible lift be repainted.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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

RE: 119 Hudson Street, application for approval of sign

WHEREAS: Let it be stated upfront that the Landmarks Committee of Manhattan Community Board 1 opposes this application unalterably, and

WHEREAS: From the inception, the landmarking and rezoning processes in Tribeca were always conceived to prevent the “SoHo-ization” of the neighborhood, and

WHEREAS: While this sign application may seem like a small matter, it is not: there is no precedent here, and even the voluminous pitch package could cite not a single precedent for such a bandage sign in Tribeca, only using Mr. Chow’s hanging under-canopy sign as a ridiculous example of signage having zero to do with the application, and

WHEREAS: When asked whether something less garish could be presented, we were told, “No, Issey Miyake wants the exact same image all over the world,” apparently without realizing that Tribeca is not all over the world, which is precisely why it is landmarked, and

WHEREAS: This is not town-vs-gown, and Issey Miyake has been a gift to the neighborhood with its Frank Gehry-designed interior and lovingly contextual exterior, and

WHEREAS: This is not “a” column, it is an unusually prominent corner column in a prominent location, now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 urges the Landmarks Preservation Commission to reject this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	1 Abstained	0 Recused

RE: Pier 17, an application for interior common area alterations to the LPC established view corridors

WHEREAS: The application calls for the installation of glass doors in multiple locations, and

WHEREAS: The committee requested that the applicant provide a walking tour to determine the magnitude of the proposed renovations, now

THEREFORE
BE IT
RESOLVED

THAT: The applicant agreed to **hold over** this application until after a tour is taken.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	1 Abstained	1 Recused

RE: Revised LPC Rules Amendments – Public Hearing October 16, 2018

WHEREAS: The Committee discussed the revised rule amendments – included in the 139 page Notice of Public Hearing Document with Historic Preservationist - Missy Derricks, and

WHEREAS: The Committee was in support of making the process more efficient and reflect the digitization of life, and

WHEREAS: The Committee could not support any changes to the Rules that in any manner reduced or removed the opportunity for transparency, public input or comment, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends the Landmarks Preservation Commission only consider Rules changes that improve efficiency but in no manner reduces transparency, public input or comment.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

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

RE: 250 Vesey Street, application for liquor license for a vessel – Full Moon

WHEREAS: All vessel operators who wish to serve liquor while moored in the North Cove Marina in Battery Park City must get approval from the Battery Park City Authority; and

WHEREAS: The Battery Park City Authority has not given approval for the Full Moon to have liquor service while moored in the North Cove Marina; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 rejects the application for a liquor license and will not consider any new requests until the operator receives approval from the Battery Park City Authority.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

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

RE: 455 North End Avenue, application for a transfer of liquor license from Brookdale Living Communities of NY-BPC, Inc. to Brookdale Battery Park

WHEREAS: The applicant, Brookdale Battery Park, is applying for a transfer of an on-premise wine, beer, and liquor license from Brookdale Living Communities of NY-BPC, Inc. to Brookdale Battery Park; 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 not three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The establishment is a restaurant dining area with total of 2,561 square feet including 31 tables and 104 seats; and

WHEREAS: The hours of operation will be 4:00PM to 10:00PM seven days a week; and

WHEREAS: The applicant has represented that there will be recorded background music, and no DJs, live music, dancing, promoted events, or scheduled performances; and

WHEREAS: The applicant will use the building's regular security; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 Brookdale Battery Park at 455 North End Avenue unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 19 Fulton Street, application for a liquor license application for Cobble and Co.

WHEREAS: The applicant, HHC Cobblestones LLC, is applying for an on premise wine, beer, and liquor license for Cobble and Co., at 19 Fulton Street; 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 hours of operation will be 11:00AM to 1:00AM on Sunday through Wednesday, and 11:00AM to 2:00AM on Thursday through Saturday; and

WHEREAS: The establishment is an American restaurant with a total of 7,041 square feet including a 4,827 square foot dining area with 27 tables and 145 seats, and a 143 square foot bar area with 12 seats; and

WHEREAS: The applicant has represented that there will be DJs, live music, recorded background music from ceiling-mounted Bose speakers, no dancing, promoted events, or non-musical entertainment; and

WHEREAS: The applicant will employ HHC's building security; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 Cobble and Co. at 19 Fulton Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 19 Fulton Street, application for an alteration to a liquor license application for Cobble and Co.

WHEREAS: The applicant, HHC Cobblestones LLC, is applying for an alteration to an on premise wine, beer, and liquor license for Cobble & Co. at 19 Fulton Street to omit its cobblestone and outdoor bar areas; 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 hours of operation will be 11:00AM to 1:00AM on Sunday through Wednesday, and 11:00AM to 2:00AM on Thursday through Saturday; and

WHEREAS: The establishment is an American restaurant with a total of 7,041 square feet including a 4,827 square foot dining area with 27 tables and 145 seats, and a 143 square foot bar area with 12 seats; and

WHEREAS: The applicant has represented that there will be DJs, live music, recorded background music from ceiling-mounted Bose speakers, and no dancing, promoted events, or non-musical entertainment; and

WHEREAS: The applicant will employ HHC's building security; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 HHC Cobblestones LLC for Cobble and Co. at 19 Fulton Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 10 In Favor 0 Opposed 1 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 203 Front Street, application for a liquor license for Cobble and Co.

WHEREAS: The applicant, HHC Cobblestones at 203 Front Street, is applying for an on premise liquor 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 hours of operation will be 11:00AM to 1:00AM on Sunday through Wednesday, and 11:00AM to 2:00AM on Thursday through Saturday; and

WHEREAS: The establishment is a bar restaurant, promising a farm to table menu, with a total of 4,597 square feet including a 1,142 square foot dining area and a 312 square foot bar area; and

WHEREAS: The applicant has represented that there will be recorded background music from Ten 10 inch inside ceiling-mounted speakers, and DJs, and live acoustic music, all at background levels; with no dancing, promoted events, or non-musical entertainment; and

WHEREAS: The applicant will use HHC personnel for security; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 HHC Cobblestones for Cobble and Co. at 203 Front Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 1 Fulton Street, application for an alteration to a liquor license application for 10 Corso Como

WHEREAS: The applicant, HHC Cobblestones LLC., is applying for an alteration to an on premise wine, beer, and liquor license for 10 Corso Como, at 1 Fulton Street, to increase outdoor space by incorporating a cobblestone and outdoor bar area previously attached to 19 Fulton Street; 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 hours of operation will be 8:00AM to 2:00AM on Monday through Saturday, and 10:00AM to 1:00AM on Sunday; and

WHEREAS: The establishment is an Italian restaurant with a total of 7,460 square feet including a 3,378 square foot dining area with 50 tables and 133 seats, and a total of 565 square feet of bar area with 3 tables and 19 seats; and

WHEREAS: The applicant has represented that there will be DJs, live music, recorded background music from ceiling-mounted Tannoy round speakers, no dancing, promoted events, or non-musical entertainment; and

WHEREAS: The applicant has represented that amplified music at the outdoor bar will end by 10:00PM unless prior approval is obtained from NYC for “extended hours”; and

WHEREAS: The applicant will employ HHC’s building security; and

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

WHEREAS: The applicant will return in six months to review; 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 10 Corso Como at 1 Fulton Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	3 Abstained	1 Recused

RE: 50 Varick Street: application for change in method of operations for rooftop usage, hours and sound amplification for Spring Studios

WHEREAS: Spring Studios (“Spring”) is requesting a change in method of operations for rooftop usage, closing hours, sound amplification, and number and size of events permitted; and

- Increase in the total number of largest events from 15/year with 600-800 attendees to 40/year
- of over 800 (no limit specified) and that non-profit and/or pro-bono events be excluded.
- An increase in the closing hours of the commissary (a/k/a/: Spring Place) on Sunday to
- Thursday 1:am to 2:am and Friday and Saturday from 2:am to 3:am.
- Special Events closing time from 12:am to 1:30am.
- Spring Studios closing time from 12:am to 3:am.
- That closing time on Halloween and New Year’s Eve is extended to 4:am.
- Live and recorded music on the roof top, with limiters.
- Roof Top Events from 30 to 40 events ending at 11:pm
- Roof Top closing time from 9:pm to 10:pm.
- An increase in the closing hours from 2:am to 3:am for “large events”.
- Extend roof top closing time on Sunday from 9:pm to 10:pm.

WHEREAS: These changes are extensive and include, among other things; and

WHEREAS: In 2017 an independent Spring advisory committee of ten immediate neighbors was appointed by CB1, per the original stipulations set forth in the CB1 Resolution of April 23, 2013 to facilitate dialogue on any issues reported by the Advisory Board and other residents; and

WHEREAS: This committee was formed with three residents who approached CB1 with varying concerns about Spring and seven residents recommended by Spring Studios, with no objections from the Licensing Committee or by Spring to any of the ten; and

WHEREAS: The de facto head of the Advisory Committee communicated that he likes what Spring does, is all for their business and has been there often, he also listed problems he and most Advisory members had with past Spring actions, many in conflict with the stipulations, specifically noise and traffic on Varick caused by events, late night loading and unloading noise on St John’s Place, noise

penetrating the walls of 11 Beach, lighting issues on Varick from strobes and disco balls late into the night, and particularly the use of the roof as an event space; and

WHEREAS: He and the Advisory Committee felt they had made progress with their complaints earlier in the year negotiating with the principals of Spring, they became frustrated in recent meetings with the Spring representative about these new far-reaching proposals and the confusing and last-minute approaches; and

WHEREAS: The de facto chair felt that with time, accommodations could be made with Spring's requests, and that while many problems had improved recently, others persisted, and that given the history of non-compliance with the original stipulations it was clearly too soon to suddenly lift those limits; and

WHEREAS: The advisory chair stated clearly that if forced to vote without sufficient time to negotiate directly with the principals, that the advisory committee of ten members would be 9-1 or 8-2 against this request; and

WHEREAS: He asked that the Advisory Committee be given a chance to further negotiate with the principals before the CB 1 Licensing Committee voted on the requests themselves; and

WHEREAS: A second member of the Advisory Board (nominated by Spring) spoke in general agreement and said that, while he considered Spring a worthwhile addition to the neighborhood, to accept these requests in whole would be to create a very different kind of business. One that is not consistent with operating in a residential neighborhood; and

WHEREAS: A third member spoke praising the de facto chair for the job he had done and his fairness, but was in favor of Spring's request because they had cleaned up the rats and garbage on St. John's Place, brought a lot of money and a high level of street activity in to Tribeca and were a great amenity, though not necessarily to the people who live directly across from Spring; and

WHEREAS: Two other advisory members spoke and generally agreed with the advisory chair, and one resident and two Spring employees spoke in favor of Spring; and

WHEREAS: The Advisory Committee expressed that in the last few months Spring was not negotiating in good faith and since Spring is not in compliance with many of the current stipulations, granting Spring's request to changes in the method of operations, which would for example include more allowed events, a loophole to permit an unlimited number of special events, expanded operating hours, and larger numbers of attendees at any event, would further exacerbate the current problems that the neighborhood is experiencing; and

WHEREAS: The Licensing Committee found Spring's presentation confusing since the requests described were in parts different than those in the distributed packet; and which itself did not agree with what was supplied to the SLA; and since a "Working Draft" given to us in June with the packet and studied closely by several licensing members was now declared not operable; and

WHEREAS: While the committee unanimously agreed that we are certainly not looking to put Spring out of business and also certain members of the Licensing Committee stated that Spring was an asset to the community, nonetheless, we were very familiar with the problems described, many of which we had documented in the February 2018 resolution to the SLA; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 at this time opposes the granting of any change of the Method of Operation to the liquor license for Spring Studios New York, LLC at 50 Varick Street because of continued complaints from neighbors about lack of communication and compliance with the existing stipulations; however, and

BE IT

FURTHER

RESOLVED

THAT: Given the Advisory board's statement that they had not been given enough time or proper information to review the requested changes, we urge the principals from Spring to continue to negotiate with the Advisory Committee in good faith, and present to the CB 1 Licensing & Permits Committee the results of that negotiation.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 71 Worth Street, application for a liquor license application for Wine Bar 71 Worth LLC

WHEREAS: The applicant, Wine Bar 71 Worth, LLC at 71 Worth Street, is applying for an on premise Wine, Beer & Cider 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 hours of operation will be 4:00PM to 12:00AM on Sunday through Thursday, and 4:00PM to 1:00AM on Friday through Saturday; and

WHEREAS: The establishment is an American restaurant with a total of 473 square feet including a 156 square foot dining area with 6 tables and 12 seats, and a 156 square foot bar area with 9 seats; and

WHEREAS: The applicant has represented that there will be recorded background music and dancing, and no DJs, live music, promoted events, or non-musical entertainment

WHEREAS: The applicant has represented that all doors and windows will be closed by 10:00PM every day; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 Wine Bar 71 Worth LLC. at 71 Worth Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 77 Hudson Street, application for a liquor license application for Zutto Japanese American Pub

WHEREAS: The applicant, Zutto Japanese American Pub at 77 Hudson Street, is applying for an on premise liquor 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 hours of operation will be 11:30AM to 10:00PM on Monday through Thursday; 11:30AM to 11:00PM Friday; 12:00PM to 11:00PM Saturday; and 12:00PM to 10:00PM on Sunday; and

WHEREAS: The establishment is a Japanese restaurant with a total of 7,041 square feet including a 4,827 square foot dining area with 27 tables and 145 seats, and a 143 square foot bar area with 12 seats; and

WHEREAS: The applicant has represented that there will be recorded background music from ceiling-mounted Bose speakers, and no DJs, live music, dancing, promoted events, or non-musical entertainment; and

WHEREAS: The applicant will use the building's regular security; and

WHEREAS: The applicant provided petitions of support with the signatures of several dozen local residents; and

WHEREAS: The applicant may intend to apply for a sidewalk cafe license in the future; 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 Metz Zutto Ramen Inc. for Zutto Japanese American Pub at 77 Hudson Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 205 Hudson Street, application for a liquor license for Chefscape

WHEREAS: The applicant, Chefscape at 205 Hudson Street, is applying for a full liquor 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 hours of bar service operation will be 10:00AM to 12:00AM on Sunday through Thursday, and 10:00AM to 1:00AM on Friday and Saturday; and

WHEREAS: The establishment is a restaurant and food hall that offers a market and cooking classes with a total of 5,000 square feet including a 2,000 square foot dining area and a 1,500 square foot bar area; and

WHEREAS: The basement will not be licensed, but may be used for infrastructure for such things as storage, kitchen; and

WHEREAS: The applicant has represented that there will be recorded background music from 20 ceiling-mounted speakers, and no DJs, dancing, promoted events, or non-musical entertainment, but there may be live acoustic music during buy-outs; and

WHEREAS: The residents had particular concerns about a license at this location because one of the applicants is the principal of the neighboring Tribeca Rooftop, which has received numerous complaints over the years, and according to the neighbors, has been unresponsive; and

WHEREAS: It was stated that that applicant owns 25.5% of the business and is not running the business; and

WHEREAS: The door on Desbrosses Street will be used only as an emergency exit; and

WHEREAS: There is a garage door into the establishment that will be closed every night by 10PM, although it will be closed completely during buy-outs; and

WHEREAS: The applicant has represented that there will be up to 12 full-buyouts a year, and no more than 3 full-buyouts a month; and

WHEREAS: The applicant has stated he will notify two of the residents (to be chosen) by email, two days in advance of any buyout; and

WHEREAS: The applicant has represented that the garage doors will be closed and music will be inaudible to residents and on the street during full-buyouts; and

WHEREAS: The applicant has represented that when the garage door is open, all music and noise will be inaudible to residents; and

WHEREAS: The applicant will employ security guards when there is a full-buyout; and

WHEREAS: The applicant will provide to the residents for buy-outs an active telephone number and email address for someone who can respond in real time to complaints, as well as a manager's contact info for normal business; and

WHEREAS: The applicant does not intend at this time to apply for a sidewalk cafe license; and

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

WHEREAS: The committee commends the applicant and the residents of the community for their extensive efforts in negotiating much of this agreement prior to the committee meeting; now

THEREFORE

BE IT

RESOLVED

THAT:CB1 opposes the granting of a liquor license to Chefscape at 205 Hudson Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 134 West Broadway, application for a liquor license for WB Cafe Inc. Max
Restaurant

WHEREAS: The applicant, Lindita Paloka, is applying for an on-premises wine, beer, and liquor license for Max Restaurant; and

WHEREAS: The applicant has helped her husband run Max Restaurant for twelve years; 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 hours of operation will be 11:30AM to 1:00AM on Sunday through Thursday, and 11:30AM to 2:00AM on Friday and Saturday; and

WHEREAS: The establishment is an Italian restaurant with a total of 2,552 square feet on two floors including an L-shaped bar in the middle of the restaurant with 7 seats, a 721 square foot dining area with 21 tables and 42 seats, and a 175 square foot bar area with no tables and 7 bar stools; and

WHEREAS: The applicant has represented that there will be recorded background music from 4-6 small speakers that will not utilize subwoofers, and no DJs, live music, dancing, promoted events, or non-musical entertainment; and

WHEREAS: The French doors will close at 9:00PM on weekdays and 10:00PM on Friday and Saturday; and

WHEREAS: The applicant will use the building's regular security; and

WHEREAS: The applicant intends to apply for a sidewalk cafe license; and

WHEREAS: The applicant will have bike delivery; 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 WB Cafe Inc. for Max Restaurant at 134 West Broadway unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 11 Stone Street, application for a liquor license for The Mint NYC Restaurant Inc.

WHEREAS: The applicant, The Mint NYC Restaurant Inc., is applying for an on premise wine, beer, and liquor license/hotel license for several venues within the Hotel Fidi; and

WHEREAS: The applicant appeared before CB1 in July and was recommended for approval with earlier hours; and

WHEREAS: The applicant has now decided operation will warrant later hours; 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 will install soundproofing with sound panels; and

WHEREAS: The establishment is an American hotel restaurant and bar/lounge with a total of 3,700 square feet on four floors including a 1,000 square foot dining area with 15 tables and 7 seats, 2,700 square feet of bar area with 3 stand-up bars on the 1st floor in the restaurant, on the 2nd floor in front of the building, and on the 27th floor, with 12 tables and 140 seats; and

WHEREAS: The hours of operation will be 7:00AM to 12:00AM on the 1st floor, 7:00AM to 1:00AM on the 2nd floor, 12:00PM to 2:00AM rather than 1:00AM on the 26th floor, and 12:00AM to 1:00AM on the 27th floor; and

WHEREAS: The committee did not support the request for 4:00AM closing hours on the 27th floor due to the existence of two terraces and doors; and

WHEREAS: The committee will consider later hours if requested after a year of operations; and

WHEREAS: The applicant has represented that there will be no liquor on the terraces on the 27th floor; and

WHEREAS: The applicant has represented that there will be recorded background music from 46 ceiling mounted speakers that will utilize subwoofers, and no DJs, live music, dancing, promoted events, or non-musical entertainment; and

WHEREAS: The applicant will have personnel outside of the building as the initial check point, and two additional check points at the elevator and before entry to the rooftop; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 The Mint NYC Restaurant Inc., at 11 Stone Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 59 Nassau Street, application for a wine, beer, and cider license for 22 Thai Cuisine

WHEREAS: The applicant, 22 Thai Cuisine Inc., is applying for an on premise wine, beer, and cider 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 hours of operation will be 11:00AM to 10:30PM on Sunday through Thursday, and 12:00PM to 10:30PM on Friday and Saturday; and

WHEREAS: The establishment is a Thai restaurant with a total of 2,030 square feet including a 1,260 foot dining area with 22 tables and 112 seats, a rectangular 12 square foot service bar area with 1 table and 5 seats; and

WHEREAS: The applicant has represented that there will be no recorded background music, DJs, live music, dancing, promoted events, or non-musical entertainment; and

WHEREAS: The windows will be closed during all hours of operation; and

WHEREAS: The applicant will use the building's regular security; and

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

WHEREAS: The applicant intends to have bicycle delivery and will follow Department of Transportation bicycle rules; 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 22 Thai Cuisine at 59 Nassau St. unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 10 In Favor 0 Opposed 1 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 170 John Street, application for an alteration to a liquor license for Trading Post

WHEREAS: The applicant, 170 John Street NYC Corp, is applying for an alteration for a liquor license to a wine, beer, and liquor license for Trading Post; 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 hours of operation will be 11:30AM to 1:00AM on Sunday through Thursday, and 11:30AM to 2:00AM on Friday and Saturday; and

WHEREAS: The establishment is an Italian restaurant with a total of 9,600 square feet on the main floor and cellar floor including a 3,940 square foot dining area with 60 tables and 153 seats, and a total of 810 square feet of bar area with 2 tables and 39 seats; and

WHEREAS: The applicant has represented that there will be DJs, acoustic live music, recorded background music, and no dancing, promoted events, or non-musical entertainment; and

WHEREAS: The applicant has will close all windows and doors by 10:00PM every day; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 170 John Street NYC Corp for Trading Post at 170 John Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 22 Stone Street, application for a liquor license for The Range NYC LLC d/b/a
Five Iron Golf

WHEREAS: The applicant, The Range NYC LLC at 22 Stone Street, is applying for a liquor
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 hours of operation will be 12:00PM to 12:00AM on Sunday through
Saturday; and

WHEREAS: The establishment is a bar restaurant with a total of 6,078 square feet including a
5,039 square foot dining area and a 312 square foot bar area; and

WHEREAS: The premises are located in the basement of a non-residential building, accessed
through the ground floor lobby by elevator or stairs; and

WHEREAS: The applicant has represented that there will be DJs and recorded background
music from ceiling-mounted speakers, and no live music, dancing, promoted
events, or non-musical entertainment; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 The Range NYC LLC d/b/a Five
Iron Golf at 22 Stone Street unless the applicant complies with the limitations and
conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 78 South Street - Pier 15, applications liquor licenses for three vessels -
Hornblower Cruises & Events New York

WHEREAS: The applicant, Hornblower New York, LLC at 78 South Street - Pier 15
Esplanade, is applying for an on-premise liquor licenses for three vessels, the
Breezy Point, the Summer Wind, and the Jamaica Bay; 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 hours of operation will be 8:00AM to 12:00AM on Monday through
Saturday, and 10:00AM to 12:00AM on Sunday; and

WHEREAS: The establishments are transportation ferry boat vessels including 1 bar each; and
will have full food service until 12:00AM; and

WHEREAS: The applicant has represented that there will be recorded background music from
Ten 10 inch inside ceiling-mounted speakers, and DJs, and no live music,
dancing, promoted events, or non-musical entertainment; and

WHEREAS: The applicant will install soundproofing in the form of a USCG PA System and
the speakers within the vessels; and

WHEREAS: There were complaints in years past about music from Hornblower's ships, CB1
has received none since June of this year when the applicant agreed to turn off all
music within 500 feet of the dock when arriving and departing, and he has agreed
to continue this protocol for these three vessels; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license; 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 Hornblower New York, LLC for 78 South Street Pier 15 unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

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

RE: 51-53 White Street, application 180439 ZSM for Special Permit for modifications to bulk regulations

WHEREAS: An application has been submitted by 51 White Street LLC for the grant of a special permit pursuant to the Zoning Resolution Section 74-711 to enlarge an existing building vertically by two stories and restore the façade of the building located at 51-53 White Street so that it is a contributing building to the Tribeca East Historic District; and

WHEREAS: The project site is located in a C6-2A zoning district, which was contextually rezoned from C6-4 on May 24, 1995 as part of the C 940309 ZMM portion of the Special Lower Manhattan Mixed Use Districts (LMM); and

WHEREAS: The Tribeca East Historic District, which encompasses all or portions of twelve blocks, was designated in 1992. The boundaries of which generally fall south of Canal Street, east of West Broadway, north of Worth Street, and west of Lafayette Street; and

WHEREAS: The special permit sought by the applicant would facilitate the restoration of facade elements as well as a maintenance schedule to guarantee the continued preservation of historical elements through an enlargement of the current building with more residential floor area resulting from the construction of a mid-floor mezzanine between the first and second floors and a two-story roof extension; and

WHEREAS: The special permit would waive bulk regulations including Zoning Resolution (ZR) Section 23-692(d), which limits the height of a narrow building; ZR Section 23-662, which sets the minimum setback requirements on a narrow street; ZR Section 23-861, which sets the minimum required distance between windows and a zoning lot line; and ZR Section 23-851(b), which sets the requirements for the minimum dimensions and area of inner courtyards; and

WHEREAS: The proposed development would be seven stories and have a height of 100.63 feet. The development would contain a total of 23.150 zoning square feet of floor area, at an FAR of 5.94. Less than the maximum permitted by the current zoning; and

WHEREAS: This is a landmarked property. CB1's Landmark & Preservation Committee and Full Board adopted a resolution recommending approval of this project and the applicant has obtained a Certificate of Appropriateness from the New York City Landmarks Preservation Commission. The applicant is restoring all of the storefront bays to the original 19th century appearance in addition to other improvements and restorations; and

WHEREAS: The Land Use, Zoning & Economic Development Committee (LZE) was not satisfied with the amount of notice provided by the applicant to the surrounding community about the proposed developments and asked to circulate a petition throughout the neighborhood to prove to the Manhattan Borough President that notice was given; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 believes that this project will improve the historic fabric of the East Tribeca Historic District; and

BE IT

FURTHER

RESOLVED

THAT: CB 1 asks that the Office of the Borough President take into account the applicant's efforts to notify the neighbors of the proposed development when formulating her recommendations to the City Planning Commission; and

BE IT

FURTHER

RESOLVED

THAT: CB1 recommends that the City Planning Commission approve this proposed development on the condition that the Manhattan Borough President is satisfied that the applicant has provided sufficient notice to the community.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE: 10 In Favor 0 Opposed 1 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 78-80 Leonard 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 LW Retail, LLC, the owner of the subject premises, and on behalf of the tenant, Crunch, LLC (the Applicant), for a special permit for the operation of a Physical Culture Establishment (PCE); and

WHEREAS: The subject premises are situated at 78-80 Leonard Street. It comprises approximately 6,942 square feet. The subject building is a six story building; and

WHEREAS: The Applicant will operate the PCE under the name “Crunch Fitness” and occupy the premises in its entirety. This includes a mezzanine, a first floor, (including access to additional space formerly known as 79 Worth Street) a cellar and a sub-cellar; and

WHEREAS: This Crunch Fitness location has been in operation since 1997 and this BSA application is necessary to reflect the consolidation of tax lots and change in ownership of the premises and is for that reason considered a new application; and

WHEREAS: The hours of operation are 5:00AM – 11:00PM Monday – Friday, Saturday from 7:00 AM - 9:00 PM and Sunday from 7:00 AM – 8:00 PM; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 does not oppose BSA application 2018-91-BZ for a special permit for the operation of a PCE, Crunch Fitness, at 78-80 Leonard Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 1 Wall 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 MIP One Wall Street Acquisition, LLC, the owner of the subject premises, and on behalf of the tenant, Life Time, Inc. (the Applicant), for a special permit for the operation of a Physical Culture Establishment (PCE); and

WHEREAS: The subject premise is situated at 1 Wall Street. It comprises approximately 1,828 square feet. The subject building contains two towers at 52 and 30 stories in height; and

WHEREAS: The Applicant will operate the PCE under the name “Life Time Athletic Club” and occupy a portion of the 1st floor, and three subcellar levels comprising approximately 72,630 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 instructor-based physical fitness; and

WHEREAS: The entrance to the PCE would be on the ground floor, at the corner of New Street and Exchange Place. The ground floor would contain non-exercise related activities, and the subcellar levels would contain all locker rooms, spas, and exercise environments; and

WHEREAS: The hours of operation will be 4:00AM – 12:00AM Monday – Friday and 7:00AM – 12:00AM on Saturday and Sunday; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 does not oppose BSA application 2018-108-BZ for a special permit for the operation of a PCE, Life Time Athletic Club, at 1 Wall Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

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

RE: Governors Island Draft Scope of Work for a Draft Environmental Impact Statement

WHEREAS: Governors Island is 172 acres of publicly owned land in the New York Harbor just 800 yards from Lower Manhattan. Governors Island is within the boundaries of Community District 1; and

WHEREAS: The majority of the island is under the jurisdiction of the Trust for Governors Island (“the Trust”), a not-for-profit corporation and instrumentality of the City of New York; and

WHEREAS: Numerous deed restrictions require that Governors Island be used as open space that is accessible to the public and for educational uses. The deed permits other uses such as arts and culture, recreation and entertainment, hospitality and retail, health, and commercial offices and mixed use. The deed prohibits a number of uses such as casinos, industrial activity, parking, and permit residential use; and

WHEREAS: The island is zoned R3-2 throughout, with a Special Governors Island District mapped over the northern part of the island to permit a wide range of commercial, recreational, cultural, and educational uses that provide flexibility in the adaptive reuse of the historic buildings; and

WHEREAS: The Trust has a strategic vision to make the operation of the island financially independent of the City of New York’s budget cycle. This would require the Trust to further activate the southern part of the island with major development partners and create a destination that is accessible and open to the public throughout the year; and

WHEREAS: The Trust is proposing two Zoning Map and Text Amendments to expand the Special Governors Island District to the southern development sites on the east and west sides of the island, with new controls that pertain to the undeveloped zones and to change the underlying zoning on the southern part of the island from R3-2 to a mid-density commercial zoning district, such as C4-5; and

WHEREAS: The Trust intends to use the redevelopment of the East and West Side development zones to raise create an elevated buffer as a pedestal for future development to protect the southern end of the island from future storm surges with a similar design strategy as was used by the West 8 Landscape Architecture

firm in their now-complete, multi-phase plan for the redevelopment of parkland areas that include The Hills and Hammock Grove; and

WHEREAS: In addition to being a vital place for active and passive recreation, Governors Island is a vital habitat for important keystone species of avian and aquatic wildlife. Introducing even non-permanent housing on the island brings the possibility of the introduction of domesticated animals such as dogs and cats, which have a known impact on permanent and migratory animals. The Draft Scope of Work (DSOW) should include a study of how the construction and operation of commercial or academic buildings at the proposed density and the freight and passenger vehicle movements and pets will impact migratory bird species and marine wildlife, including critical bivalves such as oysters; and

WHEREAS: Personal vehicles are currently banned from Governors Island and at present the movement of goods, services, and people are minimal. If the East and West development sites are built out to the maximum degree, the current and future users of the island must know the impacts of the resulting increase in vehicular traffic, motorized and electric, on the island impact the associated increase in vulnerable pedestrians and cyclists of all ages. The DSOW must also include the environmental impacts on air quality and with the storage of fuel, batteries, and the vehicles themselves; and

WHEREAS: The development of the East and West sites for academic or office/hotel use are very different scenarios as the number of people who would be living on the island for days, weeks, or months on end would differ, as would their needs and impacts on the island. The DSOW should study the increase in ferry service that would be necessary to support the number of office workers, students, and those making Governors Island their temporary home and how that increase would impact air and water quality and how it could deter New York City from achieving compliance with the Clean Air Act and Clean Water Act. The impact of the ferry service levels would also impact the use of the New York Harbor's navigable waterways and the indirect impacts on trade and freight transport should be analyzed as well; and

WHEREAS: The construction of non-residential buildings will significantly change the landscape of Governors Island. The impacts of the modifications to the landscape, including urban heat island effect, inefficient non-passive house construction techniques that leak heating and cooling during their respective seasons, and the expansion of energy distribution systems should all be included in the DSOW; and

WHEREAS: The Trust for Governors Island has stated that the natural beach will be untouched and not developed, which is a priority for CB1; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 is very troubled by the scope and magnitude of development being assessed for the Southern island and believes that it is excessive. CB1 does not endorse many aspects of the DSOW and we look forward to working with the Trust for Governors Island to modify the final scope; and

BE IT
FURTHER
RESOLVED

THAT: CB1 believes there are unconsidered impacts and the DSOW should be modified to include them as stated above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	1 Abstained	1 Recused

RE: Manhattan Detention Complex

WHEREAS: Manhattan Community Board 1 (CB1) encompasses the seat of the government of the City of New York; a dense accumulation of office and community facility space for elected officials, city agencies, detainees, and courts in an area that is officially known as the “Civic Center” which also adjoins the residential neighborhood of Chinatown; and

WHEREAS: The current Manhattan Detention Complex (MDC) is the largest municipal detention facility in the borough with approximately 1,000 beds and approximately 387,800 gross square feet of court and detention center uses. The buildings that make up the complex are two towers along Centre Street that are linked with an aerial walkway that crosses White Street between them; and

WHEREAS: The impact of the current MDC has had several negative impacts on Chinatown along with the impacts from the 911 tragedy, Superstorm Sandy and various security zones impeding daily life; and

WHEREAS: Former Speaker Melissa Mark-Viverito convened the Lippman Commission in 2016 to study the state of the detention facilities on Rikers Island and what should be done to create a more fair and humane justice system for the City of New York; and

WHEREAS: The Lippman Commission described Rikers Island as an “expensive penal colony” where reports of “daily humiliations and occasional acts of shocking brutality” befell detainees who are far from family and social services. The foundational justice principle of “presumption of innocence” itself was described as being denied in mass to New Yorkers as “on any given day, nearly all of three-quarters of the roughly 9,700 people held in New York City’s jails are awaiting the outcome of their case in jail because they are unable to afford bail; and

WHEREAS: The Commission recommended the complete closure of Rikers Island and that it be replaced with a borough-based jail system; and

- WHEREAS: The New York City Department of Corrections (DOC) is proposing to build new, “state-of-the-art” jails in all boroughs, except for Staten Island. The Manhattan Detention Complex (MDC) is proposed to replace an entire-block, historic, nine-story office building at 80 Centre Street. This site selection appears to have had no community input or review, in fact the announcement was made suddenly just before the Draft Scope of Work was released; and
- WHEREAS: The Draft Scope of Work outlines the technical areas to be analyzed in the preparation of a Draft Environmental Impact Statement (DEIS) for the MDC as part of the larger borough-based jails project; and
- WHEREAS: The new MDC would be an expansion of the current detention activities of the existing MDC on 125 White Street and 124 White Street. The Draft Scope of Work contemplates a program with 1,510 beds, support services, community space, retail, and accessory parking. The gross square footage on-site would increase from 640,000 to 1,560,000. The maximum zoning height for the analysis is approximately 432.5 feet tall; and
- WHEREAS: The closure of the North Tower of the current Manhattan Detention Complex is mentioned in the Draft Scope of Work. The future use of the building is not currently included in the environmental review process and will be left to a future, yet undescribed public engagement process; and
- WHEREAS: The borough-based jails will go through a “design-build” process, which leaves important details out of the Uniform Land Use Review Procedure (ULURP). The members of Manhattan community boards 1 and 3 as well as the public who, live, work, or have a significant interest in the areas that surround both the current and proposed detention complexes have been promised a robust public engagement process to discuss these important details, yet the process has yet to be described; and
- WHEREAS: While four borough jails are included in a single environmental review process and will be considered a “city-wide” ULURP, all community boards are not being given the ability to have an official response as is typical for such actions. This deprives the residents of neighboring Community District 3 from working with their community board to officially go on the record with a recommendation to the City Planning Commission; and
- WHEREAS: DOC has not provided their analysis of alternative sites for the proposed MDC, nor have they provided a detailed listing of the criteria used to evaluate each site, moreover the study area is too small to be representative of the impacts; and
- WHEREAS: The process thus far has been arbitrary, unilateral and accelerated which has resulted in a rushed public engagement process leading into an expedited process for environmental review and ULURP expected to begin by the end of 2018. Certification of ULURP should be delayed until meaningful environmental

review has concluded and sufficient community engagement has been achieved, including discussion regarding the site selection; and

WHEREAS: The plan for a borough-based jail system hinges on the assumption that the city-wide detainee population will be reduced to 5,000 which is an unrealistic goal. The plan must account for the possibility that the goal of 5,000 detainees is not reached; and

WHEREAS: More information is needed about why Staten Island has not been included as part of this plan, including where detainees from Staten Island will be housed if the plan for a 4-borough jail system proceeds; and

WHEREAS: There is a large concentration of senior centers, schools, and daycares within a short distance of the proposed MDC site. Columbus Park is heavily used, year round by both seniors and young people, including organized school and after-school play. The demolition of 80 Centre Street will undoubtedly establish an elevated risk of exposure to asbestos, lead, and other dangerous materials or compounds that are currently captive in older building materials and could be made airborne; and

WHEREAS: Lower Manhattan was inundated by the storm surge from Superstorm Sandy, which left residents without critical services for extended periods of time. Detainees are themselves a vulnerable population and the impacts from efforts to protect and secure this population during an adverse weather event should be known; and

WHEREAS: The misuse and abuse of municipal parking placards by DOC employees throughout Chinatown, the Civic Center, and Tribeca is long-standing, pervasive, and well documented. The proposed construction of a 125 car accessory garage beneath the detention complex will not accommodate all vehicles and the study must investigate the impacts of placard abuse on small businesses deliveries and patronage, residential quality of life, public transportation, and traffic congestion; and

WHEREAS: The additional density of detainees and services will bring a similar increase in density of visitors and workers to the area and the impacts of their means of travel on public rights-of-way, public transportation capacity, legal on-street parking, traffic congestion and air quality. The overall increase or decrease of detainee transport buses should be included as well. The de-mapping of Hogan Place is also unclear and should also be studied as part of the reasonable worst case scenario for traffic impacts; and

WHEREAS: The de-mapping of Hogan Place would further contribute traffic to one of the most heavily congested areas and streets in the city regardless of the eventual re-opening of Worth Street to full traffic. Hogan Place is a viable East-West traffic

route in Lower Manhattan and alleviates traffic from other nearby streets including Canal Street; and

WHEREAS: The Landmarks Preservation Commission should consider the merits of 80 Centre Street as an individual landmark, both in terms of its historic nature and the cultural significance specifically pertaining to the Wedding Bureau; and

WHEREAS: Security concerns as well as how security relates to public space are paramount. The scope of work should include what impacts on the free movement of people and goods along public rights-of-way would result from short-term or extended “frozen zones” (like those that exist around other sensitive buildings within CB 1) that could be established to protect the MDC detainees as a whole or a potential future notorious occupant should a threat arise, now

THEREFORE
BE IT
RESOLVED

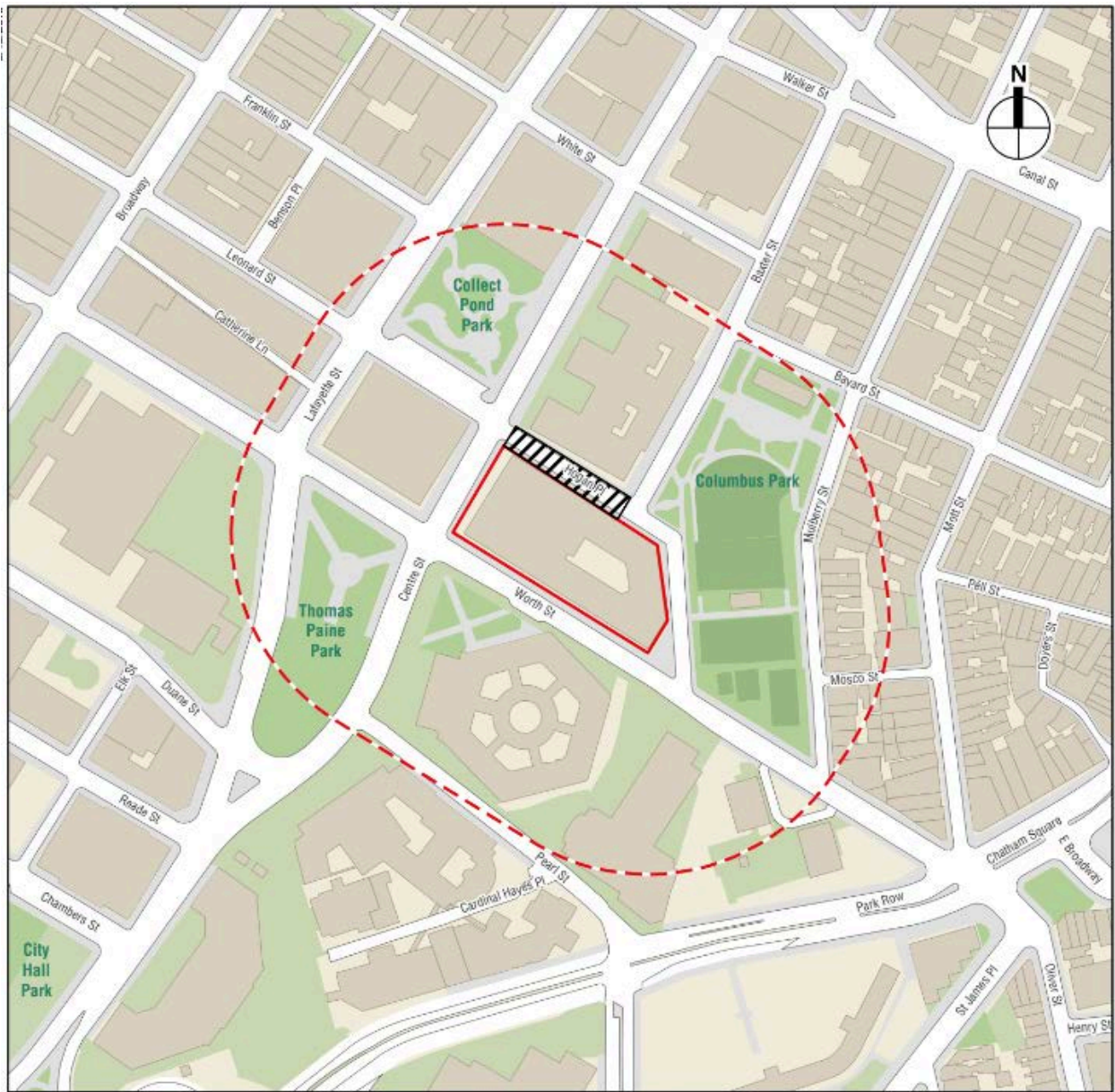
THAT: CB1 rejects the administration’s opaque site selection and lack of community input. We call for a renewed process to look at a variety of sites that serve both the local community impacted and satisfy the goals of an improved justice system; and

BE IT
FURTHER
RESOLVED

THAT: CB1 emphatically opposes the suggestion that the required ULURP action for this issue cover all four (4) boroughs involved in the proposed facilities. To be effective and serve the established process, all ULURPs should be specific to the any location and not be combined which may lead to a rushed and sloppy process that results in poor decision making, and

BE IT
FURTHER
RESOLVED

THAT: CB1 concludes that the study area contained in the DSOW (a mere 400 foot buffer around the site) is woefully inadequate and leads to minimizing or even missing impacts on the surrounding neighborhoods. CB1 would require that this be increased to at least a 1,200 foot buffer.



- Project Site
- Study Area Boundary (400-foot perimeter)
- Proposed Demapped Area



COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: YOUYTH & EDUCAITON

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	2 Abstained	0 Recused

RE: Community Education Council District 2 Meeting Regarding Change of Middle School Rubric

WHEREAS: The CEC District Two have proposed dropping attendance and lateness as part of the middle school admissions rubric as they feel it greatly disadvantages students who are unable to get to school on time or at all, for reasons that are out of their control, and

WHEREAS: 17% of our NYC students are in transient housing, making their attendance and arrival to school in time less predictable, and

WHEREAS: There are some school administrations who mark students who come to school late, are sick or miss school because of reasons out of their control, as absent without reason, and

WHEREAS: While CB1 agrees with the importance of providing equal opportunity for admissions to all students, removing rubric components such as attendance and lateness we feel actually creates less opportunities for our students by stripping some children of their ability to show our screened school administrations more broadly who they are as students beyond their test scores and GPA, which is the whole point of the screened school admissions model, and

WHEREAS: The DOE/SCA has gone on the record to say that they don't plan to build more screened middle schools, taking away rubric components such as interviews, essays, classwork, transparent ranking, attendance and lateness without taking away the screen altogether, provides for much less diversity in our schools as all our principals then have to evaluate students on is their GPA and test scores alone, and

WHEREAS: The DOE has attempted to mitigate lack of diversity and create more opportunity in our schools by placing a very small percentage of low opportunity/ low income students in certain screened district two middle schools, creating instead a school that can sometimes continue to lack diversity in the wide majority of its students, while adding a very small percentage of low opportunity students randomly, which does not serve to create an adequate diverse school culture in our view, and

WHEREAS: Our district two middle schools have become more and more competitive to get into, making a sole focus on GPA and test scores for admission to these schools more and more unfair as time passes and wider rubric components are lost. Rubric components that could provide opportunities to our lower academically performing students of all races and demographics who show the respect and diligence in achieving good attendance and arriving on time to school, and

WHEREAS: The importance of good attendance and arriving on time to school is not only respectful to the teachers who teach our students but to the other students in the classroom. Prioritizing it as our children are applying to middle school, where they will be traveling to school largely on their own can help set up best practices and habits for the future, and

WHEREAS: Our schools suffer from significant segregation and immediate action needs to be taken to create more diversity in our schools. One way of making this happen if the screened schools are to continue having a screen, is to consult with principals who have created high performing fully diverse middle schools in district two and beyond, of which there are many, to better understand how they have been able to achieve this under existing admissions rubrics, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 does not support the CEC D2 initiative to remove lateness and attendance from the middle school admissions rubric if the schools continue to have a screen, and

BE IT

FURTHER

RESOLVED

THAT: Immediate measures be put in place to insure that all student absences and lateness due to elements out of a child's control are excused, consistently and citywide, and that the parameters for this are emphatically clear and consistent throughout all of our schools, so that good attendance and on time arrival to school can continue to be a priority for our students, while ensuring that they are all evaluated equally.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: SEPTEMBER 25, 2018

COMMITTEE OF ORIGIN: YOUYTH & EDUCAITON

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

RE: Millennium High School Expansion to 14th floor

WHEREAS: Millennium High school was founded just after 9/11 as a much needed screened high school in Lower Manhattan, with a priority admissions for students attending middle school or living below Houston St., and

WHEREAS: Millennium High School has since developed into one of the most sought after high schools in the city, one with remarkable racial and economic diversity, drawing applications of over 6000 for an average of 175 spots, depending on the number of sections admitted, and

WHEREAS: Several years ago, Millennium requested to expand into 26 Broadway and was denied in favor of placing the overcrowded upper east side school, Richard Greene High school in the space instead, against the wishes of CB1 and local families and students, and

WHEREAS: Millennium continued to grow more popular, while the DOE was not building more screened schools, which has resulted in a sharp rise in the offer vs. acceptance rate over the past several years. In 2014 it was 43%, and Fall of 2018 it was 55%, making it impossible for the administration to properly gauge the amount of offers to make. The 2013-14 freshman class was at 184 for 6 sections, whereas the 2018-19 freshman class is over 215, causing class sizes to be at 35-37, putting them out of compliance with UFT class size limit of 34, and

WHEREAS: The per pupil funding amount along with the DOE funding method, (only pay for the students who are still in the school in October, not those who accept) make under-offering carry considerable financial risk to the school, and

WHEREAS: The school has capacity for 575 students, it presently has over 700 students enrolled, which has created serious safety concerns. Occupying the 11-13th floor of an office building, fire drill staging has become especially dangerous, and

WHEREAS: It now takes a full 30 minutes for students to arrive and dismiss, given that only 10 students can fit in an elevator at a time, and only 3 elevators presently serve the school, and

WHEREAS: The 14th Floor has recently become available for lease, giving the city the important opportunity to relieve both the severe overcrowding as well as the serious safety concerns Millennium is presently experiencing, and

WHEREAS: Millennium could instantly fill the additional classroom space and additional programming space this expansion could afford tomorrow, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 strongly requests that the DOE/SCA lease the 14th floor for Millennium High School, to assuage overcrowding as well as safety concerns due to the 133% capacity at the school presently - and immediately begin build out, in consult with the school administration, and

BE IT

FURTHER

RESOLVED

THAT: At least one, but preferably two additional elevators, dedicated for the school, is made available along with the expansion.