

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained	0 Recused

RE: City Ferry Dock in BPC

WHEREAS: The Citywide Ferry Service is a mass transportation system that serves waterside and water adjacent residential communities and job centers that is completely under the jurisdiction of the New York City Development Corporation (EDC) and only overlaps with the Metropolitan Transportation Authority on the use of metrocards as a form of fare payment; and

WHEREAS: The EDC only held one visioning session for the residents and workers of the Borough of Manhattan to submit their ideas for expansion of the Citywide Ferry Service after the initial rollout of the routes that were announced as part of the first phase of interborough service; and

WHEREAS: Additional ferry service in Battery Park City (BPC) will create additional foot traffic to and from Brookfield Place and the PATH station, which will affect the free circulation of resident traffic; and

WHEREAS: Ferries operation is noisy and the addition of more departure announcements, gunning engines, and departure sounds will further diminish the quality of life of Battery Park City residents who live within a short distance from the pier; and

WHEREAS: The Citywide Ferry fleet is comprised of boats that use fossil fuels, which will contribute to commensurate declines in air and water quality in the immediate vicinity of the pier and possibly beyond; and

WHEREAS: High frequency ferry traffic will generate significant more wake and wave action than is currently present, which will degrade the bulkhead of Battery Park City; and

WHEREAS: The EDC never held a community meeting with residents of the Battery Park City with regard to the proposed Staten Island route that includes a stop at the Port Authority of New York & New Jersey's (PANYNJ) Pier en route to its terminus at Pier 79 at West 39th Street and the Hudson River; and

WHEREAS: The initial engagement that the EDC conducted with the BPC Community and Community Board 1 was at the June 5, 2019 meeting hosted by the CB 1 Battery Park City Committee, with members of the Transportation Committee invited, did not provide enough time for BPC residents and CB1 stakeholders to understand Environmental Review Process and participate in the upcoming scoping hearing; and

WHEREAS: The EDC committed at the meeting to meet with representatives from CB 1 as well as other ferry operators to coordinate their efforts to minimize quality of life impacts in the area surrounding the pier in BPC before service plans for the new route are finalized; and

WHEREAS: The EDC presented an expansive weekend ferry operation schedule outside of the regular operating hours of the PANYNJ ferry; now

THEREFORE

BE IT

RESOLVED

THAT: The scope of the Environmental Impact Statement should include studies on the previously mentioned impacts on circulation of resident traffic around Battery Park City, sound pollution, impacts on air quality, impacts on water quality, and impacts on the long-term structural health of the Battery Park City bulkhead; and

BE IT

FURTHER

RESOLVED

THAT: EDC delay commencement of service of the Staten Island route until the PANYNJ's World Trade Center PATH tunnels are completely renovated and normal weekend PATH train service resumes and the weekend PATH replacement ferry service that is currently subsidized by the PANYNJ winds down.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Lower Manhattan Development Corporation Site 5 Request for Proposals

WHEREAS: Lower Manhattan Development Corporation (LMDC) is finishing its mission of rebuilding Lower Manhattan after the tragic events of September 11th; and

WHEREAS: The disposition of Site 5, (formerly the site of Deutsch Bank) which is the last development site associated with the World Trade Center Site, must be addressed; and

WHEREAS: It appears that LMDC has title to this property and will therefore draft the Request For Proposals (RFP) for development; and

WHEREAS: Almost all of the World Trade Center campus has been successfully developed for commercial uses; and

WHEREAS: While this development has helped to knit the campus back into the community, there are several community needs that can be satisfied by the development of Site 5, including but not limited to much needed schools seats and housing, particularly affordable housing; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 requests that the LMDC incorporate language into the upcoming RFP, which would strongly encourage respondents to include space dedicated to community needs and that respondents work with the CB to identify the types of amenities most needed in our fast growing community; and

BE IT
FURTHER
RESOLVED

THAT: CB1 and the affected communities around the World Trade Center campus would offer a more robust development opportunity and therefore we believe that having our involvement is critical to the process.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	1 Abstained	0 Recused

RE: Proposed Privately Owned Public Spaces (POPS) Signage & Amenities Text Amendment (N 190408 ZRY)

WHEREAS: The New York City Department of City Planning (DCP) proposes an amendment to update certain provisions of the Zoning Resolution related to signage and amenities in privately owned public spaces (POPS). This action would 1) facilitate the updating of the existing public space symbol; 2) require public space signage for various types of POPS; and 3) permit publicly accessible moveable tables and chairs to be placed in plazas and arcades where they are currently prohibited; and

WHEREAS: The stated intention of the proposed zoning text amendment is to help create a new and unified identification of POPS across the city and allow public amenities in underutilized POPS that would make these spaces more inviting and usable to the public; and

WHEREAS: DCP, with Advocates for Privately Owned Public Space (APOPS) and The Municipal Art Society (MAS), held a design competition to solicit a new logo design to replace the existing public space symbol that is included on POPS signage; and

WHEREAS: Some spaces are not currently subject to signage requirements, and in some cases, the Local Law requirements are inconsistent with existing signage regulations. DCP proposes to add signage requirements where there currently are none, and to update any existing signage regulations to ensure signage will be consistent across all POPS; and

WHEREAS: Basic plaza amenities such as trees, seating, and lighting are not currently permitted within POPS built according to the 1961 zoning resolution (except for within the Special Water Street Subdistrict of the Special Lower Manhattan District, which allows publicly accessible movable furniture in them and specifies locational and design requirements). DCP believes seating is an important amenity in inviting the public to enter and use public spaces, and thus proposes new provisions to permit owners to place publicly accessible movable tables and chairs in arcades and the plazas that are still governed by the 1961 plaza regulations; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 approves the proposed POPS signage & amenities zoning text amendment, only under the condition that the existing logo is maintained, which we believe is iconic.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 116 Duane Street, Board of Standards and Appeals application 2019-50-BZ for a special permit for the operation of a physical culture establishment (Trinity Boxing Club)

WHEREAS: An application has been submitted to the Board of Standards and Appeals (BSA) on behalf of the tenant, Trinity Boxing and Athletic Club Inc. d/b/a Trinity Boxing Club for a special permit to legalize the operation of a Physical Culture Establishment (PCE) at 116 Duane Street; and

WHEREAS: The PCE began operating in October 2016. The applicant has represented that they were initially unaware of the requirement of a special permit for the operation of a PCE. They previously initiated the approval process for the PCE but had improper council which caused delays. The term for a PCE special permit is 10 years and it will be back-dated to the time of their opening; and

WHEREAS: 116 Duane Street is a 5-story mixed-use building with commercial use at the ground floor and residential above. The PCE occupies a portion of the cellar (2,916.75 square feet), first floor (2,916.75 square feet) and mezzanine (250 square feet). The cellar and mezzanine are used as accessory storage for the PCE; and

WHEREAS: The first floor has a reception area, locker area a men's and women's changing area with a shower, a free standing heavy bag rig and a boxing ring; and

WHEREAS: The space does not have a built in sound system. The classes and instruction do not use amplified sound equipment. The only music that is played is through an Amazon Alexa; and

WHEREAS: Trinity Boxing offers boxing classes in its facilities. The hours of operation are 5:30am to 9pm seven days a week with the earliest class at 6am and the latest class ending at 9pm, with an average of 7-10 classes per day. In addition to group classes, the space is used for personal training. The earliest personal training session begins at 5:30am and the latest personal training session ends at 9pm. The classes and personal training utilize boxing gloves, heavy bags, sparring equipment, jump ropes and kettlebells; and

WHEREAS: For sound attenuation, the space is equipped with Quietrock 545 installed at the ceiling on top of the previously existing ceiling configuration. Quietrock 545, according to the manufacturer's specifications, provides a sound transmission class (STC) rating in excess of 60. Additionally, the ceiling was sealed using QuietSeal acoustical sealant throughout; and

WHEREAS: The Community Board 1 (CB1) Land Use, Zoning & Economic Development Committee received substantial feedback on this facility. While one tenant has reported that the facility has caused severe disruption, that tenant has moved out of the building and the current tenant has not complained. CB1 also received overwhelmingly positive testimony from all of the remaining tenants and collaborators of the Trinity Boxing Club; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 does not oppose Board of Standards and Appeals application 2019-50-BZ for a special permit for the operation of a physical culture establishment (Trinity Boxing Club) at 116 Duane Street.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	30 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 177 Hudson Street, removal of concrete covering sidewalk glass light vault covers on Hudson and Vestry Street and new construction of a concrete sidewalk

WHEREAS: The application is to remove the damaged original glass light vaults and replace them with a waterproof membrane covered by concrete and steel painted diamond plate; and

WHEREAS: The Committee was told that about 60% of the glass lights were missing having been filled with concrete; and

WHEREAS: The Committee asked the applicant to retain and carefully store the original vaults on the site – which the applicant agreed to do; and

WHEREAS: The Committee asked the applicant to carefully follow the LPC rules for repairing concrete sidewalks – which the applicant agree to do; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 recommends that LPC approves the application.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	30 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 88 Franklin Street, application for glass roof rail installation

WHEREAS: The application is to add a six foot high clear schott amrain non- reflective laminated tempered glass screen to the previously LPC approved pergola, planters and black painted steel 42” railing; and

WHEREAS: The Committee agreed with the logic of the application to make the roof a safe environment for the applicant’s family – but felt the screen was too tall at six feet high; and

WHEREAS: The Committee requested the applicant amend the plans to limit the screen to no more than five feet tall – which the applicant agreed to do; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 recommends that LPC approves the amended application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	30 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 56 Beaver Street; A complete building window replacement project

WHEREAS: 56 Beaver Street is an individual landmark building and a fine example of a triangulated building on the highly-visible corner of Beaver and William Street; and

WHEREAS: All of the existing 2nd through 8th floor windows are aluminum replacement windows without any original window profiles; and

WHEREAS: At the north, west and south facades of the building and the building's annex, all windows will be replaced with aluminum windows; and

WHEREAS: Over 100 double-hung windows including arched top triple windows with fixed transoms and an oculus windows will be installed to match the historic windows based on photographic research of the original window configurations; and

WHEREAS: Historically appropriate brick molding profiles will be added to the window units which will help make the extruded aluminum windows look more historical; and

WHEREAS: The corner windows were originally curved sashed windows and the existing and proposed replacement window sashes are not curved; and

WHEREAS: It would be more appropriate to install curved sash windows to match the original windows at the corner of the building, especially considering the breath of the proposed window replacement scope; now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 recommends approval of the proposed building-wide window replacement project at 56 Beaver Street and the building's annex and that Landmarks Preservation staff work closely with the applicant to find any and all ways to make the replacement window profiles and styles match the original as closely as possible.

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DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 31 Lispenard Street; A proposal for new building in the Tribeca East Historic District

WHEREAS: The existing non-contributing one-story building at 36 Lispenard Street is located at the northern tip of the Tribeca East Historic District on the northeast corner of Church and Lispenard Street; and

WHEREAS: The proposed seven-story building's design is loosely based on examples of historically contributing loft-style buildings found in the Tribeca historic districts; and

WHEREAS: The building's pattern of repetitive deconstructed arched-top window bays create a connection to the window systems and facade designs of neighboring (mostly five-story) historically contributing buildings; and

WHEREAS: Contrary to the mostly five-story 19th century buildings in the district, the applicant's proposal proposed facades squeeze six stories under the typically 75 foot tall street wall found in the surrounding areas blockfronts; and

WHEREAS: The visibility presented in the CB-1 Landmarks committee's public meeting is an accurate representation of the building's actual bulk and that the site lines from the east and west along Lispenard Street and from the north and south on Church Street of the seventh story are such that it is not visible and that the roof bulkhead is minimally-visible above the proposed six-story façade/street wall; and

WHEREAS: The committee also requested that the applicant raise the height of the typical window meeting rail so the rail is placed as shown on the proposed façade drawings sheets and with a higher upper window sash panel to lower ratio; now

THEREFORE

BE IT

RESOLVED

THAT: The 85 foot tall building with minimally-visible roof bulkhead is appropriate for this corner of the Tribeca East Historic District and CB-1 recommends the Landmarks Preservation Commission approve the proposal with the condition that the floors above the 75 foot street wall are minimally-visible from the street; and

THEREFORE

BE IT FURTHER

RESOLVED

THAT: The committee agreed to approve the application with the condition that the

applicant will reduce the height of the elevator bulkhead to minimize visibility from the street by moving the elevator machine room to the cellar level.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 105 Hudson Street, application for liquor license for Trybeca LLC, d/b/a Tyger Tyger

WHEREAS: The applicant, Trybeca LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented that there are no buildings used primarily 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 establishment is an Asian restaurant; and

WHEREAS: The establishment has a public assembly capacity of 245, with a dining area of 4030 square feet, with 28 tables and 125 seats, and a bar area of 1290 square feet, with 9 tables and 47 seats, and 1 basement service bar and 2 stand-up bars; and

WHEREAS: The hours of operation will be Sundays 12 p.m. to 1 a.m., Monday through Thursday 5 p.m. to 1 a.m., Fridays 5 p.m. to 2 a.m. and Saturdays 12 p.m. to 2 am; and

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

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operations at which time the committee will evaluate the feasibility of the application; 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 Trybeca LLC at 105 Hudson Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	0 In Favor	34 Opposed	0 Abstained	0 Recused

RE: 200 Broadway, Store #2000 Fulton Center, application for liquor license for Tacodumbo 200 Broadway LLC, d/b/a Tacodumbo.

WHEREAS: The applicant, Tacodumbo 200 Broadway LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented that there are no buildings used primarily 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 establishment is a Mexican fusion restaurant; and

WHEREAS: The applicant reported that the establishment has a public assembly capacity of 4654, with a dining area of 3995 square feet, with 24 tables and a bar area of 136 square feet with 20 seats at the bar, and 1 rectangular bar near the center of the space; and

WHEREAS: The board found the public assembly capacity and the dining area square feet measurements to be peculiar and asked the applicant to confirm the information the applicant provided; and

WHEREAS: The board did not receive confirmation on the public assembly capacity and dining area square feet; and

WHEREAS: The hours of operation will be 11 am to 11 pm Sundays through Saturdays; and

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

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operations at which time the committee will evaluate the feasibility of the application; 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 Tacodumbo 200 Broadway LLC at 200 Broadway, Store #2000 Fulton Center unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 74 Broad Street, application for liquor license for Loncheria Calle Ancha LLC, d/b/a TBD

WHEREAS: The applicant, Loncheria Calle Ancha LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented that there are no buildings used primarily 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 establishment is a Mexican restaurant; and

WHEREAS: The establishment has a public assembly capacity of 115, with a dining area of 2,017 square foot, with 24 tables and 97 seats, and a bar area that is included in the square footage of the dining area because the applicant considers the bar area as part of the dining area that will be used as a waiting area for people waiting for tables or, if no tables are available, for diners to eat at the countertop, with one 19 foot L-shaped bar with 6 bar stools as shown in the floor plan submitted as part of the CB1 questionnaire; and

WHEREAS: The hours of operation will be 11 am to 12 am from Sunday through Thursday and 11 am to 1 am on Friday and Saturday; and

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

WHEREAS: The applicant has agreed to close all doors and windows by 10 p.m. Sunday through Saturday; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operations at which time the committee will evaluate the feasibility of the application; and

WHEREAS: Since the committee meeting the Board has learned from concerned neighbors that a roof deck is being promoted on this 5 story building by building owners; and

WHEREAS: A number of neighbors who closely abut the building are very concerned that the roof deck will be used by patrons of this ground floor establishment who simply migrate to the rooftop amenity; and

WHEREAS: Applicant states clearly on the questionnaire that they will have no dining on the roof, and in answer to the question “will you serve liquor on the roof” states “N/A – No rooftop space”; and

WHEREAS: Applicant would be in violation of its license if it allowed drinks to be consumed off-premises; and

WHEREAS: Residents are also concerned about the noise from patrons congregating outside; and

WHEREAS: Applicant has signed a stipulation to actively manage crowds congregating on the street at night, to minimize disturbances to residents; and

WHEREAS: The Board added a condition offered by the neighbors, that was outside of the stipulations agreement between the applicant and the board, that the windows of the establishment will be closed at all times; 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 Loncheria Calle Ancha LLC at 74 Broad Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 83 Maiden Lane, application for liquor license for Padre LLC, d/b/a Mezcali

WHEREAS: The applicant, Padre LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented that there are not buildings used primarily 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 establishment is a Mexican restaurant using the first floor and the basement; and

WHEREAS: The establishment is using for their ventilation mechanicals the kitchen equipment left behind by Burger King which previously occupied the space; and

WHEREAS: The establishment has a public assembly capacity of 268 and a total square footage of 4,200; and

WHEREAS: The establishment has bar and dining areas on the first and cellar floors, with an approximate 2000 square foot dining area on the first floor with 45 tables and 161 seats and a 400 square foot bar area with a 22 foot bar and 13 seats as shown; and

WHEREAS: The cellar has a 600 square foot dining area with 14 tables and an approximate 120 square foot bar area with 17 seats as shown and

WHEREAS: The hours of operation will be 10 am to 12 am Sunday through Thursday and 10 am to 1 am on Fridays and Saturdays; and

WHEREAS: The applicant has agreed to work with Manhattan Community Board 1 on a crowd management and mitigation plan whenever there is a large crowd in the establishment; and

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

WHEREAS: The applicant has agreed to have the delivery of supplies, goods and services during the hours of 10 am to 12 pm; and

WHEREAS: The applicant has agreed to close all doors and windows by 9 p.m. on Sunday through Thursday and by 10 pm on Fridays and Saturdays; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operations at which time the committee will evaluate the feasibility of the application; 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 Mezcali at 83 Maiden Lane unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	7 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	6 In Favor	21 Opposed	5 Abstained	0 Recused

RE: 120 Broadway, 40th Floor, application for liquor license for Great Performances/Artists as Waitresses Inc., d/b/a TBD

WHEREAS: The applicant, Great Performances/Artists as Waitresses, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented that there are no buildings used primarily 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 private cafe and bar for the tenant/businesses in the building, run by, in their own words, one of the leading off-premises caterers; and

WHEREAS: The establishment has a public assembly capacity of 434, and a total of 6887 square feet with the interior having a dining area of 2128 having 24 tables and 126, and a bar area of 436 square feet having no seats with one 8 feet by 8 feet L-shaped bar and one 6 foot rectangular bar, and a kitchen of 889 square feet; and

WHEREAS: There is also an outdoor terrace stipulated by the applicant to be no larger than 3500 square feet, as represented in the applicant's questionnaire; and

WHEREAS: It is understood that the public assembly capacity includes the outdoor terrace space, which will be used mainly for the building tenants' relaxation and possibly for business and Power-point presentations; and

WHEREAS: The hours of operation will be 8 a.m. to 9 p.m. on Monday through Friday for the inside portion of the establishment and 8 am to 8:30 pm on Monday through Friday for the outside rooftop terrace; and

WHEREAS: The establishment will be closed on Saturdays and Sundays; and

WHEREAS: The applicant has represented that there will be recorded background music for the inside portion of the establishment and no DJs, no live music, no promoted events, no scheduled performances, no dance or cover fee events for both the inside and outside parts of the establishment; and

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant stipulated that there will be no music whatsoever on the rooftop terrace part of the establishment; and

WHEREAS: The applicant stipulated that there will be no amplification outside after 6 p.m.; and

WHEREAS: The applicant stipulated that there will be no bar service outside but the consumption of alcohol outside is allowed; and

WHEREAS: The applicant stipulated that there will be no drinking on the rooftop terrace after 8:30 pm; and

WHEREAS: The applicant stipulated there will be no heat lamps or other heating device on the rooftop terrace; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operations at which time the committee will evaluate the feasibility of the application; and

WHEREAS: The applicant agreed to close all doors and windows by 5:30 p.m. Monday to Friday; and

WHEREAS: The committee heard this applicant at the end of a long meeting in May and had the impression this was a small terrace off the main dining area, but was given this month a very different presentation, with more representatives including the architect, an extensive slide show and history of the building, and representations of what the terrace might look like when finished; and

WHEREAS: The committee does not usually recommend approval of any license on a rooftop or terrace near residential buildings; and

WHEREAS: The committee felt after long discussion with applicants that enough stipulations were agreed on to protect nearby residents; 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 Great Performances/Artists as Waitresses Inc. at 120 Broadway, 40th Floor unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 200 Vesey Street, application for liquor license for SABF LLC, d/b/a Sant Ambroeus

WHEREAS: The applicant, SABF LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented that there are no buildings used primarily 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 establishment is an Italian restaurant; and

WHEREAS: The establishment has a public assembly capacity of 225, with a dining area of 1788 square feet with 26 tables and 149 seats, and a bar and cafe area of 476 square feet with 11 tables and 31 seats, and one stand-up bar and one service bar which is a 12 foot long straight bar; and

WHEREAS: The hours of operation will be 7 a.m. to 1 a.m. Monday through Saturday and 10 a.m. to 1 a.m.; and

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

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operations at which time the committee will evaluate the feasibility of the application; 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 SABF LLC at 200 Vesey Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 4 Fulton Street, application for liquor license for McNally Jackson Seaport LLC, d/b/a McNally Jackson Books

WHEREAS: The applicant, McNally Jackson Seaport LLC, is applying for an on-premises liquor license; and

WHEREAS: The applicant has represented that there are no buildings used primarily 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 establishment is a bookstore with a cafe and bar serving a limited menu; and

WHEREAS: The establishment has a public assembly capacity of 200 which includes the bookstore and the cafe and bar area, composed of 400 square feet with 8 tables and one eleven foot bar with 9 stools; and

WHEREAS: The hours of operation will be 10 a.m. to 11 p.m. Sunday through Saturday; and

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

WHEREAS: The applicant has agreed to abide by the CB1 definition of background music, such that no sound will be heard outside the premises or by neighbors; and

WHEREAS: The applicant does not intend to apply for a sidewalk cafe license until at least a year after beginning operations at which time the committee will evaluate the feasibility of the application; 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 McNally Jackson Seaport LLC at 4 Fulton Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: JUNE 25, 2019

COMMITTEE OF ORIGIN: LICENSING AND PERMITS

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

RE: 250 Vesey Street, application for liquor license for Tartinery Liberty LLC, d/b/a
TBD

WHEREAS: The applicant, Tartinery LLC, did not appear before the committee; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 *opposes* the granting of a liquor license to Tartinery Liberty LLC at 250
Vesey Street until the applicant appears before the committee to present their
application.