

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 27, 2021

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 59 Reade Street, application for liquor license for ZMZ Reade Tavern Inc. d/b/a TBD

WHEREAS: The applicant, ZMZ Reade Tavern Inc, is applying for a transfer of an on-premise liquor license from 59 Mact Corp d/b/a Maxwell's to ZMZ Reade Tavern Inc. d/b/a TBD; and

WHEREAS: The establishment is a restaurant bar/tavern; 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 approximately 1,600 square feet on the main floor and 600 square feet on the basement level, and a public assembly capacity of 74 persons, and a 1,200 square foot dining area with 15 tables and 42 seats, and a 200 square foot bar area with 17 seats, and a 200 square foot kitchen area, and a 200 square foot sidewalk cafe with 8 tables and 16 seats, and one rectangular 43-foot stand-up bar located on the main floor and no food counters; and

WHEREAS: The establishment will be located on the ground floor and basement of a two-story commercial building, and the main floor will be used for the establishment, and the basement will be used for storage, office, walk-ins, etc.; and

WHEREAS: The hours of operation will be from 11AM opening to 2AM closing all days of the week, and the hours of food service and bar service will be the same as the hours of operation; and

WHEREAS: The applicant agreed that if they wish to seek their proposed 3AM and 4AM closing times, they will return to the Committee in six months from when their liquor license is obtained, and operation commences. The Committee has exempted this applicant from the requirement of a 1-year reappearance, given the

recent business closures in the neighborhood, COVID-19 restrictions imposed by the city on restaurant operating hours and the proven track record of other restaurants owned and managed by this applicant; and

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

WHEREAS: Delivery of supplies, goods and services will be between 10AM and 2PM; and

WHEREAS: Windows will not be open, and the front door will remain closed at all times; and

WHEREAS: The applicant will employ security and crowd control only during major holidays such as New Year's Eve; and

WHEREAS: The applicant intends to license and use the sidewalk cafe through the city's Open Restaurants program until the NYC Department of Consumer Affairs issues sidewalk cafe permits again; and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a transfer of a liquor license from 59 Mact Corp d/b/a Maxwell's to ZMZ Reade Tavern Inc. d/b/a TBD at 59 Reade Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
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DATE: APRIL 27, 2021

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 24 John Street, 20th & 21st Floors, application for liquor license for Hide Lounge Inc d/b/a TBD

WHEREAS: The applicant, Hide Lounge Inc, is applying for an on-premise liquor license for TBD; and

WHEREAS: The establishment is a bar and lounge in a hotel serving food mainly consisting hors d'oeuvres; 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 3,776 square foot restaurant and a public assembly capacity of 100 persons for the 20th and 21st floors, with a capacity of 50 persons on each floor, and a 2,500 square foot lounge area with 12-15 tables and 60 seats, and a 876 square foot bar area with 9 seats, and a 300 square foot food prep area, and two stand-up bars and no food counters; and

WHEREAS: The establishment will be located on the 21st and 22nd floors, and the 20th floor will be used for the bar, lounge and food prep area, and the 21st floor will be used for bar and lounge as well; and

WHEREAS: The applicant has represented that there is no outdoor area, and the 20th and 21st floors are completely enclosed, and there are no doors or windows within the establishment that would open; and

WHEREAS: The Committee asked the applicant to address the numerous complaints received from residents regarding noise disturbances, gang activity including the soliciting of drugs and a shooting that occurred on the hotel premises; and

WHEREAS: The applicant responded that the hotel lowered their rates in order to remain open during the pandemic in response to the issues that were arising, and instituted procedures that required any person who wished to enter the hotel to be accompanied by the checked-in hotel guest. Since enforcing this policy, the applicant represented that there have been no issues in the last couple of months; and

WHEREAS: A member of the Committee further inquired why this particular hotel has had such a negative effect on the quality of life including illegal activity, stating that other nearby hotels with similarly low rates have not been a nuisance to the community; and

WHEREAS: The applicant stated they will employ additional security for crowd control during private events, and on an “as needed” basis, including monitoring noise and smoking levels outside the premises; and

WHEREAS: Several residents came before the Committee to oppose this application, arguing that the applicant’s proposed security plans are not sufficient for overseeing these public safety concerns, and preventing the negative impact on the community. A number of community members have filed complaints with the city’s 311 system since the hotel’s reopening in July 2020 and met with NYPD, and dispute the owner’s assertion that there are no continuing problems; and

WHEREAS: The applicant has represented that there will be recorded background music, three to four TV monitors, no dancing, and DJs and live music will be allowed during private and special events only; and

WHEREAS: Delivery of supplies, goods and services will be scheduled in the early morning to afternoon; and

WHEREAS: Windows will not be open and the front door will remain closed at all times; and

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

WHEREAS: The applicant has not signed and notarized a stipulations sheet; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of a liquor license to Hide Lounge Inc d/b/a TBD at 24 John Street, 20th & 21st Floors as the establishment does not serve the public interest and has shown itself to be unresponsive to and unable to deal with community concerns about noise, and more importantly ongoing drug and gang activity. We urge the SLA to reject the application unless the applicant returns to the Committee and agrees to the conditions stipulated.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 27, 2021

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 120 Water Street, application for liquor license for 120-122 Water Street LLC
d/b/a Hotel Indigo

WHEREAS: The applicant, 120-122 Water Street LLC, is applying for an on-premise liquor license for Hotel Indigo; and

WHEREAS: The establishment is an upscale hotel with a restaurant and bar; 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 55,302 square foot hotel with a public assembly capacity that's to be provided, and a 2,000 square foot dining area with 32 tables and 170 seats, broken down to 64 seats on the 1st floor, 50 seats on the 25th floor, and 56 seats on the rooftop, and a 500 square foot bar area with no tables and 14 seats, and a 500 square foot kitchen area, and 2 stand up bars: one 10 foot bar located on the back of the lobby on the 1st floor, and a second 10 foot service bar located on the back of the east side of the 25th floor, and one 3 foot service bar located on the east side of the 26th floor, and no food counters; and

WHEREAS: The establishment will be located within the entire hotel building, where the cellar will be used for mechanics, storage and gym, and the ground floor will be used for the lobby, kitchen and restaurant, and Floors 2-24 will be used for guest rooms, and a customer bar will be located on the indoor portion of the 25th floor, and a service bar would be located on the exterior portion of the 26th floor; and

WHEREAS: The only outdoor spaces are the two small balconies on the 25th floor with a maximum capacity of 5-7 persons for each balcony, and the rooftop located on the 26th floor which is not enclosed; and

- WHEREAS: The hours of operation will be from 12PM opening to 12AM closing Sunday through Thursday, and 12PM opening to 1AM closing Friday and Saturday, and hours of food service will be from 7AM opening to 12AM closing Sunday through Saturday, and 7AM opening to 1AM closing Friday and Saturday, and bar service hours will be the same as the hours of operation; and
- WHEREAS: The hours of operation for the outdoor spaces on the 25th and 26th floors will be from 12PM opening to 10PM closing Sunday through Thursday, and 12PM opening to 11PM closing Friday and Saturday; and
- WHEREAS: The applicant has represented that there will be recorded background music for the indoor portion of the 25th and 26th Floors, no live music, no DJs, no non-musical entertainment, no dancing and six TV monitors; and
- WHEREAS: The applicant intends to open their establishment summer of 2021 once their liquor license is obtained; and
- WHEREAS: A member of the Committee raised concerns that if a liquor license for the rooftop is approved, the noise emanating from patrons congregating on the outdoor space would further the noise congestion that residents from neighboring buildings experience due to the fact that the residential area is densely populated with other establishments; and
- WHEREAS: The Committee agreed not to approve a liquor license for the rooftop space; and
- WHEREAS: The applicant agreed that they will return to the Committee after 6 months of commencing operation for review if they wish to seek a liquor license for the rooftop space, considering that they completed the required outreach to the community and obtained a letter of support from the building's coop board. The applicant will provide documentation and photographs indicating the rooftop is being used for purposes that do not include consumption of alcoholic beverages; and
- WHEREAS: The windows on the 26th floor will be open during summer days only with restricted hours of 10PM closing Sunday through Thursday, and 11PM closing Friday and Saturday; and
- WHEREAS: Delivery of supplies, goods and services will be between 6AM and 10AM; 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 for 120-122 Water Street LLC d/b/a Hotel Indigo at 120 Water Street unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 27, 2021

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 89 South Street, Ground Floor, application for alteration of liquor license to add an additional bar for HHC Pier Village LLC d/b/a Pier Village

WHEREAS: The applicant, HHC Pier Village LLC, is applying for an alteration of liquor license for Pier Village; and

WHEREAS: The applicant is requesting to add a third bar to the establishment on the ground floor, on the farthest side of the restaurant where there are currently no bars; and

WHEREAS: The addition of the third bar will neither increase the dimensions of the establishment nor the occupancy of the space, and instead would reduce the total number of seats at the bar areas; and

WHEREAS: The applicant intends to separate patrons and keep them far apart in a larger setting; and

WHEREAS: The hours of liquor service adopted in the February 2019 resolution are 10AM to 1AM on Sunday, 8AM to 1AM Monday through Thursday, and 8AM to 2AM Friday and Saturday; and

WHEREAS: All other stipulations agreed upon in the 2019 resolution will remain adhered to; and

WHEREAS: The attorney representative confirmed with the Committee that there are no other changes to the establishment's method of operation; and

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

THEREFORE
BE IT
RESOLVED

THAT: CB1 opposes the granting of an alteration of liquor license to add an additional bar for HHC Pier Village LLC d/b/a Pier Village at 89 South Street, Ground Floor, unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: APRIL 27, 2021

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL COMMITTEE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: South Street Seaport Museum History and Funding

WHEREAS: Manhattan Community Board One has spent countless hours in conversations about the financial health and future of the South Street Seaport Museum; and

WHEREAS: On December 22, 2020, CB1 resolved that the current Howard Hughes Corporation (“HHC”) application before LPC in “Its relationship to the South Street Seaport Museum’s ever- failing financial straits is irrelevant, and it turns out that there is no legal or otherwise guaranteed stipulation that 250 Water Street would “save” the South Street Seaport Museum, or even the proposed museum addition, presented as a corollary to this application, will ever be built”; and

WHEREAS: On December 22, 2020, CB1 resolved that “There are better ways to help the Seaport Museum without destroying this historic district and the City should fully explore all potential solutions to generate funds for the museum”; and

WHEREAS: It has now come to our attention through FOIL documents obtained by the Seaport Coalition, that the City (“NYCEDC”) have been in previously undisclosed conversations to “simplify” Museum holdings of 83,000 SF in real estate assets by downsizing to 27,100 SF (giving back properties at 211-215 Water Street and at Schermerhorn Row) for privatization by HHC; and

Seaport Museum Area Summary

DRAFT

Existing (SF)	Schermerhorn		Total
	Row	Museum Block	
Schermerhorn Row	66,500		66,500
207-209 Water (Bowne Printers)		2,600	2,600
211 Water (Bowne shop)		1,300	1,300
213-215 Water		12,600	12,600
Total Museum Space	66,500	16,500	83,000

Proposed (SF)	Schermerhorn Row / John St.		
	Lot	Museum Block	Total
John St New Building	22,000		22,000
Collections Storage	6,000		6,000
Additional Museum Space	18,500		18,500
Bowne Printers		2,600	2,600
Total Museum Space	46,500	2,600	49,100

WHEREAS: HHC and the NYCEDC have starved the Museum for the past decade by pocketing income from the Piers and HHC leased sites, rather than provide an ongoing revenue stream for the Museum as originally envisioned; and

WHEREAS: HHC sold Seaport air rights on properties first held by the Museum and assembled as part of its 80 South Development Parcel for a profit of \$183MM, a lost profit to the Museum and the District, that went instead to Texas Headquarters; and

WHEREAS: The City is the Museum’s landlord but has not supported its inclusion into the Cultural Institutions Group with all its attendant benefits (i.e. no rent or utilities); now

THEREFORE
BE IT
RESOLVED

THAT: CB1 is entirely committed to finding a solution for the long-term funding of the SSSM, and encourages the Museum and its Board to work proactively and collaboratively with the community to find that solution; and

BE IT
FURTHER
RESOLVED

THAT: We urge that all available funding through COVID and other packages of state and federal relief be specifically targeted towards the Museum; and

BE IT
FURTHER
RESOLVED

THAT: The Museum is encouraged to look at ways of using the FEMA-granted \$ in ways to find a bridge to its long-term funding solution; and

BE IT
FURTHER
RESOLVED

THAT: HHC Master Lease revenue (based upon 432,000 SF) be earmarked for the Museum to create a reliable subsidy of income for operations (estimated at \$2.7MM annually); and

BE IT
FURTHER
RESOLVED

THAT: HORNBLOWER Master Lease revenue from Pier 15, be earmarked to supplement Concession Lease revenues already dedicated from private use of former Seaport streets, to create a reliable subsidy of income for operations (estimated at \$1MM annually); and

BE IT
FURTHER
RESOLVED

THAT: The Museum in the short-run, activate their galleries by using \$12.5MM in a 2015 FEMA grant post-Sandy, for necessary Museum repairs; and

BE IT
FURTHER
RESOLVED

THAT: A Museum long-term reserve fund benefit from sale of City- owned Seaport Air Rights OUTSIDE of the South Street Seaport Historic District as originally intended; and

BE IT
FURTHER
RESOLVED

THAT: The Museum (given the opportunity to stabilize its finances), will now have the bandwidth to begin a capital drive to fund their expansion by constructing a newly designed 89 South Street/176 John Street building.

COMMUNITY BOARD 1 – MANHATTAN
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DATE: APRIL 27, 2021

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL COMMITTEE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	0 Opposed	8 Abstained	3 Recused

RE: Heritage Trail Wayfinding Markers

WHEREAS: In 2020, the Downtown Alliance (the Alliance) updated its logo and public-facing assets, such as vehicles, BigBelly units, banners, and uniforms with the new logo and design. The Alliance would like to extend its new brand identity to its wayfinding signage, including the Heritage Trail Markers located throughout the district (26) and the wayfinding plaques (15) and orientation columns (5) along Broadway; and

WHEREAS: The Alliance has been working closely in partnership with NYC Department of Transportation (DOT) on the proposed signage changes and updates but neither the community nor CB 1 was consulted until now. The application covers an updated structure and content on the Heritage Trail Markers, as well as an updated and consistent design across all three sign types; and

WHEREAS: The Alliance and DOT are preparing to submit an application for review to the Public Design Commission (PDC), which will be submitted by DOT on behalf of the Alliance; and

WHEREAS: Originally part of the mid-90s Heritage Trails NY project, and later taken over by the Alliance in 2000 to maintain, the 26 remaining Heritage Trail Markers have aged considerably. Some have had to be removed completely due to erosion, rust and instability. Thus, the Heritage Trail Marker structures have been redesigned to look almost exactly like the originals, but will be easier to install and maintain. The content has also been revamped in a manner that represents a more inclusive history of Lower Manhattan, where applicable, and are presently being thoroughly vetted by a historian from the Museum of the City of New York; and

WHEREAS: Also part of the Alliance's larger wayfinding system, the wayfinding plaques and orientation columns along Broadway have not been updated since 2004. As with the trail markers, these signs would maintain a similar aesthetic to the originals, but will incorporate the new logo and a more contemporary look in line with our new brand identity and other public-facing assets; and

WHEREAS: The Alliance has stated that it is their intention that these long-overdue updates to the Alliance's wayfinding system will greatly enhance the pedestrian experience and sense of place by tying together a unified visual identity throughout the district; and

WHEREAS: The Alliance made a presentation on this proposal to CB1's Waterfront, Parks & Cultural Committee in April 2021. Committee members and members of the public displayed great interest in this project and provided ample feedback; and

WHEREAS: The Alliance, at our April monthly full Board meeting, indicated that they were interested in making some revisions to their proposal in response to the concerns raised by the Community Board and would discuss those changes at the May Waterfront, Parks & Cultural Committee meeting; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not support the proposal as presented, but looks forward to the Downtown Alliance returning to CB1 in May after taking the following recommendations under consideration, and with more detail on the new proposed signage, including specifics for each individual sign:

- Potential for launching a design competition for signage design
- Incorporating QR codes for cultural institutions and other popular destinations
- Consult historians of varied background/representation (a broader representation for historically marginalized people, i.e. people of color, queer, indigenous)
- Use term "Lower Manhattan" rather than "Downtown"
- Minimize Downtown Alliance logo
- More images rather than text on signage
- Consider the possibility of electronic signage
- Freedom Trail incorporation
- Partner with African Burial Ground
- Recognize immigrants and historic people

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DATE: APRIL 27, 2021

COMMITTEE OF ORIGIN: WATERFRONT, PARKS & CULTURAL COMMITTEE

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	TABLED			

RE: African Burial Ground International Memorial Museum and Education Center Act

WHEREAS: U.S. Representative Jerrold Nadler and U.S. Senator Kirsten Gillibrand, joined by U.S. Representatives Carolyn Maloney, Gregory Meeks, Hakeem Jeffries, Grace Meng, and Adriano Espaillat have announced the reintroduction of the African Burial Ground International Memorial Museum and Education Center Act; and

WHEREAS: This legislation would establish a museum and education center at the African Burial Ground in Lower Manhattan, a site that currently holds the remains of an estimated 15,000 free and enslaved Africans and early-generation African-Americans from the colonial era. The museum would be managed by the National Park Service in consultation with the African Burial Ground Advisory Council, which would be established by the legislation. The museum will also serve as a sister site to the National Museum of African American History and Culture in Washington, D.C.; and

WHEREAS: The African Burial Ground is a cemetery located in lower Manhattan that holds the remains of approximately 15,000 free and enslaved Africans from the 17th and 18th centuries. It is the oldest and largest known burial ground in North America for free and enslaved Africans. The African Burial Ground serves great historical, cultural, archaeological and anthropological significance. The burial ground includes DNA samples from the remarkably well-preserved human remains that will enable researchers to trace the home roots in Africa of those individuals buried at the ground. The site became a National Historic Landmark in 1993 and was designated as a national monument in 2006; and

WHEREAS: The museum would host complementary exhibits and foster collaboration with the National Museum of African American History and Culture in Washington, D.C as well as other museums, historically Black colleges and universities, historical societies and educational institutions, creating a stronger network of groups focused on strengthening our understanding of slavery and its lasting impact on our history; now

THEREFORE

BE IT

RESOLVED

THAT:

Community Board 1 (CB1) supports the African Burial Ground International Memorial Museum and Education Center Act, which would establish a museum and education center at the African Burial Ground in Lower Manhattan that would serve as a sister site to the National Museum of African American History and Culture in Washington, D.C.