

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Battery Park City Library Funding

WHEREAS: Battery Park City, as the home of thousands of residents and the workplace for thousands more, has long been in need of a branch of the New York Public Library, and

WHEREAS: In connection with the approvals given for Goldman Sachs to develop Site 26 in Battery Park City as its new headquarters, Goldman Sachs agreed to provide community amenity funding, which included funds of \$3.5 million for the design and build-out of a NYPL branch within the planned development on Sites 16/17 in Battery Park City, and Goldman Sachs thereafter paid this amount into an account managed by the Battery Park City Authority for the benefit of the NYPL, and

WHEREAS: At the time of Goldman Sachs' agreement to provide such funds, it was estimated that this amount would be sufficient to cover the cost of design and build-out, with additional funding to be required to purchase books for the library branch, and

WHEREAS: Delays in the construction at Sites 16/17 will result in the library branch raw site not being delivered to NYPL for build-out earlier than July 1, 2008, by which time construction costs for the design and build-out of the library branch are estimated to increase to approximately \$5.22 million, leaving a short-fall in funding of approximately \$1.72 million, and

WHEREAS: Although Council Member Alan Gerson is expected to secure from City budgetary sources the \$1.72 million necessary to complete construction, there will remain the requirement of financing the purchase of books, which is now estimated to be \$1.3 million, and

WHEREAS: The Lower Manhattan Development Corporation has previously committed to securing funding for the purchase of books for the library branch, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 calls on the LMDC to confirm its commitment to fund the purchase of books for the Battery Park City NYPL branch and to make such funds available on a schedule to be agreed to by the NYPL so that the Battery Park City NYPL branch will be able to open as soon as construction is completed.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

BOARD VOTE:        38 In Favor    0 Opposed    1 Abstained    0 Recused

RE:                Reconsideration of previously approved street activity permit in Financial District on April 25, 2008, Maiden Lane between South and Water Streets by Downtown Independent Democrats (originally approved for Murray Street between Broadway and Church Street)

BE IT  
RESOLVED

THAT:             Community Board #1 does not oppose the proposed street activity permit submitted by the Downtown Independent Democrats on April 25, 2008, subject to the following condition:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE:                    Reconsideration of previously approved street activity permit on Friday, May 2, 2008, Greenwich Street between Warren and Barclay Streets by Community Board 1 (originally approved for West Broadway between Barclay and Chambers Streets)

BE IT  
RESOLVED

THAT:                 Community Board #1 does not oppose the proposed street activity permit submitted by Community Board #1 for Friday May 2, 2008, subject to the following condition:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE:                Reconsideration of previously approved street activity permit on Friday, June 6, 2008, Murray Street between Broadway and Church Street by IPN Tenants Association (originally approved for West Broadway between Barclay and Warren Streets)

BE IT  
RESOLVED

THAT:             Community Board #1 does not oppose the proposed street activity permit submitted by IPN Tenants Association Friday, June 6, 2008, subject to the following condition:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE:                    Reconsideration of previously approved street activity permit on Friday, August 1, 2008, Murray Street between Broadway and Church Street by First Pct. Community Council (originally approved for West Broadway between Barclay and Warren Streets)

BE IT  
RESOLVED

THAT:                 Community Board #1 does not oppose the proposed street activity permit submitted the First Pct Council for Friday, August 1, 2008, subject to the following condition:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Liquor License Application for SJM Greenwich, LLC, d/b/a Seh Ja Meh, at 114 Greenwich Street

WHEREAS: The applicant seeks an on-Premises Liquor License for SJM Greenwich, LLC, d/b/a Seh Ja Meh, at 114 Greenwich Street, and

WHEREAS: The proposed hours of operation are 12 p.m. to 11 p.m. on weekdays and 12 p.m. to 12 a.m. on weekends, and

WHEREAS: The applicant will have background music only, and

WHEREAS: The space has a total square footage of 2,500, and

WHEREAS: The applicant will not seek a cabaret license, and

WHEREAS: The applicant received the support of CB#1 on February 26, 2008 for its application for a sidewalk café license, and

WHEREAS: The applicant has operated Seh Ja Meh restaurant at 26 John Street for many years, and this restaurant is popular and well regarded by local residents and workers and has never caused any problems, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the liquor license application by SJM Greenwich, LLC, d/b/a Seh Ja Meh, at 114 Greenwich Street, subject to compliance by the applicant.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Liquor License Application for 30 Water Street LLC, d/b/a Wall Street Burger Shoppe, 30 Water Street

WHEREAS: The applicant seeks an On-Premises Liquor License for 30 Water Street LLC, d/b/a Wall Street Burger Shoppe, 30 Water Street, and

WHEREAS: The applicant received the support of CB#1 in November, 2007 for its application for a beer and wine license at this establishment, and

WHEREAS: The applicant appeared at the March 5, 2008 meeting of the CB#1 Financial District Committee and provided an explanation for her wish to upgrade from a beer and wine license to a full liquor license, and

WHEREAS: The establishment opened recently and there have been no complaints about it, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 does not oppose the liquor license application by 30 Water Street LLC, d/b/a Wall Street Burger Shoppe, 30 Water Street, subject to compliance by the applicant.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Liquor License Application for Mario Carta or a business entity to be formed by him, at 32 Water Street

WHEREAS: The applicant seeks an on-Premises Liquor License for Mario Carta or a business entity to be formed by him, at 32 Water Street, and

WHEREAS: The proposed hours of operation are 6:30 a.m. to 1 a.m., and

WHEREAS: The applicant will have background music only, and

WHEREAS: The applicant will not seek a cabaret license, and

WHEREAS: The applicant will not seek a sidewalk café license, and

WHEREAS: The applicant owns and operates another establishment called Lea in midtown Manhattan, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the liquor license application by Mario Carta or a business entity to be formed by him, at 32 Water Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	1 Abstained	0 Recused

RE: Proposed street closure on Tuesdays and Thursdays starting April 1 - December 23, 2008, Cedar Street between Church Street and Broadway by the Council on the Environment

WHEREAS: The applicant seeks permission to close Cedar Street between Church Street and Broadway on Tuesdays and Thursdays between April 1 and December 23, 2008, from 6 a.m. to 7 a. m., and 6 p.m. to 7 p.m., and

WHEREAS: The street closure would enable the farmers working at the Greenmarket, which is operated by the NYC Council on the Environment, to load and unload merchandise at the temporary location of the market in Zucotti Park, and

WHEREAS: In practice, the street is closed only on an as-needed basis (permission for this street closure was granted last year, but never implemented), and

WHEREAS: CB#1 supported the operation of the Greenmarket at this temporary location in 2007 and believes it is very beneficial to the residents and workers in the neighborhood, and

WHEREAS: There are a number of street vendors that have operated on the Cedar Street sidewalk adjacent to Zucotti Park for many years, providing valuable retail service to local workers and residents, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 does not oppose the street closure described above for this purpose, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 strongly urges that the temporary Greenmarket venue at Zucotti Park be relocated at the earliest opportunity to a larger, permanent venue at the World Trade Center site, similar in size and scope to the Greenmarket lost after 9/11, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 strongly urges that special parking privileges be suspended on streets adjacent to the Greenmarket during its operating hours (6 am to 7 pm, Tuesdays and Thursdays, between April 1 and December 23, 2008), and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 strongly urges that the temporary Greenmarket venue be relocated from the south to the north side of Zucotti Park (adjacent to Liberty Street) until a permanent location for the Greenmarket is established, and commends Brookfield Properties for considering this relocation, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 strongly urges that NYC street signage related to Greenmarket operations be revised as needed to reflect its new venue, if a relocation to the north side of Zucotti Park is approved for 2008, and

BE IT  
FURTHER  
RESOLVED

THAT: CB#1 strongly urges that the placement of the temporary Greenmarket in Zucotti Park not require the displacement of the existing long-term street vendors from Zucotti Park on the days on which the Greenmarket operates.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed street closure on Saturday, April 12, 2008, John Street between Water and South Streets and on Sunday, April 13, 2008, South Street between Fulton and Wall Streets by the MS Society

BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by the MS Society for Saturday, April 13, 2008 during the hours of 6 AM to 6 PM, subject to the following condition:

- The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 40 Broad Street, request for BSA special permit to allow operation of a physical culture establishment at 40 Broad Street

WHEREAS: The applicant, 40 Broad Commercial LLC, seeks a special permit to allow operation of a physical culture establishment at 40 Broad Street, and

WHEREAS: The applicant intends to operate a health club that will serve residents and workers in 40 Broad Street as well as members from elsewhere, and

WHEREAS: The health club will be operated by American Leisure which entity currently operates numerous other health clubs in the metropolitan area, including two in Lower Manhattan, at 55 Church Street and 20 West Street, and

WHEREAS: There do not appear to be any problems associated with the health clubs operated by American Leisure, and

WHEREAS: Health clubs are needed to serve the rapidly growing population of residents as well as the workers in Lower Manhattan, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board One recommends that the Board of Standards and Appeals approve the request for a special permit for a physical health and culture establishment as stated on the BSA application presented before CB#1.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: The second phase of the Financial District Security and Streetscape Improvements Project

WHEREAS: In May, 2007, CB#1 unanimously supported the tentative plans for the proposed Financial District Security and Streetscape Improvements Project, and

WHEREAS: On March 5, 2008, the Financial District Committee of CB#1 received an updated presentation that included details about Phase II of the project, and

WHEREAS: Phase II of the Project seeks to improve the pedestrian and aesthetic qualities of the Financial District, while maintaining and improving the security conditions, and

WHEREAS: With funding from LMDC in the form of US Department of Housing and Urban Development Community Development Block Grants, the project will:

- Enhance the condition and appearance of the District's streets and sidewalks
- Improve the appearance and performance of security devices surrounding the District
- Introduce interpretative design elements that emphasize and explain the history of the District, and

WHEREAS: The project is currently finishing schematic designs and design is expected to be completed in the summer of 2008, with implementation of Phase II elements starting in the fall of 2008, and

WHEREAS: The project's design team has received support from the Landmarks Preservation Commission and will consult with the State Historic Preservation Office (SHPO) to obtain final approval, and the work in Phase I and Phase II of the project is described in an Environmental Assessment conducted by the LMDC in 2004, and

WHEREAS: The sponsoring City agencies have made it clear that they will continue to work with area stakeholders, residents, the Downtown Alliance, and the Community Board throughout the design and approval process, as they have been doing up until now, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 extends its support of Phase I of the project to also enthusiastically endorse and support Phase II of the project, and

BE IT

FURTHER

RESOLVED

THAT: CB#1 specifically supports the proposal to replace existing clamshell security devices at Wall and William with turntable devices, welcomes the creation of pedestrian space at Broad Street and Exchange Place as a community asset, and feels that the project highlights the area's important history (specifically with the application of EuroCobble, the interpretative canal, use of wooden block pavers reflecting the "wall" of Wall street, and explanative bronze plaques) while improving the experience for workers, visitors and residents, and

BE IT

FURTHER

RESOLVED

THAT: CB#1 commends EDC for developing this excellent project and continuing to regularly consult with CB#1.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

BOARD VOTE:        38 In Favor    0 Opposed    1 Abstained    0 Recused

RE:                Reconsideration of previously approved street activity permit in Financial District on April 25, 2008, Maiden Lane between South and Water Streets by Downtown Independent Democrats (originally approved for Murray Street between Broadway and Church Street)

BE IT  
RESOLVED

THAT:             Community Board #1 does not oppose the proposed street activity permit submitted by the Downtown Independent Democrats on April 25, 2008, subject to the following condition:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE:                    Reconsideration of previously approved street activity permit on Friday, May 2, 2008, Greenwich Street between Warren and Barclay Streets by Community Board 1 (originally approved for West Broadway between Barclay and Chambers Streets)

BE IT  
RESOLVED

THAT:                 Community Board #1 does not oppose the proposed street activity permit submitted by Community Board #1 for Friday May 2, 2008, subject to the following condition:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE:                Reconsideration of previously approved street activity permit on Friday, June 6, 2008, Murray Street between Broadway and Church Street by IPN Tenants Association (originally approved for West Broadway between Barclay and Warren Streets)

BE IT  
RESOLVED

THAT:             Community Board #1 does not oppose the proposed street activity permit submitted by IPN Tenants Association Friday, June 6, 2008, subject to the following condition:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE:                Reconsideration of previously approved street activity permit on Friday, August 1, 2008, Murray Street between Broadway and Church Street by First Pct. Community Council (originally approved for West Broadway between Barclay and Warren Streets)

BE IT  
RESOLVED

THAT:             Community Board #1 does not oppose the proposed street activity permit submitted the First Pct Council for Friday, August 1, 2008, subject to the following condition:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	6 In Favor	0 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: North Tribeca Historic District Expansion

WHEREAS: The blocks proposed for this expansion are bounded by Canal Street to the north, Hudson to the east, Vestry to Greenwich to the southeast, Greenwich to Vestry to Washington to Laight Streets to the south west, and West Street between Laight and Canal as the western boundary, and

WHEREAS: The community members worked for many years to document the contributing and significant structures within North Tribeca, and

WHEREAS: The North Tribeca Historic District, designated in 1992, did not include many of these historic and architecturally significant structures despite these blocks being included for study and deemed to have significant structures by the LPC, and

WHEREAS: The structures within the proposed expansion are of the warehouse typology and store-and-loft structures that characterize the blocks included within the existing North Tribeca Historic District, and

WHEREAS: The blocks they are in share much of the same developmental history as the blocks within the existing North Tribeca Historic District, and

WHEREAS: Some of contributing fabric has already been lost and replaced with non-contextual structures such as 475 Washington Street, 281 West Street, and 454 Washington Street, and

WHEREAS: This area will continue to lose its significant structures due to the pressures of development without the protection of designation, and

WHEREAS: The City Council Member and other elected officials have indicated that they will support this proposal, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 strongly recommends that the LPC calendar a public hearing to review the application for the extension of the North Tribeca Historic District and that the LPC grant designation status to this area, and

BE IT  
FURTHER  
RESOLVED

THAT: CB#1 urges the Commissioners to take a walking tour of the proposed expansion of other areas within Tribeca, such Central Tribeca and Tribeca South, to view blocks with significant structures that are equally worthy of designation but not included at this time in any of the Tribeca Historic Districts.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	6 In Favor	0 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: The Brooklyn Bridge Approaches and Ramp, LPC application for Rehabilitation

WHEREAS: This magnificent landmark has not been renovated for over 30 years but a plan is now funded to do a major rehabilitation program lasting 3 years, and

WHEREAS: The original historic fabric will be protected and the new systems and features to be installed must be balanced with safety and security concerns, and

WHEREAS: All historic railings, granite arches and other features will be restored in situ or removed restored and reinstalled by qualified historic restoration contractors, and

WHEREAS: The entire bridge will be repainted in historically appropriate colors, and

WHEREAS: The roadway improvements will be done by installing new steel bridge railings which will allow more air and light onto the original structure and will all be placed on the inside of the bridge at the edge of the roadway, and

WHEREAS: The Committee was pleased with the proposal but was concerned that LPC look at other options for the new steel bridge railings to make them less visible from the roadway and encouraged LPC to request that the decision be reviewed in the future and they be replaced with more historically appropriate but safe railings when a solution is identified, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 recommends that the Landmarks Preservation Commission approve the subject application after giving full consideration to a more appropriate solution to the steel bridge railings.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	6 In Favor	0 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: 207 Front Street, LPC application to install signage and storefront window

WHEREAS: The small ground floor retail space is in the South Street Seaport Historic District and is occupied by a New York women's designer business, and

WHEREAS: The proposal is to include a banner sign and awnings to help identity the shop, and

WHEREAS: The Committee pointed out that the sign banner did not conform with the LPC signage guidelines, and

WHEREAS: The Committee felt the awnings were obstructing too much of the original granite transom, and

WHEREAS: The Committee felt the suggestion to replace the 6-over-6 windows with one –over – one pains to be inappropriate, and

WHEREAS: The Committee suggested and the building owner agreed to table the LPC hearing scheduled for March 24 and present revised drawings to the Committee at its April 10 meeting, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 and the building owner recommend that the Landmarks Preservation Commission hold over this application until after April 10.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	5 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposal to locate DePeyster Statue in City Hall Park

WHEREAS: The Department of Parks and Recreation proposes to locate a statue of Johannes De Peyster, Mayor of New York City from 1698-99 and later a member of the provincial Assembly, to a site in City Hall Park, and

WHEREAS: This statue has been in several locations in Lower Manhattan and is seeking a permanent home appropriate to the second Mayor of New York City, and

WHEREAS: The location proposed is at the southern end of the park, on the east-west transverse adjacent to Park Place and on the north side of the foot path, and

WHEREAS: The Department of Parks and Recreation has stated that there will be minimal disruption of the site, that the location proposed will not disrupt the locations used for art in the park and that this site will allow easy maintenance of the statue, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 supports the proposal to locate the DePeyster statue on the east-west transverse in the southern end of City Hall Park.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	5 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	24 In Favor	4 Opposed	3 Abstained	0 Recused

RE: Proposal to rename Manhattan Detention Center for the late Police Commissioner Benjamin Ward

WHEREAS: The applicant, B. Wallace Chatham, a concerned citizen, has asked for Community Board One support for a recommendation he has made to Mayor Michael Bloomberg to rename the Manhattan Detention Center for the late Police Commissioner Ward, and

WHEREAS: The name of the facility reverted back to Manhattan Detention Center under the instructions of Mayor Bloomberg in July 2006, and

WHEREAS: Mr. Ward served the City and State admirably in a variety of top level law enforcement positions during a career that spanned 40 years including State Correctional Services Commissioner, Commissioner of the Housing Authority Police, Commissioner of Corrections and Commissioner of the Police Department, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 supports the proposal to rename the Manhattan Detention Center for the late Police Commissioner Benjamin Ward.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	2 Abstained	0 Recused

RE: 408 – 410 Greenwich Street  
BSA Special Order Calendar 340-03-BZ  
Request to Amend Existing Variance

WHEREAS: The applicant has filed a request to reopen and amend the existing variance for a new nine story development to allow a change in use from commercial to residential use on the fifth floor, and

WHEREAS: The applicant stated that because of extenuating subsurface conditions, this is the minimum relief needed to provide financial stability for the development, and

WHEREAS: The original variance requested in 2004 was for ground floor retail space and parking, four floors of commercial space and four floors of residential space, and

WHEREAS: Community Board One does not oppose new residential development in the area and has striven for many years to maintain the character of the manufacturing and mixed use nature of the area, and

WHEREAS: Community Board One opposed the grant of the original variance because it was not the minimal variance required and that it exceeded the FAR allowed by 60% and would have a severe negative impact on the character of the immediately surrounding neighborhood, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 strongly objects to the request to amend the existing variance because it strongly disagrees that this is the minimal variance needed to make this project economically stable, and it will remove space originally intended for commercial use which is fast disappearing in the neighborhood.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	5 Opposed	0 Abstained	0 Recused

RE: Proposed Zoning Map Amendment, 84 White Street, M1-5 to C6-2A

WHEREAS: The proposed zoning map amendment would change the zoning district of the block bounded by Broadway, Lafayette Street, White Street and Walker Street, from M1-5 to C6-2A by extending the boundary of the C6-2A district which is mapped immediately to the west of the affected area, and

WHEREAS: The project sponsor owns a parcel at 84 White Street which is currently used as a public parking lot and which would be developed with a new building containing ground floor commercial space and upper floor residential uses, and

WHEREAS: The development proposed would comply with the C6-2A district's height, setback and FAR regulations, and

WHEREAS: The proposed C6-2A district would better reflect the mixed use commercial and residential character of the area, and

WHEREAS: Community residents spoke in favor of the proposed change from manufacturing to residential use but asked for a reduction in the height and FAR of the proposed development to preserve light and air in their homes and working spaces, and

WHEREAS: The applicant agreed to reduce the height of the proposed building by placing mechanical equipment in the basement and to limit lot coverage to no more than 70%, and

WHEREAS: The applicant agreed to comply with Buildings Department directive TTPN 1088 during site preparation and construction to minimize adverse affects on all buildings in the adjacent historic district, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 approves the proposal to rezone the block bounded by Broadway, Lafayette Street, White Street and Walker Street, from M1-5 to C6-2A, provided that the FAR of the new development is reduced to 5.5 to limit possible adverse affects on light and air of surrounding community residents.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

BOARD VOTE:        30 In Favor        5 Opposed        2 Abstained        1 Recused

RE:                Application for Liquor License  
                      Brush Strokes Real Estate LLC.  
                      109-111 West Broadway

WHEREAS: The applicant, Brush Strokes Real Estate LLC, proposes to operate an on-premise liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 3,000 sq. ft, and the number of tables is 25 with 125 seats, and the bar is 1200 square feet with 15-20 seats, and

WHEREAS: The establishment proposes to be open from 11:30 am to midnight weekdays and weekends, and

WHEREAS: There will be background recorded music only, and

WHEREAS: The applicant stated that they will apply for an enclosed sidewalk café license for the existing enclosed sidewalk structure at a later date, and

WHEREAS: The request is for an on premises liquor license for the inside space only, and

WHEREAS: Some community residents present at the meeting cited numerous examples in the past of poor relations between David Bouley, the operating principal in the entity, and the community in general and presented documentation regarding health violations and sidewalk café permit violations in other premises owned by the same principal, and

WHEREAS: Other community residents present at the meeting stated that David Bouley has been a valuable member of the community because of his charitable contributions to neighborhood organizations and his contributions of catering services for local fund raising events, and

WHEREAS: Other community residents stated that there is traffic congestion and illegally parked placard cars on West Broadway because of the existing restaurants operated by Mr. Bouley, and

WHEREAS: The applicant has agreed to address the problem of traffic congestion and illegal parking through the use of portable signs and efforts by restaurant staff, and

WHEREAS: The applicant has agreed to address the problem of sidewalk cleanliness and sanitation through a program utilizing a pressure washer, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the granting of a liquor license for Brush Strokes Real Estate LLC, subject to compliance by the applicant with the foregoing commitments and conditions.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	1 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: Application for Liquor License  
Honorio LLC  
73 Hudson Street at Worth Street

WHEREAS: The applicant, Honorio LLC, proposes to operate an on-premise liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar although there will not be a full service kitchen, and

WHEREAS: The total square footage of the restaurant is 1,600 sq. ft, and the number of tables is 12 with 35 seats, and the bar is 400 square feet with 15 seats, and

WHEREAS: The establishment proposes to be open from 4:00 pm to midnight on weekdays and 4:00 pm to 1:00 am weekends, and to return in one year for reconsideration to remain open until 2:30 am, and

WHEREAS: There will be background recorded and occasional acoustical piano music only, and

WHEREAS: The applicant stated that they will apply not use the exterior platform for a sidewalk, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the liquor license application for Honorio LLC.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	10 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: Application for Liquor License  
Bowery Hospitality LLC d/b/a “le bistrot francais”  
77 Warren Street between West Broadway and Greenwich Street

WHEREAS: The applicant, Bowery Hospitality LLC, proposes to operate an on-premise liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 1,600 sq. ft, and the number of tables is 28 with 62 seats, and the bar is 200 square feet with 7 seats, and

WHEREAS: The establishment proposes to be open from 12:00 pm to midnight on weekdays and 12:00 pm to 1:00 am weekends, and to return in one year for reconsideration to remain open until 2:30 am, and

WHEREAS: There will be background recorded music only and the applicant agreed to not put speakers on the ceiling, and

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the liquor license application for Bowery Hospitality LLC.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	10 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: 281 Church Street aka 34 White Street, application for liquor license for sidewalk café for Bancone, LLC

WHEREAS: The establishment is a restaurant, and

WHEREAS: The applicant, Bancone LLC, proposes to extend its on premise liquor license to include the sidewalk cafe, and

WHEREAS: The total square footage of the sidewalk cafe is 1,241 sq. ft, and the number of tables is 10 with 30 seats, and

WHEREAS: Community Board #1 has previously approved the on premise liquor license and the sidewalk cafe, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose extension of the liquor license to include the sidewalk cafe for Bancone LLC.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

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: Application for Liquor License  
West B Food & Drink LLC  
135 West Broadway between Thomas and Duane Streets

WHEREAS: The applicant, West B Food & Drink LLC, proposes to operate an on-premise liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 900 sq. ft, and the number of tables is 10 with 36 seats, and the bar is 100 square feet with 11 seats, and

WHEREAS: The establishment proposes to be open from 10:00 am to 1:00 am on weekdays and weekends, and to return in one year for reconsideration to remain open until 3:30 am, and

WHEREAS: There will be background recorded music only, and

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the liquor license for West B Food & Drink LLC.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	2 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: Proposed street closure on Friday, October 10, 2008, Murray Street  
between Broadway and Church Street by Sons of Italy Petrosino Lodge

BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit  
submitted by Sons of Italy Petrosino Lodge for Friday, October 10, 2008  
during the hours of 9 AM to 7 PM, subject to the following condition:

- The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 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: Proposed street closure on Saturday, June 21, 2008, Leonard Street  
between Broadway and Church Street by Village Light Opera

BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit  
submitted by Village Light Opera for Saturday, June 21, 2008 during the  
hours of noon – 5 PM, subject to the following condition:

- The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 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: Proposed street closure on Saturday, May 10, 2008, Reade Street between Hudson Street and Greenwich Street by Project 2024

BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Project 2024 for Saturday, May 10, 2008 during the hours of 5:30 PM – 7:30 PM, subject to the following condition:

- The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Beekman Street School

WHEREAS: There is a dire need for new school seats to serve the rapidly increasing residential population of Lower Manhattan, and

WHEREAS: The increase in the Lower Manhattan residential population is expected to accelerate in coming years, which will only increase the need for additional school seats, and

WHEREAS: CB#1 worked very hard to advocate for and secure a commitment to build a school at the site of the planned development by Forest City Ratner at Beekman Street adjacent to New York Downtown Hospital, and

WHEREAS: CB#1 commends Speaker Sheldon Silver and Councilmember Gerson for all their dedicated efforts to secure this much needed school for Lower Manhattan Youth, and

WHEREAS: CB#1 looks forward to the opening of the new school that will be located in this development by Forest City Ratner, and

WHEREAS: We commend Forest City Ratner and the School Construction Authority for expediting the construction schedule so that the school can be completed and ready for use by the proposed date of September, 2009,  
now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 supports the plan to expedite construction of the school as long as it does not adversely affect those living in proximity to the construction site and the operation of New York Downtown Hospital, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 looks forward to the opening of the school *no later than* September 2009 in accordance with the commitment made by the Department of Education and School Construction Authority to our community, and.

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 requests a written document from the Department of Education or School Construction Authority guaranteeing that the school in the Beekman Place development will be open in September 2009 in keeping with the commitment that was made.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 25, 2008

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

RE: Middle School Application Process

WHEREAS: CB#1 passed unanimously in November, 2007 a resolution urging the Department of Education to maintain the December 2007 deadline for Middle School applications so that parents would have timely notice of their application results, and

WHEREAS: CB#1 requested in its resolution of November 2007 that the Department of Education keep their commitment to have the process completed for all 5th grade students prior to the end of the Spring term, and

WHEREAS: the Middle School application submissions for the 2007-2008 academic year were to be completed by the beginning of December 2007, to ensure the Department of Education would complete their initial student/parent notification at the beginning of May 2008, and

WHEREAS: The Department of Education has unexpectedly extended the deadline for Middle School application submissions for the 2008-2009 academic year to the period from January 2008 through mid-February 2008, and

WHEREAS: This significant change in their original timeline for submissions, from December 2007 to February 2008, could consequently delay student/parent notification to the end or after the end of the school year in June 2008, and

WHEREAS: This delay of the student/parent notification process raises serious concerns that parents will be unable to make timely appeals and ultimately limits the availability of seats in desired schools, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 urges the Department of Education to expedite the Middle School selection process and to adhere to their original timeline established for initial student/parent notification of no later than the beginning of May 2008. To support the ability to do this, we are recommending that additional staff be deployed as needed, and

BE IT  
FURTHER  
RESOLVED

THAT: CB#1 strongly reiterates its request that in future years, the deadline for middle school applications be restored to early December to ensure equitable access to all Middle School choices.