

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 22, 2022

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

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

RE: Public Design Commission Application - Manhattan Detention Complex Interim Sally Port

WHEREAS: A Public Design Commission (PDC) application is before Manhattan Community Board 1 (CB1) for an interim sally port, to be in place for a minimum of seven years, at the Manhattan Criminal Courthouse building at 100 Centre Street in connection with the city-wide Borough Based Jails plan (BBJ); and

WHEREAS: In December 2021, CB1 adopted a resolution on the original interim sally port proposal, urging PDC to delay taking action on this application until the applicant returns to CB1 with a full presentation including details on design, vehicular use and impacts from demolition, and stating that CB1 would oppose the application if it proceeded as originally presented; and

WHEREAS: The applicants delayed the application based on this feedback and returned to CB1 in February 2022 to present additional information which included:

- A more detailed explanation of the function and location of the existing and proposed sally port;
- Confirmation there will be approximately 15 buses using the sally port daily, mainly before 9am and between 4- 5pm;
- Confirmation that the existing curb cut will be used, the parking lane along Centre street will be closed during the construction of the sally port and the traffic lanes will remain open;
- Confirmation the proposed sally port will take up 29' of width of the existing sidewalk at Centre Street and that pedestrians will need to wait to use the sidewalk (reduced to a 13-2'' width) when buses enter and exit, and that pedestrian safety measures will be in place with traffic flaggers;
- Presentation of an updated diagram of the west elevation to show three design updates including: 1) a 1'-5'' reduction from the pre- proposed 16'-11'' height (now to be a height of 15'-6''); 2) a band of clerestory windows along the Centre Street west facade; 3) the area of the west facade below the new windows to be used for the installation of public art.

WHEREAS: CB1 appreciated the applicant returning and updating the community with

additional information on the demolition of the existing sally port and the construction of a new one. However the presentation did not address many of the previous concerns voiced by CB1 and the public including: a clear understanding of the environmental impacts and proposed mitigations for the area; traffic plans indicating the number of trucks and amount of demolition and construction material to be moved; safety plans indicating the size and location of cranes to be used; and

WHEREAS: The presentation did not include any landscape design for the immediate area around the sally port, and the applicant confirmed the existing trees on the sidewalk along Centre Street will not be preserved, in violation of the Borough Based Jails Points of Agreement; and

WHEREAS: CB1's Land Use, Zoning & Economic Development Committee, six of whose members are architects and landscape architects, pointed to many deficiencies of the plans and questioned the 6.5 million estimated cost to construct the sally port building; and

WHEREAS: The Committee members were strongly opposed to the proposed architecture of the sally port, describing the building as "horribly ugly", an "insult" and an "ugly wart" on the handsome courthouse building; and

WHEREAS: The sally port is proposed to be attached to The Criminal Court at 100 Centre Street, recognized on national, state and municipal levels as a historic resource worthy of preservation. The sally port location will remove access to approximately 1/3 of the west entrance courtyard of the Court building area and will significantly compromise views on what will remain of the Courthouse building west facade (after the 4th tower of the Complex is demolished) for a period of a minimum of seven years; and

WHEREAS: The Committee identified the critical need for open space in the area and that Columbus Park and Collect Pond Park are the only open areas in this neighborhood, located directly in front and behind the proposed sally port/MDC project. These parks will be highly impacted during this seven year project period and CB1 believes it is imperative as much existing landscaping be preserved and new landscaping be incorporated into any future project at the site; and

WHEREAS: CB1 has asked for and not yet received alternatives to be reviewed which allow for proposed work on the sally port be phased in such a way to allow the existing sally port to be adapted and re-used prior to committing to its demolition; and

WHEREAS: CB1 and members of the public feel there has been inadequate engagement on the design of the sally port, and a rushed and opaque design and review process which did not allow for an adequate review of the design of the sally port; now

THEREFORE  
BE IT  
RESOLVED

THAT:

Consistent with CB1's December 2021 resolution on the original plan for the interim sally port, and the January 2022 resolution on the broader BBJ plan urging a pause and additional review of the plan, CB1 strongly opposes the current proposal for the interim sally port. CB1 is not convinced that the existing building or the sally port needs to be demolished, and more information and analysis is needed to assess alternatives, and to better understand why this is the best course of action both in terms of the sally port and the larger plan.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 22, 2022

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

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	0 Abstained	0 Recused

RE: 44 Walker Street, application to legalize alterations to ground floor façade as per LPC Violation number 04-0955

WHEREAS: The current ground floor conditions at 44 Walker Street have not been approved by the Landmarks Commission; and

WHEREAS: At the time of LPC designation the storefront infill bays appeared to be non-original save for transom portions of second bay from the west and first bay from the east. However, this cannot be verified from just the LPC designation photo provided by the applicant; and

WHEREAS: The eastern bay infill (as it appears today) was approved under LPC COE 02-6443; and

WHEREAS: The western bay and second bay from the west infill were not approved under LPC COE 02-6443 and they both match the approved eastern bay; and

WHEREAS: The third bay from the west infill was not approved under LPC COE 02-6443 and has a low bulkhead, no transom and is not set in the original location relative to the street wall (as all the other bays are); and

WHEREAS: The third bay from the west infill is set at the same distance relative to the street wall as in the designation photo and therefor the opportunity to create a more harmonious and historically appropriate storefront was missed due the work not being reviewed by LPC prior to construction; and

WHEREAS: The committee would rather have seen the applicant work with LPC staff back in 1995 (when the violation was issued) to correct the third bay from the west; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1, Manhattan reluctantly recommends that the Landmarks Preservation Commission approve this legalization application for work not in conformance with LPC COE 02-6443 and notes that this approval should not

serve as a precedent for other work within our historic districts that is in violation or otherwise illegal.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 22, 2022

COMMITTEE OF ORIGIN: LANDMARKS & PRESERVATION

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	10 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 47 Vestry Street, application to replace possibly original wood and stained-glass commercial building canopy/awning

WHEREAS: The existing wood and glass canopy appears to be original to the building or otherwise existing since the most historically significant historic period; and

WHEREAS: The present-day canopy assembly is deteriorated, and glass panes are shattered missing throughout; and

WHEREAS: The replacement canopy structure will be identical to the existing; and

WHEREAS: The replacement canopy glass will be installed as part of a copper and wired glass puddy bar and cap system; and

WHEREAS: The committee requested that the applicant install copper that is prefinished in its final desired patina; and

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1, Manhattan recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBURARY 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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	0 Abstained	0 Recused

RE: 120 Church Street, application for liquor license for OM Sai NYC LLC d/b/a  
Burger Village

WHEREAS: The applicant, OM Sai NYC LLC, is applying for an on-premise liquor license;  
and

WHEREAS: The hours of operation, food service and bar service will be 11AM until 10 PM all  
days of the week; and

WHEREAS: The hours of delivery for goods and services are 7AM to 2 PM; and

WHEREAS: The total area of the restaurant is 3,400 square feet with a maximum allowed  
occupancy of 110 people; and

WHEREAS: There will be no outside promoters, independent DJ or security personnel; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license until a year  
after beginning operation; and

WHEREAS: There will be recorded music only and sound proofing has already been installed;  
and

WHEREAS: All windows and doors will be closed at 10 PM; and

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

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

THEREFORE

BE IT

RESOLVED

THAT: The Committee does not have any issue with this establishment; and

BE IT

FURTHER

RESOLVED

THAT: CBI opposes the granting of their on-premise liquor license for OM Sia NYC LLC d/b/a Burger Village located at 120 Church Street **unless** the applicant complies with the limitations and conditions set forth above.



COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBURARY 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 35 Cedar Street, application for a wine, beer and cider license for Cedar Street PI., LLC

WHEREAS: The applicant, Cedar Street PI LLC, is applying for a wine, beer and cider license; and

WHEREAS: The hours of operation, food service and bar service will be 7 AM until 11 PM all days of the week; and

WHEREAS: The hours of delivery for goods and services will be during morning hours, applicant will submit exact hours; and

WHEREAS: The total area of the restaurant is 1,000 square feet with a maximum allowed occupancy of 74 people; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license until a year after beginning operation; and

WHEREAS: There will be recorded music, no sound proofing will be installed at this time; and

WHEREAS: There will be no outside promoters, independent DJ or security personnel; and

WHEREAS: The applicant has represented that there are buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

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

THEREFORE

BE IT

RESOLVED

THAT: The Committee does not have any issue with this establishment; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of their wine, beer and cider license for Cedar Street PI LLC located at 35 Cedar Street **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBURARY 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 2 Coenties Slip, application for liquor license for Jakob Trummer

WHEREAS: The applicant, Jakob Trummer, is applying for an on-premise liquor license; and

WHEREAS: The hours for operation, food service and bar service will be Monday through Thursday, noon until midnight. Friday and Saturday noon until 1 AM. Sunday 10 AM until 10 PM; and

WHEREAS: The hours of delivery for goods and services are 10 AM to noon; and

WHEREAS: The total area of the restaurant is 1,100 square feet with a maximum allowed occupancy of 74 people; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license until a year after beginning operation; and

WHEREAS: There will be recorded music, sound proofing will be installed; and

WHEREAS: There will be no outside promoters, independent DJ or security personnel; and

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

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

THEREFORE

BE IT

RESOLVED

THAT: The Committee does not have any issue with this establishment; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting of their on-premise liquor license for Jakob Trummer located at 2 Coenties Street **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBURARY 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	1 Opposed	0 Abstained	0 Recused

RE: 29 New Street aka 1 Wall Street - Level N. M and A for liquor license for LTF Club Operations Company Inc. d/b/a Life Time One Wall Street

WHEREAS: The applicant, LTF Club Operations Company Inc., is applying for an on-premise liquor license; and

WHEREAS: The hours of operation, food service and bar service will be 8 AM until midnight Monday through Saturday with the exception of Sunday 10 AM until midnight; and

WHEREAS: The hours of delivery for goods and services are to be determined; and

WHEREAS: The total area of the restaurant is 26,981 square feet with a maximum allowed occupancy of 432 people; and

WHEREAS: There will be no outside promoters, independent DJ or security personnel; and

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

WHEREAS: There will be recorded music only, acoustical panels have been installed and approved the BSA; and

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

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

THEREFORE

BE IT

RESOLVED

THAT: The Committee does not have any issue with this establishment; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 opposes the granting of their on-premise liquor license for LTF Club Operations Company Inc. located at 29 New Street aka 1Wall Street **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBURARY 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	6 In Favor	0 Opposed	2 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: The Plaza adjacent to 1 Centre Street, application for liquor license for the Sanctuary Courts LLC d/b/a TBD

WHEREAS: The applicant, Sanctuary Courts LLC, is applying for an on-premise liquor license; and

WHEREAS: This will be an outdoor café/restaurant operation. One kiosk will be used for storage and the other for services; and

WHEREAS: The hours of operation, food service and bar service will be 7AM until 2 AM all days of the week; and

WHEREAS: The hours of delivery for goods and services are 6AM to noon; and

WHEREAS: The total area of the space is approx. 8,178 square feet with no minimum allowed occupancy; and

WHEREAS: There will be outside promoters, independent DJ and security personnel; and

WHEREAS: There will be recorded music, live and DJ no sound proofing necessary; and

WHEREAS: The applicant has represented that there are buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment but we believe St. Andrew Roman Catholic Church is adjacent; and

WHEREAS: The applicant had applied for a 4 AM closure but was denied and agreed to 2 AM; and

WHEREAS: The applicant applied for unlimited special events, but after further discussion agreed with the committee to no more than 4 events per month; and

WHEREAS: The applicant indicated the bathroom facilities will be honored by DCAS at 1 Centre Street the adjacent building, the committee strongly recommends they get porta-potties instead; and

WHEREAS: The Committee has requested proof of permission from DCAS to use their bathroom facilities during these business hours, and

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

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of their on-premise liquor license for The Sancturay Courts LLC located at the plaza adjacent to 1 Centre Street **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBURARY 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	2 Recused

RE: 111-112-114 Andes Road, application for alteration of liquor license to add a conservatory space with additional seating and bar for QC Terme LLC d/b/a QCNY

WHEREAS: The applicant, QC Terme LLC, is applying for an alteration of their existing license which is set to expire in 2023; and

WHEREAS: They are not seeking any changes to their method of operation; and

WHEREAS: The conservatory space being added is 900 square feet located with property line of the spa buildings, 20 tables, 64 seats and 6 bar stools; and

WHEREAS: The current hours of operation, food service and bar service are 10AM until 9 PM Sunday – Thursday and 10 AM until 10 PM Friday and Saturday; and

WHEREAS: The hours of delivery for goods and services will be determined on transportation availability to the island, and

WHEREAS: The total area of the restaurant is 42,589 square feet with no minimum allowed occupancy; and

WHEREAS: There will be no outside promoters, independent DJ or security personnel; and

WHEREAS: There will be live, recorded and DJ music and sound proofing is necessary at this time; and

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

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

THEREFORE  
BE IT  
RESOLVED

THAT: The Committee does not have any issue with this establishment as they have been in good standings with this community; and

BE IT  
FURTHER  
RESOLVED

THAT:

CB1 opposes the granting for the alteration of their liquor license to add a conservatory space with additional seating and bar for QC Terme LLC d/b/a QCNY located at 111-112-114 Andes Road, **unless** the applicant complies with the limitations and conditions set forth above.



COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBURARY 22, 2022

COMMITTEE OF ORIGIN: LICENSING & PERMITS

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

RE: 10 South Street, application for alteration of liquor license for change in method of operation, redesign the layout of the 5th floor and addition of the 6th floor to license premises for 10 South Street Club Operations Inc.

WHEREAS: The applicant, 10 South Street Club Operation Inc., is applying for an alteration of their existing license which is set to expire in 2023; and

WHEREAS: They applicant was seeking a change in the method of operation of their closing hours from 2 AM to 4 AM after further discussion with the committee agreed not to grant the change in hours but agreed to revisit the discussion in 6 months; ad

WHEREAS: The applicant was seeking redesign the layout of the 5<sup>th</sup> floor, which is the currently licensed premises including relocation of a stand-up bar for the “Living Room” to the “Promenade”, reduction in the number of overall tables, seats and bar stools, and addition of the 6<sup>th</sup> floor roof to the premises; and

WHEREAS: The current hours of operation, food service and bar service are 8 AM until 2 AM all days of the week, and

WHEREAS: The hours of delivery for goods and services will after 7 AM, and

WHEREAS: The establishment is a 13,010 square foot hotel with a public assembly capacity of 466, and a 6,323 square foot dining area and jazz club located in the East Terrace and West Terrace with 81 tables and 260 seats, and a 4,867 square foot bar area and lounge located in the Promenade/ living room with 48 seats and 144 tables, and an 1,820 square foot kitchen area, and three stand-up bars, and no food counters; and

WHEREAS: There will be no outside promoters, independent DJ or but intends to have security personnel; and

WHEREAS: The applicant has represented that there will be recorded background music, live music which will be jazz, DJs, scheduled performances, cover-fee events, no promoted events, no non-musical entertainment, and no dancing; and

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

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

THEREFORE

BE IT

RESOLVED

THAT: The Committee does not have any issue with this establishment as they have been in good standings with this community; and

BE IT

FURTHER

RESOLVED

THAT: CB1 opposes the granting for alteration of their liquor license but not the change of method of operation for 10 South Street Club Operator Inc. located at 10 South Street, **unless** the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 22, 2022

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	5 In Favor	1 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	36 In Favor	2 Opposed	0 Abstained	0 Rescued

RE: Hotel Barrière, restaurant and event space sign change request

WHEREAS: Hotel Barrière Le Fouquet's New York, at 456 Greenwich Street, requests changes to the curb regulations along both its Greenwich Street and Desbrosses Street frontages in preparation for their June 2022 opening; and

WHEREAS: The hotel's new 8-story commercial building is located in Tribeca on a block that is bounded by Greenwich Street to the east, Desbrosses Street to the south, Washington Street to the west, and Watts Street to the north; and

WHEREAS: This new development will contain a 97-key hotel, 6,457 gross square feet (gsf) of "restaurant uses" (including a 2,218 gsf restaurant, a 1,929-gsf interior courtyard café, a 628-gsf bar, and a 1,682-gsf roof terrace) and a cellar level space that can be configured as a 2,878-gsf theater/screening room for up to 150 attendees or as a 2,992-gsf event space for up to 210 attendees; and

WHEREAS: The applicant anticipates that the hotel guests, event attendees, and restaurant use patrons will be dropped off/picked up – either by for-hire vehicles or by private vehicles along the Greenwich Street and Desbrosses Street frontages; and

WHEREAS: A 50-foot "No Standing or Parking, Hotel Loading Zone, Monday-Sunday, 24 Hours" regulation is requested for Greenwich Street adjacent to the hotel entry; and

WHEREAS: The New York City (NYC) Department of Transportation (DOT) automatically approves Hotel Loading Zone requests in front of a hotel's main entrance for hotels with 99+ rooms without community board input; and

WHEREAS: A 70-foot "No Parking, Anytime" regulation is requested for the Desbrosses Street frontage, adjacent to the primary entrance to the building's restaurant uses and event space that can be used for patron drop offs and pick-ups. Deliveries will also be received at this location although at different hours; and

WHEREAS: Curb access for a drop-off/pickup zone will be needed to prevent the double parking that would block the travel lane on Desbrosses Street; and

WHEREAS: In an attempt to give options to car use, the Hotel Barrière Le Fouquet's New York will have indoor parking for 10 bicycles, is near a Citi Bike station and its marketing department plans to include information about mass transportation options that serve their location; and

WHEREAS: It is important that Hotel Barrière Le Fouquet's New York follow through with plans to encourage non-car travel options and have adequate secure parking for bicycles and e-scooters so that they are viable options; and

WHEREAS: Le Fouquet's does intend to apply for outdoor dining space although no details were certain; and

WHEREAS: It is anticipated that there will be a net increase in the number of parking spaces since sidewalks with curbs are being constructed to replace the garage driveways utilized by the previous buildings at this location; and

WHEREAS: The plan presented would reduce traffic backups due to double parking while also creating a net increase in parking curb space; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 (MCB1) supports Hotel Barrière Le Fouquet New York's requests for (1) a 50-foot Hotel Loading Zone for the 456 Greenwich Street entry and (2) a 70-foot "No Parking, Anytime" regulation on Desbrosses Street by the entry to Le Fouquet, other restaurant uses and the event spaces.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 22, 2022

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	3 In Favor	0 Opposed	2 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	28 In Favor	10 Opposed	0 Abstained	0 Rescued

RE: Moratorium on Street Co-naming in MCD1 until 2023

WHEREAS: Manhattan Community District 1 (MCD1) has a limited number of streets and an historic street grid so options for streets to name is limited; and

WHEREAS: Street co-naming is often criticized as making wayfinding, the primary purpose of street signs, difficult; and

WHEREAS: Street co-naming has no expiration or required renewal so the co-naming criteria need to identify requests that will stand the test of time, versus temporary sentimentality; and

WHEREAS: Both the future recognition of honorees and preserving co-naming opportunities for future generations of nominees need to be considered and protected; and

WHEREAS: It is widely felt that street co-naming is an inappropriate way to honor most of those requested, since it does not inform regarding who the person or institution are or why a particular location is chosen to honor them; and

WHEREAS: The streets in MCD1 are home to city government, an international financial district, the origins of the city as New Amsterdam, Federal Hall where the first US president was sworn into office, the Civic Center, the Tribeca Film Festival, Fashion Week and other locations of national and international recognition so street co-names should be viewed in that light; and

WHEREAS: Current guidelines request support from those on the block to be co-named versus the larger group of stakeholders whose input is neither sought nor considered; and

WHEREAS: MCB1 members continue to voice concern that the current criteria do not adequately inform potential applicants about the recognition and contributions expected for co-naming honorees; and

WHEREAS: It would be prudent for Manhattan Community Board 1 (MCB1) to take a not accept any street co-naming applications until 2023 so that the guidelines can be rewritten to reflect the standards that are expected; and

WHEREAS: Guidelines that better reflect MCB1's expectations would improve fairness to potential applicants as it is important that they do not waste or misdirect their time and energy; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 (MCB1) asks our councilmember, Christopher Marte, for patience while we reconsider our street co-naming guideline; and

BE IT

FURTHER

RESOLVED

THAT: MCB1 will not accept or consider street co-naming requests for the remainder of 2022 while it considers new guidelines.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 22, 2022

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Rescued
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Rescued
BOARD VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Rescued

RE: Reducing the use of Citi Bikes on sidewalks in MCD1

WHEREAS: Siting Citi bike stations on sidewalks is of great concern because they (1) take away pedestrian space, (2) imply that riding on sidewalks is legal and (3) encourage users to ride on the sidewalk to and from Citi Bike stations; and

WHEREAS: Manhattan Community District 1 (MCD1) contains historic neighborhoods and streets with some very narrow sidewalks used by large numbers of pedestrians who already face competition for space with garbage, scaffolding, etc.; and

WHEREAS: Pedestrian safety and mobility are paramount; and

WHEREAS: Citi Bike requires users to be at least 18 years old and the bikes have 26 inch wheels so no Citi Bike can be legally used on a New York City (NYC) sidewalk<sup>1</sup> -not even to ride to or from a Citi Bike dock; and

WHEREAS: A Citi Bike station can be a desired amenity in some public spaces, they can also be viewed as taking up much needed public space or unnecessarily compromising the planned design in others. Therefore, community input should be required when siting Citi Bike stations in public spaces; and

WHEREAS: The Murray Street Citi Bike station's sidewalk location is especially problematic as (1) it occupies the less cross sloped portion of the sidewalk, which makes it challenging for wheelchair users to go straight on the more sloped part they can use and (2) it also creates pedestrian-cyclist conflicts as the Citi bikes are ridden up and down the busy pedestrian ramps at the southwest corner at Greenwich Street; and

WHEREAS: Having the *Rules of the Road* printed on Citi bike's baskets, kiosks and in a pamphlet sent to members annually is clearly inadequate for informing users to not ride on sidewalks; and

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<sup>1</sup> § 19-176 - Bicycles operation on sidewalks is prohibited. Bicycles ridden on sidewalks may be confiscated and riders may be subject to legal sanctions. § 4-07 (c)(3) - Restrictions on crossing sidewalks No driving bikes on sidewalks unless sign allows or wheels are less than 26 inches in diameter and rider is twelve years or younger.

WHEREAS: Many domestic and international travelers utilize Citi Bike and should not be expected to know NYC biking laws, to be able to read English at the level needed, or to take the time to read details on the bike's basket; and

WHEREAS: International symbols use simple graphics to quickly inform all regarding important rules regardless of language or reading abilities; and

WHEREAS: Multiple existing Citi Bike stations are currently sited on sidewalks with some creating problems for pedestrians; now

THEREFORE

BE IT

RESOLVED

THAT: Manhattan Community Board 1 (MCB1) strongly urges the New York City (NYC) Department of Transportation (DOT)

1. To not place Citi Bike stations on sidewalks in our district without convincing justification and community consultation;
2. To position docks, when possible, alongside bike lanes, and oriented so that the bikes are pulled out toward that lane;
3. To place international signage at all stations to inform and to emphasize that bike riding is not permitted on sidewalks; and
4. To relocate Citi Bike stations already located on sidewalks if requested by the community.



COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 22, 2022

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

RE: Harbor School Pool and Gym

WHEREAS: The maritime high school composed (then and now) of 69% minority students drawn from all 5 boroughs of NYC was relocated from Bushwick, Brooklyn to Governor's Island in 2010 to enable the school to have access and proximity to the NYC waterfront; and

WHEREAS: The Harbor School's enrollment has steadily increased with over 550 students; up 25% from 2015 and their graduation rate has increased over 250% since their inception; and

WHEREAS: The school was built without important infrastructure (dive pool, gym). As a result, students have had to commute 7 hours a day to their Bushwick birthplace for diving CTE classes needed to be able to garner the certificate needed to complete the program, and to take swimming classes as 50% of the urban students come to the school without that key safety skill, despite working on boats and in the water daily; and

WHEREAS: After advocating for 12 years for this infrastructure (and now the additional need for more classrooms to accommodate growth) the school was awarded, on April 3, 2021, building 515 (The Hospital) as part of the City Council decision for Governor's Island to be able to accommodate a regulation high school gym, a dive pool with an area with 10' depth and additional classroom seats; and

WHEREAS: The SCA recently told the school that they plan to build both the pool and gym on top of each other in the narrow courtyard in the middle of the building, and as a result the gym will only be the size of an elementary school gym (42 x 65 x 19), and the pool with a shortened width and length (37 x 60 x 10) preventing either from to being able to sustain any competitive use, something Councilmember Chin, among others, advocated for; and

WHEREAS: A regulation size gym or pool could easily be built (on available space) next to the building on the existing south lawn outside of the existing school, making a gym at full height as well as size, and/ or the pool at correct length, possible; and

WHEREAS: Of the 12 high schools downtown, only 4 have regulation sized gyms, which has devastated high school sports programming; and

WHEREAS: At the time funding for the gym was to be drawn from the Mayor's fund of 600M for gyms; and

WHEREAS: We have been told recently by the SCA that the gym is now instead tied to a funding stream that requires the addition of more school seats than originally agreed on or is necessary; and

WHEREAS: The inflated number of classroom seats (450), if filled, will significantly strain core spaces like the cafeteria, causing school lunch to be served very early (it already starts at 10:30am with current 500 students) until very late; and

WHEREAS: The SCA recently told the Harbor School leadership that the lawn surrounding the building is not "part of the deal," and instead includes only the building itself, with students not allowed off the curb of a 5-foot fringe around the building; and

WHEREAS: City schools allow high school students to go to out lunch and breaks, Harbor students cannot leave the perimeter of the school, even though it is on a 170-acre island; and

WHEREAS: The school was told that the lease would be signed by summer 2021, it still has not been as of February 16, 2022; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 calls upon the SCA/DOE build a full-size regulation high school gym for Harbor School, either in the 515 building by removing some of the unneeded, unwanted additional classroom seat space, or by constructing it on the yard outside of the building, where this is ample room; and

BE IT

FURTHER

RESOLVED

THAT: CB1 also calls upon the SCA/DOE to (at least) extend the pool to 75' as promised; and

BE IT

FURTHER

RESOLVED

THAT: The SCA works with the Governors Island Trust to ensure that the yard in front of building 515 is included in the lease deal and that the lease is signed imminently thereafter.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 22, 2022

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	1 Recused

RE: New Gym for PS 150

WHEREAS: CB1 currently has only 3 regulation sized gyms out of 10 schools; and

WHEREAS: A 2015 audit showed that 435 NYC schools did not have gyms; and

WHEREAS: The SCA recently stated when questioned that they may not be able to build regulation sized gyms or gyms at all going forward given the footplates they have to work with in the spaces they are now forced to build schools in such as office buildings and condominiums; and

WHEREAS: The SCA recently stated that instead of gyms they plan to create “flexible’ spaces like dance and yoga spaces; and

WHEREAS: Studies have shown that student participation in school sports greatly reduces stress and depressive symptoms, while building social skills, self-esteem, resiliency, healthy habits, and overall good physical and mental health going into adulthood\*; and

WHEREAS: With the current changes to middle and high school admissions, there is less certainty if students who play sports will be able to be accepted into schools that have gyms; and

WHEREAS: In urban environments like NYC, our gyms are also our playgrounds in many cases, as well as a beacon for the community around them in terms of after school programming, intramurals, clinics and team building events; and

WHEREAS: The SCA has used current funding streams that are meant to provide a complete school building, including ALL infrastructure such as classrooms, cafeterias, gyms, auditoriums, libraries, music rooms, to build schools without that infrastructure, most often gyms and auditoriums; and

WHEREAS: Because of the outdated funding mechanism the SCA uses, if they add the infrastructure to a school at a later date, they then have to trigger that mechanism again which demands that any additional facilities must be tied to additional

school seats, which then not only causes compromises in the size of the infrastructure, but adds unneeded school seats, then in turn putting undue pressure on core spaces like cafeterias; and

WHEREAS: In 2017 Mayor DeBlasio committed \$385M (with an additional \$200M to follow) to build Gyms for NYC schools; and

WHEREAS: More and more public/private partnerships between the city and developers are therefore going to be necessary when building new schools; and

WHEREAS: Residential development continues at a historical level, and commercial real estate vacancy rate is currently at a 30-year high at 18% providing rich opportunity; and

WHEREAS: We are at a critical juncture in terms of sports programming in NYC due to a lack of proper facilities; now

THEREFORE

BE IT

RESOLED

THAT: The Mayor's Office, SCA, DOE come together to re-envision the creation of full sized regulation gyms, one immediately in CB1, and across NYC community districts going forward, sited independently and funded by the city, serving all of our NYC schools; and

BE IT

FURTHER

RESOLVED

THAT: The SCA partner with developers, realtors as schools are built, not years after, and take the consult of our sports programming providers in terms of location and design.

JAMA Pediatr. 2019;173(7):681-688. doi:10.1001/jamapediatrics.2019.1212