

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE:	14 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: WTC Memorial and Memorial Museum

WHEREAS: CB #1 has reaffirmed its position in numerous resolutions (September 2002, January 2003, July 2003, February 2004, April 2004, July 2005, October 2005, November 2005, December 2005 and April 2006) that the WTC site should be redeveloped as quickly as possible in a manner compatible with the goals of developing a vibrant economy and a livable and dynamic mixed-use community, and

WHEREAS: A Master Plan was established for rebuilding Lower Manhattan following a lengthy public planning process, and

WHEREAS: CB#1 has consistently supported a respectful memorial and memorial museum as part of the Master Plan and believes the “Reflecting Absence” design by Michael Arad and Peter Walker, when finally built, will create an appropriate memorial to the lives lost on September 11, 2006, and

WHEREAS: The 4.87-acres set aside under the Master Plan for memorial purposes represent more than 30% of the entire WTC site and an even larger area is encompassed by the actual design of the “Reflecting Absence” memorial and memorial museum, and

WHEREAS: CB#1 is extremely concerned that the estimated cost of construction of the WTC memorial and memorial museum has increased significantly from the original estimate of approximately \$494 million to approximately \$672 million, and there has been a correspondingly significant increase in estimated infrastructure costs from approximately \$110 million to a current level of approximately \$300 million, and

WHEREAS: CB#1 is also extremely concerned that the WTC Memorial Foundation has suspended new fundraising efforts for the memorial and memorial museum ostensibly until “complete clarity can be achieved with respect to the design and costs of the project” and that it has raised only \$130 million to date, and

WHEREAS: The development of significant and varied cultural facilities is essential to the successful revitalization of the WTC site and Lower Manhattan and CB#1 is also extremely concerned that the Snøhetta-designed cultural center cultural center that was part of the Master Plan was abandoned and that the WTC Memorial Foundation has not even begun raising funds for the Gehry-designed performing arts center, and

WHEREAS: CB#1 is also extremely concerned that the WTC Memorial Foundation has reportedly met privately with a limited number of family members to consider possible changes to the design of the memorial and memorial museum, now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 strongly urges the Lower Manhattan Development Corporation (LMDC), the Port Authority of New York and New Jersey (Port Authority), the World Trade Center Memorial Foundation (Memorial Foundation) and all other public and private agencies involved in the design and funding process to establish a realistic budget for construction of the memorial and memorial museum at a maximum total cost of not more than \$500 million, exclusive of infrastructure costs, and

BE IT
FURTHER
RESOLVED

THAT: Each element of the proposed design must be value-engineered and appropriate steps should be taken (including making rational compromises with respect to the preservation of historic elements on the site, the scale of the proposed museum and the extent of access to areas located below grade) to modify the proposed design to the extent necessary to eliminate unreasonable engineering challenges and to ensure that the project is completed on time and within the established budget, and

BE IT
FURTHER
RESOLVED

THAT: Careful consideration should be given to reasonable suggestions for achieving significant cost savings such as by relocating the proposed memorial museum to another location, including the Mayor's proposal to locate it in the base of the Freedom Tower and alternative proposals to locate it away from the site, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 urges that key elements of the “Reflecting Absence” memorial design that provide for ease of pedestrian access to and across the plaza surrounding the memorial, and its integration with the surrounding neighborhood, be maintained and would strongly oppose any plan to relocate the memorial museum to the plaza surrounding the memorial or any other revision to the Master Plan that would reduce the amount of open space or would introduce new barriers to pedestrian flow, and

BE IT
FURTHER
RESOLVED

THAT: The Memorial Foundation should immediately begin fundraising again and no further public funds should be allocated for use in connection with the construction of the memorial and memorial museum other than for necessary infrastructure costs, and

BE IT
FURTHER
RESOLVED

THAT: The Memorial Foundation should also immediately establish a financial plan and timetable and begin fundraising for the proposed Gehry-designed performing arts center and fundraising for the cultural elements at the site, which are essential to the development of a vibrant economy and a livable and dynamic mixed-use community, and should be given equal emphasis as the memorial and memorial museum, and

BE IT
FURTHER
RESOLVED

THAT: The Port Authority, LMDC and the Memorial Foundation develop a realistic infrastructure budget and fair agreement for allocating responsibility for infrastructure cost, consistent with the parties’ respective responsibilities regarding site development, and

BE IT
FINALLY
RESOLVED

THAT: Any significant change in the design of the memorial and memorial museum should involve an open and inclusive process that considers the interests of all stakeholders and specifically includes residents and businesses in Lower Manhattan.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

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

RE: Relocation of WTC remains from the Fresh Kills Landfill

WHEREAS: The New York State legislature is currently considering proposed legislation that would require the Port Authority of New York and New Jersey to relocate ash from September 11th from the Fresh Kills landfill to the site of a memorial to be determined by the Governors of NY and NJ, and

WHEREAS: The New Jersey legislature has already passed similar legislation, which has been signed into law by the Governor, specifically providing that the ash be returned to the World Trade Center site in Lower Manhattan, and

WHEREAS: A resolution relating to this issue was approved on February 21, 2006, which CB#1 has now reconsidered and the previous resolution is superseded by this resolution, and

WHEREAS: A total of 1,460,000 tons of debris was delivered from the WTC site to the Fresh Kills landfill, which is the equivalent of over 92,000 truck-loads of such debris, and

WHEREAS: New York City officials maintain that there are no human remains in the debris currently located at the Fresh Kills landfill, and

WHEREAS: CB #1 has consistently supported the memorial and memorial museum planned for the WTC site and we feel that this is a most appropriate way to honor the victims of the September 11th attack, and

WHEREAS: The devastating effect that reintroducing contaminated debris into our community would have on the health and well-being of the local population of Lower Manhattan including thousands of senior citizens and children who live in the area or attend the many schools (11 pre-schools, 9 public schools) clearly rules out any alternative involving the relocation of ash from the Fresh Kills landfill to the WTC site, and

WHEREAS: At a time when we are desperately trying to rebuild the shattered economy of Lower Manhattan and attract new businesses and residents to our community, bringing back tons of contaminated debris would have a serious adverse effect on plans for rebuilding of the WTC site and developing a vibrant economy and a livable and a dynamic mixed-use community in Lower Manhattan, and

WHEREAS: The environmental, health and financial cost of transporting the Fresh Kills debris must also be carefully considered before officials agree to relocate ash from the Fresh Kills landfill to any other location, now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 strongly opposes any effort to reintroduce any debris from the Fresh Kills landfill to the WTC site, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 strongly urges that any proposal to relocate the Fresh Kills landfill debris to an alternative site identify independent sources of funding so that no Federal funding intended to rebuild Lower Manhattan is used to pay for such project, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 also urges that any proposal calling for the relocation of Fresh Kills landfill debris to other possible locations be subject to thorough environmental, health and financial review to assess the overall costs and impacts of the project, and opposes any effort to transport such debris to other possible locations until the related environmental, health and financial costs have been carefully considered and a determination has been made that these costs are acceptable.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: BATTERY PARK CITY

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

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

RE: Proposed street closure on Saturday June 3rd, Vesey Street between West Street and North End Avenue for a special event sponsored by the Society of Foreign Consuls

BE IT
RESOLVED

THAT: Community Board #1 approves the proposed street activity permit submitted by the Society of Foreign Consuls to close Vesey Street between West Street and N. End Avenue on June 3, 2006 during the hours of 8 AM – noon.

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COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	14 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 421- A tax abatement and affordable housing

WHEREAS: The 421-A Real Estate Tax Exemption and Abatement Program was initiated in the 1970's to encourage new residential construction and curb the exodus to the suburbs, and

WHEREAS: The program in effect permits developers to build new apartment houses without paying any real estate taxes (or partial taxes) for up to 20 years, and

WHEREAS: The program was curtailed in the 1980's to have restrictions in the area of 14th Street and 96th Street in Manhattan mandating 80/20 affordable housing or "Off-site affordable certificates" since there seemed to be no need for subsidization in such a strong residential housing market, and

WHEREAS: The full program without any restrictions is currently available for new luxury residential buildings south of Canal Street, and

WHEREAS: Little consideration was given to Tribeca at the time they limited the scope for Manhattan since the area was zoned M1-5 Manufacturing and didn't permit any new residential construction, and

WHEREAS: Lower Manhattan is experiencing a strong comeback in residential development since 9/11 and doesn't require subsidies for luxury housing units, but could benefit from some diversity with affordable housing units, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 requests that an affordable housing component be mandated in all 421-A tax abated buildings built throughout Tribeca and Community Board #1.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 13 In Favor 1 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 179 West Broadway, application for an unenclosed sidewalk café for West Broadway Management, LLC / Landmarc restaurant

WHEREAS: The applicant has applied for a unenclosed sidewalk cafe license for 8 tables and 16 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Monday through Thursday, 8 AM until 1:00 AM on Friday and Saturday and noon until midnight on Sunday, and

WHEREAS: The applicant agreed not have music, and

WHEREAS: The applicant has provided us with their certificate of occupancy, and

WHEREAS: CB #1 has not received any complaints of loud noise nor opposition from the local community, and

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not object to the sidewalk café license for West Broadway Management LLC at 179 West Broadway between Leonard and Worth Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	14 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	4 Opposed	0 Abstained	0 Recused

RE: Proposed street event for Jay Street between Hudson and Greenwich Street by Ethan Cohen Fine Arts on May 24, 2006

WHEREAS: The applicant has applied for a street activity permit for May 24th and has agreed to place plastic down to protect the cobblestones and will notify and coordinate with adjacent stores, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the proposed street activity permit by Ethan Cohen Fine Arts for an Action Painting Battle event on May 24th during the hours of 5 PM – 8 PM on Jay Street between Hudson and Greenwich Streets.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	15 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 378½ Greenwich Street, beer and wine license application for GSNY – SUBS, LLC

WHEREAS: The applicant proposes to operate a restaurant with approximately 17 tables and 45 seats, and

WHEREAS: The proposed maximum hours of operation will be 7:00 AM until 12:30 AM Sunday through Saturday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license but already has a sidewalk café license and will not serve any liquor outside the establishment, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the license application for GSNY-SUBS, LLC at 378½ Greenwich Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 13 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 3 Lispenard Street, wine and beer license application for One Japan Inc.

WHEREAS: The applicant proposes to operate a restaurant with approximately 14 tables and 55 seats, and

WHEREAS: The proposed maximum hours of operation will be 11:00 AM – 11:00 PM Monday – Thursday, 11:00 AM – 11:30 PM, Friday and Saturday and 11:00 - 10:30 PM on Sunday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant has provided us with their certificate of occupancy, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the license application for One Japan Inc. at 3 Lispenard Street between Canal Street and Sixth Avenue for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Bluestone sidewalks for Leonard, Harrison and Greenwich Streets

WHEREAS: NYC DOT is scheduled to reconstruct Leonard, Harrison and Greenwich Streets in Tribeca, and

WHEREAS: In October 2005, the Community Board adopted a resolution regarding this reconstruction in which we supported the installation of granite curbs and “M” pole historic lamp posts, and

WHEREAS: DOT is now planning to incorporate bluestone sidewalks into this reconstruction contract, and

WHEREAS: Bluestone sidewalks are consistent with the Tribeca Historic District which covers most of the streets scheduled for reconstruction, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 supports the installation of bluestone sidewalks along Leonard, Harrison and Greenwich Streets in conjunction with the reconstruction of these streets.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Proposed street activity on Park Row at City Hall Park between Park Place and Barclay Street by J & R Music on June 15 – June 17, 2006

WHEREAS: The applicant failed to attend two committee meetings when they were invited to present their proposal for this event, and

WHEREAS: J & R Music World has in the past sponsored events which have generated community complaints, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 opposes the proposed J & R Music event from June 15 - June 17, 2006 and urges the Community Assistance Unit to deny this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Proposed street activity on Park Row at City Hall Park between Park Place and Barclay Street by J & R Music on August 24 - August 26, 2006

WHEREAS: The applicant failed to attend two committee meetings when they were invited to present their proposal for this event, and

WHEREAS: J & R Music World has in the past sponsored events which have generated community complaints, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 opposes the proposed J & R Music event from August 24-August 26, 2006 and urges the Community Assistance Unit to deny this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 72 Nassau Street, restaurant wine and beer license application for Zaitzeff Corp.

WHEREAS: The applicant proposes to operate a restaurant with approximately 3 tables and 19 seats, and

WHEREAS: The proposed maximum hours of operation will be 8 AM – 10 PM, Sunday – Thursday, 10 AM – 8 PM Friday and Saturday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the license application for Zaitzeff Corp. at 72 Nassau Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 214 Front St., restaurant wine and beer license application for Calabria LLC d/b/a Rustica Pizzeria

WHEREAS: The applicant proposes to operate a restaurant with approximately 8 tables and 20 seats, and

WHEREAS: The proposed maximum hours of operation will be 11:30 AM – Midnight, Sunday – Saturday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the license application for Calabria LLC d/b/a Rustica Pizzeria at 214 Front Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 24-26 Peck Slip, beer and wine license application for Slammers Inc.

WHEREAS: The applicant proposes to operate a restaurant with approximately 14 tables and 40 seats, and

WHEREAS: The proposed maximum hours of operation will be 11:00 AM – Midnight Sunday - Saturday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license but will be seeking a sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the license application for Slammers Inc. at 24-26 Peck Slip for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: 90 Baxter Street, application for an unenclosed sidewalk café renewal for
Jaya Malaysian Restaurant, Inc.

WHEREAS: The applicant has applied for a sidewalk cafe renewal license for 7 tables
and 22 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Monday
through Thursday, 8 AM until 1:00 AM on Friday and Saturday and noon
until midnight on Sunday, and

WHEREAS: CB #1 has not received any complaints of loud noise or opposition from
the local community, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not object to the sidewalk café renewal license for Jaya
Malaysian Restaurant Inc. at 90 Baxter Street for a period of two years.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
PUBIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 233 Broadway, The Woolworth Building, application for City Planning certification of open space equivalent

WHEREAS: Floors 29-59 of the Woolworth Building are being converted to residential use, and

WHEREAS: The Woolworth Building is unable to meet the zoning requirement that 50% of the gross roof area be developed for tenant recreational use since eleven of the twelve existing rooftop areas are unsuitable for such use, and

WHEREAS: The owners are therefore applying for an open space equivalent-equal to 50% of the roof area – on an outdoor terrace on the 28th floor, an indoor recreation area on the 29th floor, and indoor pool in the sub cellar, and an indoor recreation area in the sub cellar, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 approves application N 060418 ZCM for a certification to satisfy open space equivalent requirements in connection with the conversion of a portion of the Woolworth Building at 233 Broadway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: 90 Fulton Street, liquor license application for The Firm Business Holdings, Inc., d/b/a Exchange

WHEREAS: The applicant proposes to operate a restaurant with approximately 9 tables and 62 seats, and

WHEREAS: The proposed maximum hours of operation will be 11:30 AM – 4:00 AM Sunday - Saturday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the license application for The Firm Business Holdings Inc. d/b/a Exchange at 90 Fulton Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: 170 John Street, liquor license application for JD Yankee Clipper

WHEREAS: The applicant proposes to operate a restaurant with approximately 60 tables and 150 seats, and

WHEREAS: The proposed maximum hours of operation will be 11:00 AM – Midnight Sunday - Saturday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the liquor license application for JD Yankee Clipper at 170 John Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Proposed street closure on Friday May 12, 2006, Murray Street between Broadway and Church Street by Chabad of Wall Street for the Financial Community Day Fair

BE IT
RESOLVED

THAT: Community Board #1 approves the proposed street activity permit submitted by Chabad of Wall Street to close Murray Street between Broadway and Church Street on May 12, 2006 during the hours of 11 AM – 6 PM.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: Proposed street closure on Friday June 9, 2006, Murray Street between Broadway and Church Street by Independence Plaza Tenants Association for the Independence Fair

BE IT
RESOLVED

THAT: Community Board #1 approves the proposed street activity permit submitted by Independence Plaza Tenants Association for the Independence Fair on Murray Street between Broadway and Church Street on June 9, 2006 during the hours of 11 AM – 6 PM.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: Proposed street closure on Friday August 4, 2006, Murray Street between Broadway and Church Street by the 1st Precinct Community Council

BE IT
RESOLVED

THAT: Community Board #1 approves the proposed street activity permit submitted by the 1st Precinct Community Council to close Murray Street between Broadway and Church Street on August 4, 2006 during the hours of 11 AM – 6 PM.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 40 Walker Street, application to create a 1-story addition and repair the facade

WHEREAS: The building is on Walker Street between Church Street and Broadway on the north side of the street, and

WHEREAS: The applicant had not constructed a mockup nor completed sight studies, and

WHEREAS: There were no color or sample boards for the 17' high addition, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board # 1 recommends that the Landmarks Preservation Commission hold over this application until all necessary material can be presented.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 90 Hudson Street, application for a window replacement

WHEREAS: The application is to replace windows on one floor of the building, and

WHEREAS: LPC instructed the building to create a master plan for the replacement of windows now and in the future, and

WHEREAS: The building was converted to a residential co-op in 1982, and

WHEREAS: In 1982, windows were installed to allow more light and were similar to but did not conform to the original windows, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 has no objection to the replacement windows and the master plan but expresses a preference that the applicant considers more historically appropriate windows.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 177 Franklin Street, application to change the storefront, re-point bricks, restore the façade, remove and redo the rear of the building and add 1 floor

WHEREAS: The application proposes to re-point, replace windows, remove 8ft from the rear of the building, add a 950 sq. ft. penthouse addition, and replace storefront doors, and

WHEREAS: The 950 sq ft. penthouse addition will be invisible from street level, and

WHEREAS: The applicant intends to remove 8ft from the rear of the building to increase the size of the rear yard, and

WHEREAS: The applicant intends to replace the windows with an historically correct installation, and

WHEREAS: The applicant intends to replace the street level doors with historically correct paneled metal doors, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that LPC approves this application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 90 Franklin Street, application to replace an existing door and attach 2 signs near the entrance

WHEREAS: The building has a residential entrance consisting of 3 glass and brass clad doors approximately 20' to the left on Church Street, and

WHEREAS: The new door will be larger, 3'6" as opposed to 2'3", to satisfy DOB code requirements, will also be fabricated of glass and brass cladding with brass panels inserted on either side, and

WHEREAS: The two proposed signs consist of 2" deep by 24" high non-illuminated letters, fabricated from "NuBronze Titanium Satin", now

THEREFORE

BE IT

RESOLVED

THAT: Community Board # 1 recommends that the Landmarks Preservation Commission approves the door change and signage but has reservations about the use of too many materials and the lack of visual harmony it will cause as well as a concern for the size of the letters specified.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 In Favor 1 Opposed 0 Abstained 0 Recused

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 53 Warren Street, application to replace a storefront on the first floor

WHEREAS: The existing storefront will be demolished to reveal the original cast iron columns behind, and

WHEREAS: The storefront will be constructed from wood and large panes of glass separated by a vertical mullion instead of the more typical design which incorporates a transom, and

WHEREAS: The new construction will be painted black, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approves this application for a storefront restoration. It should be noted that an overwhelming majority was concerned about the absence of a transom and would prefer the design be amended with that concern in mind.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: MAY 16, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 14 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Jack Parker site, instituting adequate abatement and demolition procedures

WHEREAS: The area around and on “The Jack Parker Site” was exposed to WTC dust and debris on 9/11, and

WHEREAS: The Department of City Planning has indicated that the applicant has agreed to test any identify and potential hazardous material impact pursuant to the approved sampling protocols and, if any such impacts are found, submit hazardous material remediation plans including health and safety plans to DEP for approval. If necessary, remediation measures would be undertaken pursuant to the remediation plans, and

WHEREAS: Post 9/11, the buildings on The Jack Parker Site were used, for several months as a depot to clean and wash trucks exiting the WTC site, and

WHEREAS: The community is currently unaware of any environmental cleanup of the WTC dust and debris at the Jack Parker Site, and

WHEREAS: The demolition of The Jack Parker Site is one of the first large demolitions in Tribeca to occur since 9/11, and

WHEREAS: The Jack Parker site is presently 4 weeks into an 8 week asbestos abatement procedure and plans to obtain a DOB demolition permit for after this abatement is complete, and

WHEREAS: DEP has issued a violation to the Parker organization for improper handling of asbestos, and

WHEREAS: (E) designations for hazardous materials will be mapped on these properties (Block 218, Lot 14, Block 223, Lot 18) as part of the proposed rezoning which would ensure that sampling and remediation take place on the properties and would avoid any significant impacts related to hazardous materials at these locations. The (E) designations would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the NYCDEP before the issuance of a building permit by the Department of

Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The (E) designations also include a mandatory construction related health and safety plan which must be approved by NYCDEP, and

WHEREAS: Other demolitions in the downtown area have strict standards and procedures for removing WTC dust and debris and have air monitoring equipment in plan, and

WHEREAS: All major construction projects in downtown Manhattan come under the umbrella of the Lower Manhattan Construction Command Center (LMCCC), now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 strongly recommends that The Parker Corporation demolition permits not be approved (or revoked) until the DEP and other relevant agencies (i.e. EPA) reviews their clean up plan to ensure that all WTC dust and debris are safely removed from The Jack Parker Site, and

BE IT

FURTHER

RESOLVED

THAT: The Jack Parker Site demolition and construction be supervised, monitored and coordinated by the LMCCC, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 also asks that this site and others be baited for rodents and vermin.