



James A. Stratton  
*Chairperson*

# COMMUNITY BOARD No. 1

CITY OF NEW YORK



Paul Goldstein  
*District Manager*

MINUTES  
OF THE MONTHLY MEETING OF  
COMMUNITY BOARD #1  
HELD

NOVEMBER 14TH, 1989  
DEPARTMENT OF CITY PLANNING  
22 READE STREET

The meeting was called to order by Chairperson, James A. Stratton.

Public Hearing:

350 Broadway, application by the Human Resources Administration (HRA) for a lease to provide a replacement location for the City Hall Senior Center which is currently housed at St. Andrew's Church (ULURP #890789PLM).

Representatives of the Human Resources Administration, Vincent Dolan, Norman Antis and Howard Agress gave a presentation. City Hall Senior Center is open 9:00 AM to 5:00 PM five days per week. The center provides breakfast and lunch, educational and social programs. No transportation is supplied. An environmental impact statement has been prepared since relocation to 350 Broadway will change that use of the site from a vacant basement to a senior center.

Rev. Mario Marzocchi - pastor of St. Andrews Church - St. Andrews advised HRA in 1987 that the lease scheduled to expire July 1st, 1989 would not be renewed. The church needs the space to provide a new chapel downstairs to enable the growing Korean community to worship on weekends.

82-84 Walker Street, application (ULURP #890086ZRM) by the New York Chinese Baptist Church to the City Planning Commission for a special permit to allow construction of a church.

Wit McKay - resident, 84 Walker Street - Spoke in support of the resolution but requested tenants' rights be guaranteed. The building is not in compliance and should be brought up to code. A structure without courtyards or open spaces will reduce light and air.

On Ching Yue - New York Chinese Baptist Church - Responded assuring the community that the church has hired an architect and will comply with the loft laws and building codes in constructing a new building.

13-17 Laight Street, application (ULURP #890433ZRM) for a special permit to legalize 11 loft dwelling units on floors 2, 5 and 6.

No Speakers

39 Whitehall Street, application (BSA 345-80-BZ) to expand a health club to the 4th and 5th floors.

No Speakers

Community Board #1 Capital and Expense Budget priorities for FY '91

No Speakers

Public Session:

**The River Project:** proposals for a "Hudson River Ecological Reserve Park" and for Piers 25 and 26.

Kathy Drew and Beyhan Karahan - Gave a brief presentation on a proposal for a "Hudson River Ecological Reserve Park" to enhance the environment by building marine spawning and feeding grounds. Requested support for the funding of a feasibility study to research, plan and propose improvements to the waterway and shoreline. It is hoped that the results can be included in the Westside Waterfront Panel's planning for the waterfront.

**244 Front Street,** application to the Landmarks Preservation Commission for facade and storefront modification.

Neal Berzak, architect - Gave a brief presentation on renovations to be made to the front of the owner-occupied building. The proposal is to maintain the 19th Century splendor of the building. The cornice has been restored; the shutters will not be, and the loading dock will be converted to a porch. This loft building is being converted to residential use.

Janna Townsend - Tribeca Task Force - Submitted a written statement with regard to the development of Sites 5B and 5C. She expressed opposition to the Mercantile Exchange's plans for office development and support for active recreation space on the site.

Susan Mendelsohn - 244 Front Street - Commented on health hazards due to Con Edison's high voltage/low frequency transformer, and the spraying of epoxy paint on the underside of the Brooklyn Bridge. Health must be assured against toxicity. She also commented on the need for increased police protection. Cars are being fire bombed in the neighborhood.

Executive Session:

The minutes of the monthly meeting held October 10th, 1989 were amended to clarify the letter from the Chairperson to Arthur Piccolo. The letter expressed the chair's view that no conflict of interest exists in this instance and that business members should not be held to higher standards than other members. The minutes were subsequently adopted as amended.

Reports of Elected Officials:

Miriam Friedlander, City Councilmember - Reported on the following issues:

- Blair Fell replaces Marc Singer who has moved to New Hampshire
- Westside Waterfront Panel: opposed to the concept being put forth by the

Panel and opposes the selling of the piers for private development. Funding of the esplanade should come from Westway funds. Platforms are permanent installations.

- Charter Revision: changes to the Charter recently approved by voters provide for a planner for community boards. Planning of the waterfront on the Westside should thoroughly include community involvement.
- 250 Water Street: testimony at the LPC public hearing included opposition to the bulk of the design.
- Loft Board hearings: many landlords have not obtained legal C of O's and are requesting rent increases under rent stabilization without first bringing their buildings up to code.
- City Council districts: a redistricting panel will establish new City Council districts. There will be an election of City Council members in 1990.

Manfred Ohrenstein, State Senator - Expressed delight in the election results. The election of David Dinkins is very encouraging. It will take years to determine if the changes anticipated by Charter come about. Nevertheless, the issues have been addressed. Balancing of the budget will place pressures on David Dinkins. In the past, revenue has been related to development; funds for the operating budget were often borrowed. There is enormous pressure to develop the waterfront. Plans should include enhancement of the quality of life. The Senator expressed opposition to "platforming" and support for water-related activities.

#### Borough President's Report

Michael Kharfen - Distributed the monthly By-Line and announced that Block 106 has been included in the South Street Seaport Historic District.

#### District Manager's Report

Paul Goldstein - Reported on the following items:

- Greenwich Street: the Transportation & Uniformed Services Committee will discuss opposing the DOT's proposal to widen Greenwich Street near PS 234. Expenses involved in resurfacing the street to 100 feet in width is a waste of taxpayers money. Widening of the street is not needed to accommodate traffic.
- 105 Duane Street: inspection results show that 8 Thomas Street is withstanding construction; tenants, however, do not agree that plans for protection are adequate.
- Kiosk at Bowling Green: the recent proposal for the kiosk at the subway entrance has been withdrawn; a meeting is scheduled to discuss a new design.
- Fulton Street Subway Station: hours are to be extended Monday through Friday.

- Community Board Week: scheduled for November 27th through December 3rd; a conference will be held December 3rd.
- South Gardens: elected officials should be contacted in response to the Wall Street Journal article on the garden, which is proposed for the southern end at Battery Park City

#### Chairperson's Report

James A. Stratton - Reported he attended 16 meetings on community board related issues during the month. Other issues were discussed during the Executive Committee report.

#### Committee Reports

NOTE: SEE RESOLUTIONS AT END OF MINUTES.

#### Executive

J. Stratton

The Board approved a committee resolution by a vote 36 in favor, 0 opposed and 0 abstentions endorsing positions taken by the Executive Committee on the following issues:

- Lapse Permits (N 890513 ZRY)
- Development Within or Over Railroad or Transit Right-of-Way or Yard (N 900159 ZRY)
- General Large Scale Development (N 900158 ZRY)
- Proposed Rules for Sidewalk Newsstands

The Board approved Capital and Expense Budget requests for FY 1991 by a vote of 28 in favor, 2 opposed and 1 abstention. A simple majority hand-vote was taken after priorities were rearranged and other recommendations were included. Improved procedures for establishing budget priorities in future years were discussed, including providing sufficient time for board members to review priorities before the meeting at which they are voted on.

#### Transportation & Uniformed Services

A. Compocia

The Board approved a committee resolution by a vote of 30 in favor, 0 opposed and 0 abstentions which addresses traffic congestion on Canal Street near the Holland Tunnel.

Parking regulation changes on N. Moore Street have been discussed by the committee; no one opposed allowing some parking. "No Standing" signs should be removed so that loading/unloading can occur.

The committee is working to assure the installation of traffic lights at the Greenwich and Harrison, and N. Moore and Varick intersections.

The Department of Sanitation reports that the recycling program is going well. However, residents report that newspapers which are to be picked up at Duane Street Park are being thrown into DOS trucks. The board office staff will

pursue this.

Late night work and resulting noise at the Shearson Building at Greenwich and N. Moore Streets has ceased.

Arts & Cultural Affairs

J. Sheffield for J. Dixon

Reported that the New York Landmarks Conservancy's kiosk at Bowling Green will be removed in June 1990.

Two committee resolutions for the continued installation of public art were approved, each by a vote of 32 in favor, 0 opposed and 0 abstentions. "Subway Obscura" at the Brooklyn Bridge subway station is recommended for extension through September, 1990 while Arthur Weyhe's sculpture at the intersection of Greenwich Street, Morris Street and Trinity Place will be extended through April, 1990.

Youth

M. Edwards

Reported on committee discussions on public school needs in the area. No decisions have been made. Community Board #1's plans for a Y-type facility have been sent to the Battery Park City Authority; the committee is awaiting the Authority's response.

Housing

H. Donohue

A committee resolution opposing approval of rent increases prior to full legalization of IMD's was approved by a vote of 25 in favor, 0 opposed and 3 abstentions. The "BRAC Payments" issue has been settled. Many lofts that have a C of O are cooperatives. Landlords are apparently waiting for loft legislation to expire.

Civic Center

L. Merrill

Submitted three committee resolutions to the board for approval; they were approved, each by a vote of 26 in favor, 0 opposed and 0 abstentions. The resolutions recommend approval of requests as submitted, for:

- construction of a church at 82-84 Walker Street
- a lease for a senior citizen center at 350 Broadway
- proposed renovations at 244 Front Street

Financial District

G. Keller

Presented two committee resolutions for the board's approval; both were approved by a vote of 25 in favor, 0 opposed and 0 abstentions. The resolutions recommended approval of:

- an extension to a variance to allow operation of a health club on the fourth and fifth floors at 39 Whitehall Street
- authorization for the Certificate Completion for the covered pedestrian space at 60 Wall Street.

Washington Market

K. Freed

Presented a resolution addressing easements at 7 World Trade Center. The

resolution was approved by a vote of 24 in favor, 0 opposed and 0 abstentions. It had been developed jointly with the Financial District Committee. The resolution also made recommendation for the funding of Greenwich Street improvements from Barclay Street to Hubert Street and supported the request for change of designation of the parcel which contains PS 234.

A committee resolution recommending the granting of a special permit to legalize 11 loft dwelling units at 13-17 Laight Street was approved by a vote of 24 in favor, 0 opposed and 0 abstentions.

The committee is opposed to a highrise building on site 5B as proposed by the New York Mercantile Exchange. The Exchange is also looking at sites 25/26 in Battery Park City.

Community residents do not feel the "plan of protection" for Thomas Street buildings during construction of 105 Duane Street is adequate.

West Side Waterfront (Ad-Hoc)

K. Freed

The Board approved two committee resolutions; one in support of the River Project's proposal for a "Hudson River Ecological Park". The vote was 22 in favor, 0 opposed and 1 abstention. The other, requesting designation of Pier 25 for temporary public use, was approved by a vote of 23 in favor, 0 opposed and 0 abstentions.

Board members were asked to review a list of use options for the Westside waterfront and submit comments. The options will be discussed by the Waterfront Westside Panel.

West Street/Chambers Street  
Pedestrian Bridge (Ad-Hoc)

J. Stratton

Reported discussions continue on the overpass to the new high school. A meeting is scheduled to discuss the possibility of installing elevators to achieve handicapped access. The community will have to fight to achieve a safe, at-grade crossing.

The meeting was adjourned at 9:05 PM.

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: EXECUTIVE

RE: Executive Committee Resolutions

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

WHEREAS: Community Board #1 at its October meeting granted the Executive Committee authority to respond for the Board on four technical items with lapsing comment periods, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 endorses the positions taken by the Executive Committee on the following issues:

1. Lapse Permits (N 890513 ZRY)
2. Developments Within or Over Railroad or Transit Right-of-way or Yard (N 900159 ZRY)
3. General Large Scale Development (N 900158 ZRY)
4. Proposed Rules for Sidewalk Newsstands

Note: See resolutions which follow.

JS/lma

res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: EXECUTIVE

RE: Lapse of Permits (N 890513 ZRY)

WHEREAS: The City Planning Commission is offering an amendment to the Zoning Resolution which could extend to 10 years the period in which a developer must substantially complete a project, and

WHEREAS: A developer currently must complete a development built under a Special Permit within 2 or 3 years (depending upon the permit) or must reapply; and

WHEREAS: Community Board #1 is a district wherein substantial changes have occurred in its neighborhoods in even as short a time as one year; and

WHEREAS: Substantial changes in circumstances in the vicinity of a development over time has a major impact on whether a development is a positive influence or is detrimental to a neighborhood, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 opposes the extension of time proposed by the amendment to the Zoning Resolution.

JS/ig/lma  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: EXECUTIVE

RE:                Developments Within or Over Railroad or Transit Right-of-way or Yard (N 900159 ZRY)

WHEREAS:        The City Planning Commission is proposing an amendment to the Zoning Resolution to permit inactive railroad transit yards or rights of way to be developed directly by authorization under the underlying zoning rather than through a Special Permit procedure, and

WHEREAS:        The current zoning requires a permanent platform over the railroad transit area, and

WHEREAS:        The City is choking on excess traffic volumes generated because railway/transit options have been cut back over many decades, and

WHEREAS:        Development of inactive transit rights-of-way should be controlled by a review process such as now exists through the Special Permit, now

THEREFORE  
BE IT  
RESOLVED

THAT:            Community Board #1 strongly opposes this proposal to further dismantle one of the few alternatives to automobile and truck traffic in New York City, and

BE IT  
FURTHER  
RESOLVED

THAT:            The City Planning Commission should mandate that future platforms over transit right of ways insure the viability of the rights of way for transit purposes in the future.

JS/ig/lma  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: EXECUTIVE

RE: General Large Scale Development (N 900158 ZRY)

WHEREAS: The Large Scale Development provision of the Zoning Resolution allows a comprehensive design of a large development area, rather than forcing developers to follow zoning for individual lots within the development, and

WHEREAS: This allows for better open space, roadways, and more efficient use of the space (as example, a single parking facility rather than one in every building), and

WHEREAS: The proposed amendment to the Zoning Resolution would extend these better-planning principles to all large developments, including mixed-use and manufacturing, and

WHEREAS: The proposal would not give developers any more development space, only would allow them to design it more efficiency, and

WHEREAS: There are a few "housekeeping" items in the proposal which we are uncomfortably with (e.g. #8 second-floor tunnels); however, these refer to particular proposals not in the Community Board #1 area, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 supports the proposed amendment put forth by the Department of City Planning regarding general large-scale development under section 74-74 Zoning Resolution.

JS/lma

res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: EXECUTIVE

RE: Proposed Rules for Sidewalk Newsstands

WHEREAS: Community Board #1 is asked to comment on sidewalk newsstands, and in a great number of cases determines that they are proposed for inappropriate places due to sidewalk congestion or alternative newsstand locations in the immediate vicinity, and

WHEREAS: Community Board #1 is happy to give disabled persons preference in operating sidewalk stands where they are appropriate, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 supports proposed changes in the Department of Consumer Affairs regulations which would allow disabled persons preference in operating such stands, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 asks that the Department of Consumer Affairs further tighten its regulations so that newsstands be placed where they are needed and do not impede pedestrian traffic.

JS/ig/lma  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE VOTE:	In Favor	Opposed	Abstained
BOARD VOTE:	28 In Favor	2 Opposed	1 Abstained

RE: Capital and Expense Budget Requests for FY 1991

BE IT  
RESOLVED  
THAT:

Community Board #1 approves the budget requests for our district as listed below:

PRIORITIZED BUDGET REQUESTS - FY 1991

CAPITAL:

	PROJECT TITLE:	AGENCY:
1.	Construct permanent park on the remainder of Site 5C and Site 5B of the Washington Urban Renewal Area	Economic Development
2.	Construct a Lower Manhattan bus distribution facility	Transportation
3.	Rehabilitate Theater Alley	Environmental Protection
4.	Rehabilitate Theater Alley	Transportation
5.	In-house milling and paving of capital projects designated for the "out years"	Transportation
6.	Redesign and renovate Battery Park	Parks and Recreation
7.	Rehabilitate Pier 25 for use as temporary recreation space	Ports and Terminals
8.	Reconstruct Hudson Street (Chambers to Canal St.) HW-447	Transportation
9.	Rehabilitate Duane Street Park	Parks and Recreation
10.	Rehabilitate vest pocket parks /traffic islands	Transportation
11.	Construct new intermediate school	Board of Education
12.	Fund improved automated acquisition system for all Branch Libraries	NYC Public Library
13.	Install an automated public catalogue of materials at Branch Libraries	NYC Public Library

14.	In-house partial restoration of the "out year" roadway and sidewalk cave-ins	Transportation
15.	In-house regrading of sunken or worn DEP castings	Transportation
16.	Construct a new park on Peck Slip (between South & Water Sts.)	Parks and Recreation
17.	Purchase lift-gate truck	Police Department
18.	Rehabilitate 1st PCT headquarters including 1st floor, showers & captain's office	Police Department
19.	Purchase 4 lawn mowers with plows and blowers	Parks and Recreation
20.	Purchase 2 pick-up trucks with plows	Parks and Recreation
21.	Purchase 3 additional collection trucks	Sanitation
22.	Purchase salt spreaders (3)	Sanitation
23.	Additional equipment for the Bureau of Water Supply and Wastewater Collection	Environmental Protection
24.	Reconstruct John, Pearl and Fulton Streets	Transportation
25.	Renovate City Hall Park	Parks and Recreation
26.	Reconstruct Pearl Street Park	Housing Preservation
27.	Provide area under FDR Drive for Seaport tour buses	Transportation
28.	Construct a swimming pool barge	Parks and Recreation
CS.	Reconstruct South Street	Transportation
CS.	Provide drop-in center for the homeless, 42 Beaver St.	Human Resources
CS.	Provide for the rental/lease of space for New Amsterdam Branch Library	NYC Public Library
CS.	Rehabilitate 5th PCT headquarters	Police Department

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EXPENSE:

	PROJECT TITLE:	AGENCY:
1.	Increase 1st PCT personnel, all ranks	Police Department
2.	Provide 4 additional C-POP officers (1st PCT)	Police Department
3.	Open all Branches 5 days a week	NYC Public Library
4.	Expand programs/services for AIDS	Health Department
5.	Expand programs/services for AIDS	Health and Hospitals Corp.
6.	Expand programs/services for AIDS	Human Resources
7.	Expand programs/services for AIDS	Housing Preservation

8.	Expand programs/services for AIDS	Board of Education
9.	Expand programs/services for AIDS	Department of Mental Health
10.	Expand programs/services for AIDS	Department of Corrections
11.	3 new patrol cars for the 1st PCT; these cars are needed for an increase in manpower which is anticipated	Police Department
12.	Add 20 traffic control (intersection) agents	Transportation
13.	New traffic signal, intersection Greenwich and Harrison Streets	Transportation
14.	Provide workers and supervisors for Saturday, Sunday and holiday street cleaning	Sanitation
15.	Provide (10) workers to clean City-owned malls and strips	Sanitation
16.	Funding for services and hours to meet demand	NYC Public Library
17.	Increase manpower for Borough-Wide Peddler Task Force	Police Department
18.	Provide additional basket service	Sanitation
19.	Increase 5th PCT personnel, all ranks	Police Department
20.	Increase personnel for local law and zoning enforcement	Buildings
21.	Add five (5) additional park workers	Parks and Recreation
22.	Increase recreation programs and staff	Parks and Recreation
23.	Add personnel for water and sewer maintenance (catch basin cleaning and repair)	Environmental Protection
24.	Purchase six jimmy vehicles for the - Bureau of Water Supply and Wastewater Collection	Environmental Protection
25.	Additional maintenance personnel (Manhattan)	Transportation
26.	Provide additional personnel for DEP night time enforcement	Environmental Protection
27.	Increase personnel for DOT sign replacement crews	Transportation
28.	Fund Saturday, Sunday and holiday enforcement	Sanitation
29.	Funding to update and maintain collections	NYC Public Library
30.	Provide 300 litter baskets	Sanitation

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: TRANSPORTATION AND UNIFORMED SERVICES

COMMITTEE VOTE:	In Favor	Opposed	Abstained
BOARD VOTE:	30 In Favor	0 Opposed	0 Abstained

RE: Canal Street/Holland Tunnel Traffic

WHEREAS: The traffic congestion adjacent to the Holland Tunnel (ie, Canal Street, Hudson Street, Varick Street) has become increasingly horrendous in recent years due in part to the ill-conceived decision to create one way tolls on the Verrazano Bridge, and

WHEREAS: This traffic, pollution, and noise nightmare is no longer limited to business days and the rush hour but has a tremendous negative impact on this neighborhood during evening and weekend hours as well, and

WHEREAS: In spite of numerous complaints from the Community Board about this problem in recent years to a variety of City and State agencies and officials we find that the problem only gets worse as time passes and that less attention and fewer resources (ie, traffic agents, tow trucks) are being directed towards improving the traffic chaos which prevails in the Holland Tunnel area, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 calls on the Mayor, the New York City Department of Transportation, the Governor, the New York State Department of Transportation, the Borough President, and the Port Authority, to immediately convene a top level meeting of their executives to discuss the traffic situation on Canal Street and adjacent to the Holland Tunnel and develop a short-term and long-term plan to mitigate these extremely serious traffic, pollution and noise problems, and

BE IT  
FURTHER  
RESOLVED  
THAT:

Any such plan must make an on-going and permanent commitment to provide much more traffic enforcement personnel from NYC DOT and the Port Authority and include additional intersection agents, tow trucks and enforcement agents, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The governmental bodies listed above should work in close consultation with Community Board #1 and Community Board #2 in the preparation and implementation of a traffic mitigation plan.

BE IT  
FURTHER  
RESOLVED  
THAT:

These governmental bodies also take immediate steps to abolish the one-way Verrazano Bridge toll system which is a primary cause of the Canal Street traffic woes.

/lma

res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: ARTS & CULTURAL AFFAIRS

COMMITTEE VOTE:	In Favor	Opposed	Abstained
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained

RE: Temporary Installation of Public Art (extension) at the  
Brooklyn Bridge (IRT) Subway Station

WHEREAS: On February 9, 1988 Community Board #1 approved the  
temporary (6 month) installation of "Subway Obscura"  
by artist, Joel Katz, but due to delays on the part of  
the NYC Transit Authority, the installation was not in  
place until early Summer 1989, and

WHEREAS: The artist and the sponsor, the Public Art Fund, have  
requested an extension for the installation, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 approves the extension of the  
installation of "Subway Obscura" through September  
1990.

NOTE: The proposed extension is consistent with current  
procedures and past actions by Community Board #1 which  
allow installation on sites for a period not to exceed  
two years.

HH/lma  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: ARTS & CULTURAL AFFAIRS

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained

RE: Temporary Installation of Public Art (extension) at  
Morris Street

WHEREAS: On April 12, 1989 Community Board #1 approved the temporary installation of a sculpture by artist, Arthur Weyhe, at the intersection of Greenwich Street, Morris Street and Trinity Place, and

WHEREAS: On November 17, 1988 and May 9, 1989, the Board approved six month extensions of the same, and

WHEREAS: This installation continues to be very favorably received, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 approves a third, six month extension (through April 1990) for the installation of Arthur Weyhe's sculpture at the above-referenced location.

\*NOTE: The proposed extension is consistent with current procedures and past actions by Community Board #1 which allow installation on sites for a period not to exceed two years.

HH/ig  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: HOUSING

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	25 In Favor	0 Opposed	3 Abstained

RE:           IMDs, proposed Loft Board rent increase

WHEREAS:     The New York City Loft Board's "Order #1" provides for rent increases in Interim Multiple Dwellings(IMDs)only after an owner has obtained a permanent Certificate of Occupancy(C/O), and

WHEREAS:     Any attempt at an increase prior to obtaining a permanent C/O would not only be in contravention to "Order #1", but would also send the wrong signal, by rewarding owners of IMDs who have not yet taken steps toward legalization, now

THEREFORE  
BE IT  
RESOLVED

THAT:        Community Board #1 opposes any effort by the NYC Loft Board to approve rent increases prior to full legalization of IMDs.

PG/ig  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER

COMMITTEE VOTE: 4 In Favor      0 Opposed      0 Abstained  
BOARD VOTE: 26 In Favor      0 Opposed      0 Abstained

RE:                    82-84 Walker Street

WHEREAS:            The New York Chinese Baptist Church has applied for a special permit to allow a church (use group 4) to be located at 82-84 Walker Street in an M1-5 (light manufacturing) district, and

WHEREAS:            The applicant's proposal calls for the rehabilitation of 2188 sq. ft. of ground floor space in the existing four story residential building at 84 Walker Street for a church office and auxiliary uses, as well as the new construction of a new three story structure (7042 sq. ft.) at 82 Walker Street, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 recommends that the City Planning Commission approve the application for a special permit to allow construction of a church at 82-84 Walker Street subject to the following two provisions:

- 1)            The applicant provide assurances that there will be no disturbance to the three existing residential tenants at 84 Walker Street and that they be guaranteed continued protection as provided under the Loft Law, and
- 2)            The applicant file approved plans to legalize three IMD units at 84 Walker Street prior to the approval of any special permit.

PG/ig  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER

COMMITTEE VOTE:	3 In Favor	1 Opposed	0 Abstained
BOARD VOTE:	26 In Favor	0 Opposed	0 Abstained

RE: 350 Broadway

WHEREAS: The New York City Human Resources Administration is seeking approval to lease basement space at 350 Broadway in order to relocate the City Hall Senior Center from its current location at St. Andrew's Church, and

WHEREAS: Such a relocation is necessary because the church must utilize the space, currently used by the senior center, for other programs, and

WHEREAS: The new location was chosen after an 11 month search, and because of its proximity to Chinatown (the center serves seniors from the Chinatown neighborhood), its handicapped accessibility, its adequate size (10,675 sq. ft.), and because it will comply with all other NYS and NYC regulations and requirements, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends the approval of a 15 year lease for 10,675 sq. ft. of basement space at 350 Broadway for use as a senior citizen center.

PG/ig  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	26 In Favor	0 Opposed	0 Abstained

RE: 244 Front Street

WHEREAS: The loading dock and brownstone lintel of 244 Front Street in the South Street Seaport Historic District are in need of immediate repair, and

WHEREAS: The owners have brought forth a proposal to restore the loading dock and add steps to provide easier access to the building and to stabilize and sensitively modify the facade and storefront area, and

WHEREAS: The owners also indicate that the Landmarks Preservation Commission is considering a requirement that they restore shutters (which were removed several years ago) to all the windows on the building, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 recommends that the Landmarks Preservation Commission approve the Certificate of Appropriateness application put forth by the owners of 244 Front Street including the provision that steps be added to the full width of the loading dock frontage in order to provide residents and visitors with better access, and proper safety, and

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 urges that the Landmarks Preservation Commission not require the reinstallation of window shutters since many similarly designed structures in the Seaport Historic District have also removed their shutters and because requiring this costly work would constitute a serious financial hardship for the long-time resident/owners of this building.

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	25 In Favor	0 Opposed	0 Abstained

RE: 39 Whitehall Street

WHEREAS: The owners of 39 Whitehall Street have requested BSA approval to permit a physical culture establishment (NY Health and Racquet Club) to operate on the fourth and fifth floors of the building in space previously approved for use as offices, and

WHEREAS: The NY Health and Racquet Club has operated a physical culture establishment at 39 Whitehall Street since 1980 and in 1987 amended the permit to include cellar space, a roof top pool and other interior changes, and

WHEREAS: The additional space will enable the NY Health and Racquet Club to offer expanded services, equipment and programs to its members, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 recommends that the BSA approve the application to extend the term of the variance in place for 39 Whitehall Street to allow the operation of a physical cultural establishment on the fourth and fifth floors, and

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 urges that the owners of 39 Whitehall Street immediately file for a Temporary Certificate of Occupancy for the sixth and seventh floors of the building which provides that such spaces be used for office occupancy as BSA approval stipulates.

PG/ig  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	25 In Favor	0 Opposed	0 Abstained

RE: 60 Wall Street

WHEREAS: The Covered Pedestrian Space at 60 Wall Street has now been completed as called for in the approved plans, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends that the Chairperson of the City Planning Commission authorize the Certification of Completion of the Covered Pedestrian Space as requested by the applicant.

PG/lma  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT/WASHINGTON MARKET

COMMITTEE VOTE: 11 In Favor	0 Opposed	0 Abstained
BOARD VOTE: 24 In Favor	0 Opposed	0 Abstained

RE: 7 World Trade Center Easement

WHEREAS: The Greenwich Street Special District and Washington Market Urban Renewal Area regulations currently require a series of second floor easements to provide pedestrians with an alternative to using the sidewalks below, and

WHEREAS: Such second floor connections are being discouraged by the City and according to the City they have not proved to be an effective and attractive alternative for pedestrians, and

WHEREAS: 7 World Trade Center was required by these regulations to build a second floor pedestrian bridge alongside its building on the Washington Street side to connect with the Irving Trust building at 101 Barclay Street, which in turn was required to build a pedestrian bridge across Barclay Street connecting to 7 World Trade Center, and

WHEREAS: Instead, the Public Development Corporation is proposing that this bridge not be built and that pedestrians heading north from the second floor pedestrian connection of the World Trade Center be directed back to street level via a staircase onto Vesey and Washington Streets and that funds which would have paid for the bridge be allocated instead towards street level improvements on Greenwich Street, and

WHEREAS: Directing people to Vesey and Washington Street will not serve the needs of most pedestrians since this is a remote area away from subway and bus connections and many pedestrians would not use it, and

WHEREAS: There is greater community support for a stairway onto the east side of 7 World Trade Center, thus making the building more accessible to the adjacent residential community, but we recognize that such a solution is not feasible since it would obstruct the building's entrance, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 opposes the proposed ULURP items regarding the pedestrian easement relocation for 7 World Trade Center and urges that an amount of money equal to that which would have been allocated by 7 World Trade Center to fulfil the remainder of its easement requirements be placed into a general fund to be used for the Greening of Greenwich Street project, and

BE IT  
FURTHER  
RESOLVED  
THAT:

This fund be used for the entire length of Greenwich Street (Barclay to Hubert Street), not just for improvements adjacent to 7 World Trade Center, and

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 approves and supports the concept of eliminating the second floor pedestrian connection at 101 Barclay Street only if the following condition is met - that a sum of money, equal to the sum of the cost of building the second floor easement and the amount of franchise taxes which would have been paid for such a bridge, be placed into an interest bearing general account which will be used for the greening of the entirety of Greenwich Street (Barclay to Hubert Street), and

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 approves the change of designation of the parcel which contains PS 234 to 5D(ULURP #890510 HUM).

/lma

res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: WASHINGTON MARKET

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	24 In Favor	0 Opposed	0 Abstained

RE: 13-17 Laight Street (ULURP #890433 ZRM)

WHEREAS: It has been the policy of Community Board #1 to encourage protection of long-term Interim Multiple Dwelling(IMD) tenants, and

WHEREAS: All eleven(11) affected units have been determined to be IMDs by the NYC Loft Board, and

WHEREAS: All tenants in these IMDS have been in place since prior to the 1980 cutoff date and support the proposed action, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends that the City Planning Commission approve a special permit as requested in the above referenced application.

PG/ig  
res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: WESTSIDE WATERFRONT (AD-HOC)

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	22 In Favor	0 Opposed	1 Abstained

RE:           The River Project, proposal for a "Hudson River Ecological Reserve Park"

WHEREAS:     Community Board #1 too believes in the need for "the development of a set of design guidelines for biologically rich urban river edges", which is the focus of the River Project's proposed study, as well as the critical need for temporary public access to Pier 25, now

THEREFORE  
BE IT  
RESOLVED

THAT:        Community Board #1 supports the above referenced proposal by the River Project to The Hudson River Improvement Fund.

HH/ig

res/res11.89

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: November 14, 1989

COMMITTEE OF ORIGIN: WESTSIDE WATERFRONT (AD-HOC)

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	23 In Favor	0 Opposed	0 Abstained

RE: Pier 25, Temporary Use

WHEREAS: Community Board #1 and the community do not now have use of the existing piers in the area currently under study by the West Side Waterfront Panel, and

WHEREAS: Community Board #1 has a crying need for any recreational space which is available, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 calls upon the West Side Waterfront Panel and the New York State Department of Transportation to immediately designate Pier 25 for temporary public use.

HH/lma

res/res11.89

COMMUNITY BOARD #1 MEETING  
ATTENDANCE, NOVEMBER 14, 1989

PRESENT

IRIS ALEX  
LINDA BELFER  
HAL BROMM  
LLOYD CASSON  
HOWARD CHAN  
MARGARET CHIN  
ANNE COMPOCCIA  
SIDNEY CORON  
LOUIS DESALVIO  
PATRICIA DILLON  
HAROLD DONOHUE  
MAFA EDWARDS  
MAUREEN FLATLEY  
KATHRYN FREED  
CHARLES GAINES  
SASHA GREENE  
MEYER HAGER  
DAVID HUPERT  
GEORGE KELLER  
JOSEPH LERNER  
LLOYD MERRILL  
BARBARA MINSKY  
RONNIE MOSKOWITZ  
MADELINE PANTZER  
RALPH PEPE  
ROLAND PERACCA  
UNA PERKINS  
CHRISTOPHER POUSSAINT  
JOSEPH RITORTO  
BARBARA SHALMAN  
MARGARET SENTNER  
JO ELLEN SHEFFIELD  
JAMES STRATTON  
BARBARA SHALMAN  
BARNET SULTZER  
ROBERT WILLIAMS  
MADELYN WILS

EXCUSED

CHARLES DELANEY  
BARBARA CHRISTEN  
JENNY DIXON  
KATHLEEN GUPTA  
RANDY WARSAGER

ABSENT

BARRY ABRAMOWITZ  
JOSEPH CUSENZA  
MARGARET FUNG  
HOWARD HERTZBERG  
ALAN HOWARD  
MARTIN JOFFE  
DONALD RAPPAPORT  
MICHAEL REED .

GUESTS

HON. D. DINKINS, M. KARFEN  
HON. M. FRIEDLANDER, B. FELL  
HON. M. OHRENSTEIN  
HON. M. OHRENSTEIN, M. REED  
HON. W. PASSANNANTE, B. GREEN

ARTS & CULTURAL AFFAIRS  
11-28-89

PRESENT

JENNY DIXON  
HAL BROMM  
KATHLEEN GUPTA  
BARBARA SAHLMAN

EXCUSED

UNA PERKINS

ABSENT

CHARLES DELANEY  
SASHA GREENE  
JO ELLEN SHEFFIELD

CIVIC CENTER  
11-6-89

PRESENT

LLOYD MERRILL  
CHARLES GAINES  
JO ELLEN SHEFFIELD  
ROBERT WILLIAMS

EXCUSED

MAUREEN FLATLEY

ABSENT

IRIS ALEX  
LOUIS DESALVIO  
MARGARET FUNG  
HOWARD HERTZBERG  
MARTIN JOFFE

FINANCIAL DISTRICT  
11-9-89

PRESENT

GEORGE KELLER  
JOSEPH RITORTO  
BARBARA MINSKY  
CHRISTOPHER POUSSAINT  
MARGARET SENTNER  
BARBARA CHRISTEN

EXCUSED

MARGARET CHIN  
RALP PEPE  
ROLAND PERACCA  
ROBERT WILLIAMS

ABSENT

CHARLES DELANEY  
LOUIS DESAVIO  
JOSEPH CUZENZA  
MARTIN JOFFE

PARKS & ENVIRONMENT  
11-29-89

PRESENT

ROLAND PERACCA  
HAL BROMM  
KATHRYN FREED  
MARGARET SENTNER

EXCUSED

MADLEYN PANTZER  
PATRIICA DILLON  
BARBARA SHALMAN

ABSENT

MADELYN WILS  
MAFA EDWARDS  
JO ELLEN SHEFFIELD  
JAMES STRATTON

SOCIAL SERVICES  
11-21-89

PRESENT  
MAUREEN FLATLEY  
SASHA GREENE

EXCUSED

ABSENT  
RANDY WARSAGER  
MEYER HAGER  
MADELYN WILS  
JOSEPH CUZENZA

WASHINGTON MARKET  
11-9-89

PRESENT  
KATHRYN FREED  
HAROLD DONOHUE  
MADELYN PANTZER

EXCUSED  
RONNE MOSKOWITZ  
RALPH PEPE  
DAVID HUPERT  
HAL BROMM

ABSENT  
MARTIN JOFFE  
BARRY ABRAMOWITZ  
ANNE COMPOCCIA  
ALAN HOWARD  
PATRICIA DILLON

YOUTH  
11-2-89

PRESENT  
MAFA EDWARDS  
RANDY WARSAGER  
HOWARD CHAN  
HAROLD DONOHUE

TRANSPORTATION &  
UNIFORMED SERVICES  
11-15-89

PRESENT  
ANNE COMPOCCIA  
HAL BROMM  
SIDNEY CORON  
KATHRYN FREED  
BARNET SULTZER  
ROBERT WILLIAMS

EXCUSED  
MARGARET CHIN  
JOSEPH LERNER  
DAVID HUPERT

ABSENT  
BARRY ABRAMOWITZ  
DONALD RAPPAPORT  
JAMES STRATTON  
JOSEPH CUZENZA

WEST SIDE WATERFRONT  
(AD-HOC)  
11-13-89

PRESENT  
KATHRYN FREED  
ROLAND PERACCA

EXCUSED  
LINDA BELFER  
HAL BROMM

ABSENT  
ANNE COMPOCCIA  
HAROLD DONOHUE  
MAFA EDWARDS  
GEORGE KELLER  
PATRICIA DILLON

EXCUSED

ABSENT  
KATHLEEN GUPTA  
UNA PERKINS