

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 1 ABSTAINED
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 1 ABSTAINED

RE: **Site 5C**

WHEREAS: The NYC Economic Development Corporation (EDC) is in the process of reviewing the responses to a recent RFP for Site 5C, and

WHEREAS: The development of this City-owned property offers the community an opportunity to address one or more of its unmet needs, and

WHEREAS: The Community Board also has certain concerns and recommendations regarding the development of this important site, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 strongly urges that Site 5C is redeveloped in accordance with the following provisions:

- 1) A significant portion of the new building, at least 35,000 to 40,000 s.f., should be set aside for use as a community recreation center for the CB #1 district. The space should be semi-finished and provided to the operator for a nominal annual fee. Because Manhattan Youth Recreation and Resources (MYRR) has an exemplary record of running youth and senior programs in CB #1 we believe that MYRR should be the designated operator. They understand the needs of our district and will work closely with the Community Board to provide the types of programs we need.
- 2) The building should allow as much light and air into Tribeca as possible, and there should be no shadow cast on Washington Market Park.
- 3) From a design perspective, the building should be contextual to Tribeca. For example, any residential use should seek to emulate the loft buildings found in Tribeca in appearance. We also recommend the creation of larger, family-sized units in the building.
- 4) We would like to see only smaller retail establishments but we would welcome a large supermarket.

- 5) Because West Street and Chambers Street are already overwhelmed with traffic, special attention should be given to not exacerbating this problem through the placement of building entrances/exits, garage entrances/exits, drop-off, etc, and

BE IT
FURTHER
RESOLVED
THAT:

The Community Board would like to be involved in the final selection process and looks forward to meeting with the project team again to help narrow the options and shape what will be included in the final proposal.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 3 ABSTAINED
BOARD VOTE: 24 IN FAVOR 0 OPPOSED 2 ABSTAINED

RE: **Mitchell-Lama Housing**

WHEREAS: During the 1960s and early 70s the Mitchell-Lama program was responsible for construction of nearly 169,000 units of new multi-family affordable housing, of which 140,000 units are located in New York City, and

WHEREAS: In Manhattan there are 53 projects (19 State supervised and 34 City supervised) totaling 33,622 units which house over 75,000 individuals. All are eligible to buy out of the program now, and

WHEREAS: The median household income of Mitchell-Lama residents is only \$20,000 compared to the median income for all tenants in NYC of \$23,892 (1996 Housing and Vacancy Survey), and

WHEREAS: The portion of poor people in Mitchell-Lama housing, 26.8% is virtually identical to the figure for all city tenants (1996 HVS), and

WHEREAS: Mitchell-Lama tenants are older, on average, than the typical New York tenant-median age of Mitchell-Lama tenant is 49 compared to 42 for all tenants (1996 HVS), and

WHEREAS: Over one-quarter of all Mitchell-Lama tenant families are headed by someone 65 years or older compared to only 17% of all tenant families (1996 HVS), and

WHEREAS: Mitchell-Lama tenants are more likely to live in their units longer-an average of over 11 years compared to all renters of 9½ years (1996 HVS), and

WHEREAS: Because of the lower incomes of Mitchell-Lama tenants, the rent-to-income burdens of Mitchell-Lama residents are higher – 54.6% of Mitchell-Lama tenants pay more than 30% of their income in rent (1996 HVS), and

WHEREAS: One-third of Mitchell-Lama tenants pay more than half of their incomes in rent compared to only 28% of all renters (1996 HVS), and

WHEREAS: The Manhattan Borough President, C. Virginia Fields has established a Mitchell-Lama Task Force to address the issue of the Mitchell-Lama buy outs and its impact on current and future residents, and

WHEREAS: The NYS Assembly has passed A.1989 (Lopez) that prohibits landlords from buying out of the Mitchell-Lama program for 50 years since the building was first occupied, and

WHEREAS: The NYS Assembly has passed A. 1988 (Lopez) that places post-1973 buildings under the rent stabilization system if they are bought out of the Mitchell-Lama, but only for New York City, and

WHEREAS: The NYS Assembly has passed A. 1990 (Lopez) that requires the landlord to give tenants notice of intention to buy out at least 12 months before the process, and requires landlords to provide financial and other information to tenants, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 hereby supports the work of the Manhattan Borough President's Office Mitchell-Lama Task Force, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 supports S.3460 (Goodman)/S3.145 (Mendez) that prohibits landlords from buying out of the Mitchell-Lama Program for 50 years since the building was first occupied, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 supports S.3147 (Mendez) that places post-1973 buildings under the rent stabilization system if they are bought out of the Mitchell-Lama, but only for New York City, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 supports S.3148 (Mendez) that requires the landlord to give tenants notice of intention to buy out at least 12 months before the process, and requires landlords to provide financial and other information to tenants, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 urges our local elected state officials State Assembly Speaker Silver, Assemblymember Glick, State Senator/Minority Leader Connor, and State Senator Duane to support these bills to support the preservation of Mitchell-Lama housing in our community.

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COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **Dog Waste Problems**

WHEREAS: Battery Park City since its inception was modeled as an urban utopia combining the best of what a metropolis offered with parks and open spaces to meet both the needs and demands of a residential/business community, and

WHEREAS: The residents and workers of Battery Park City have insisted upon high quality of life standards including exemplary schools, shops, recreational facilities, safety and security, and

WHEREAS: Residents and visitors alike hold up these standards so that the quality of life does not diminish in Battery Park City but continues to be exemplary, and

WHEREAS: There are a high number of dogs living and visiting the neighborhood, most of whom have responsible owners who curb them according to City law, but for the few who disregard the law and urinate and defecate on public spaces thereby presenting a health issue to the community and a poor aesthetic in that dog waste and urine is both unsightly and kills the numerous plants in the 92-acre area, and

WHEREAS: The actions of an irresponsible minority are adversely affecting the quality of life that residents and visitors enjoy in Battery Park City, now

THEREFORE
BE IT
RESOLVED
THAT: CB #1 demands that the BPCA, which has direct oversight of the area, and the City Departments of Health and Sanitation, work with members of CB #1 to enforce sanitation laws which prevent dogs from urinating and defecating in public spaces. By this resolution members of CB #1 demand that the BPCA instruct the Park Enforcement Officers (PEPS) to issue tickets to those dog owners who do not obey rules and work with the Sanitation and Health Departments to enforce City regulations.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 1 ABSTAINED

RE: **Street Activity Permit for Stone Street & Coenties Alley**

BE IT
RESOLVED
THAT:

Community Board #1 approves the street activity permit application by the Alliance for Downtown NY for the daily closure of Stone Street and Coenties Alley from March 1, 2000 to November 15, 2000 from 11:00 AM until 11:30 PM.

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COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 26 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **Redesign of the Vietnam Memorial Plaza**

WHEREAS: Vietnam Memorial Plaza has fallen into disrepair over the years,
and

WHEREAS: The NYC Department of Parks and Recreation has presented CB
#1 with a conceptual design plan which refurbishes the plaza, and
addresses many of its design problems, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the conceptual design plan by
Timothy Marshall and asks that special attention be paid to
preserving the sight lines to the East River.

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COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	8 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	28 IN FAVOR	0 OPPOSED	0 ABSTAINED

RE: **40 Hudson Street, application to construct a one story rooftop addition**

WHEREAS: The committee agreed that because the owners, applicants or their representatives did not show up twice at the committee meeting, that CB #1 recommends that LPC hold over all action on the application until the owner, applicant or their representative appears before this Board, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends that Landmarks Preservation Commission take no action with regards to this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **79-101 Laight Street, applications to:**
 a) Construct a one and one-half story addition and renovate
 the building
 b) Authorize residential conversion, and allow for accessory off
 street parking in the cellar of the building

WHEREAS: The applicant presented plans to renovate the building, convert it to residential use and construct a one and one-half story addition, and

WHEREAS: The committee found the presentation and materials for the renovation of the building positive and in keeping with the historic character of the historic district, and

WHEREAS: The committee found the one and one-half story addition within the context of the existing roof and the materials positive, and

WHEREAS: The committee recommends that a raised curb is included at the fence area surrounding the building and the applicant agreed, and

WHEREAS: The applicant presented plans to have off street parking in the cellar of the building, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends that the Landmarks Preservation Commission approve these applications.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 27 IN FAVOR 1 OPPOSED 0 ABSTAINED

- RE: **48 Laight Street, application to construct a new building**
- WHEREAS: CB #1 welcomes imaginative and unique design solutions that are in keeping with Landmark guidelines requiring new construction to be in harmony with its neighbors and the overall streetscape and to enhance the character of the district, and
- WHEREAS: Even though some elements of the redesign presented in January represent improvements over the design presented in December, especially the use of limestone rather than concrete on the Hudson Street facade, the overall design for a new building at 48 Laight Street uses several architectural elements without historical precedent in or reference to the Tribeca North Historic District that would detract from the sense of place and the significance of historic buildings in the district, and
- WHEREAS: The proposed design represents a significant departure from the texture of new buildings previously approved for infill construction within the Tribeca Historic District and uses several non-harmonious and un-sympathetic materials and design features including:
- Stainless steel material windows mullions,
 - “Dorm-type” setback terraces and balconies,
 - Metal mesh to cover terraces on the Laight St. facade,
 - Two totally different facades that use material on Laight St. that is very different from those used on Hudson St. unlike other corner buildings in Tribeca that have one continuous facade,
 - A “floating roof plane” supported by round piers, which will create a non-recessed rooftop that will call attention to itself, and
- WHEREAS: The design of this building is not in keeping with the historic character of the district in terms of design, materials, finishes or details, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends that Landmarks Preservation
Commission not approve this application.

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COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 6 IN FAVOR 2 OPPOSED 0 ABSTAINED
BOARD VOTE: 1 IN FAVOR 23 OPPOSED 5 ABSTAINED

RE: **184 Duane Street, liquor license application for Quan Corp.**

WHEREAS: There are significant concerns about the increasing number of liquor license applications in Tribeca and the proliferation of bars and restaurants especially on side streets, and

WHEREAS: There are already three restaurants with liquor licenses on Duane Street between Greenwich and Hudson, which has increased late-night noise on a very residential block, and

WHEREAS: The Quan Corporation has applied for a liquor license for an “upscale Asian” restaurant at 184 Duane Street, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 cautiously supports the application for a one year liquor license for a restaurant at 184 Duane Street provided that the restaurant stops serving no later than 11:00 p.m. daily; There is seating for no more than 74 patrons, including no more than 6 seats at the bar; There is a manager on-site during all business hours who ensures that the area outside of the restaurant is adequately policed, that departing patrons are not disruptive, and that cars waiting for or picking up patrons do not idle or double park on Duane Street; There are no tables placed outside; The air stack is high enough not to affect any surrounding buildings and ventilation equipment eliminates all smells and odors produced by the kitchen and it is totally soundproofed; There is no live music and sound equipment is used only to play background music inside the restaurant; The restaurant is totally soundproofed so that those living or working above or adjacent to it do not hear noise or sounds emanating from the restaurant; CB #1 has the opportunity to review any application for a renewal of this license at the end of one year, and

BE IT
FURTHER
RESOLVED
THAT:

The SLA should ensure that the change of use for 184 Duane Street is approved before a liquor license is granted.

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COMMUNITY BOARD #1 MANHATTAN
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DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **181-185 Hudson St., ULURP application to allow for the residential conversion of one loft unit of 2200 square feet on the third floor**

BE IT
RESOLVED
THAT:

Community Board #1 supports the application to permit live/work usage of one loft unit of 2,200 square feet on the third floor.

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COMMUNITY BOARD #1 MANHATTAN
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DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 1 ABSTAINED

RE: **281 West Broadway, sidewalk cafe application for Pepolino**

WHEREAS: West Broadway between Lispenard and Canal is a very busy block with a significant amount of foot traffic, and

WHEREAS: The subway entrance at the northeast corner of Lispenard and West Broadway, the tree in front of the restaurant, and emergency vehicles parked on the block already present obstacles to pedestrians, and

WHEREAS: The request for four tables with four chairs each would narrow the width of the usable sidewalk between the sidewalk cafe and the tree to less than eight feet, and

WHEREAS: A sidewalk cafe at Pepolino's would be a positive addition to this block, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports the application provided that it is modified to allow at least eleven feet between the curb and the divider for the sidewalk cafe; and to reduce the size of the tables and the number of chairs from sixteen to no more than eight, or two per table.

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COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 1 ABSTAINED

RE: **311 Church St., liquor license application for Tangier's**

WHEREAS: Tangier's application for a liquor license at 311 Church Street has been scheduled for discussion at two consecutive meetings of the Tribeca Committee, and

WHEREAS: The applicant was notified well in advance of both meetings by CB #1, and

WHEREAS: The applicant did not show up for either scheduled hearing, and

WHEREAS: Written information provide by the applicant raises several questions and concerns about the proposed application for a liquor license, now

THEREFORE
BE IT
RESOLVED
THAT: CB#1 recommends that the SLA not approve the application for liquor license.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2000

COMMITTEE OF ORIGIN: TRIBECA

BOARD VOTE: 25 IN FAVOR 2 OPPOSED 3 ABSTAINED

RE: **184 Duane Street, liquor license application for Quan Corp.**

WHEREAS: There are significant concerns about the increasing number of liquor license applications in Tribeca and the proliferation of bars and restaurants especially on side streets, and

WHEREAS: There are already three restaurants with liquor licenses on Duane Street and within 500 feet of each other between Greenwich and Hudson, which has increased late-night noise on a very residential block, and

WHEREAS: The Quan Corporation has applied for a liquor license for a restaurant at 184 Duane Street, and

WHEREAS: The current Certificate of Occupancy only allows for use group 17 and does not allow for a restaurant on the ground floor, now

THEREFORE
BE IT
RESOLVED
THAT: The SLA should not issue a liquor license for 184 Duane Street, and

BE IT
FURTHER
RESOLVED
THAT: Because of the concerns about an additional business with a liquor license on Duane Street, the SLA should convene a public 500 foot hearing.