

**COMMUNITY BOARD #1 MANHATTAN**  
**RESOLUTION**

DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED  
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 1 ABSTAINED

RE: **460 Greenwich St., sidewalk cafe application for Sosa Borella**

WHEREAS: Sosa Borella, a restaurant at 460 Greenwich Street, has submitted an application for a sidewalk cafe with eight tables and eighteen seats at 460 Greenwich Street, and

WHEREAS: The application includes a request to extend the platform over the historic granite sidewalk and narrow the usable sidewalk to eight feet, and

WHEREAS: There is mixed support for this application from those living and working near the restaurant, with those living upstairs from the restaurant expressing concern about noise from patrons dining outdoors, and

WHEREAS: The owners of Sosa Borella have proven themselves to be good neighbors and an asset to the community, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 recommends that the SLA approve this application for a one-year renewable license for a sidewalk cafe provided that:

- There are no more than ten chairs at five tables;
- All chairs and tables are placed on the existing raised platform and the platform is not extended;
- All outdoor service ends by 10:00 p.m., at which time all outdoor chairs will be removed;
- Residents' access to the building is not impeded;
- CB#1 has the opportunity to review any application for renewal of this license.

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DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 4 IN FAVOR 3 OPPOSED 0 ABSTAINED 1 RECUSED  
BOARD VOTE: 18 IN FAVOR 3 OPPOSED 2 ABSTAINED

- RE: **279 Church St., liquor license application for Kiko's, a new restaurant/night club**
- WHEREAS: Kiko's has applied for a liquor license at 279 Church Street for a 1,500 square foot restaurant with seating for 56 on the ground floor and a 1,500 square foot night club/disco with space for 70 individuals in the basement, and
- WHEREAS: There are more than 10 establishments with liquor licenses within 500 feet of this location, and
- WHEREAS: Several individuals living near this location have expressed concern about the noise and traffic created by existing establishments and are concerned that a disco on Church Street will increase and compound these problems, and
- WHEREAS: There is a history of problems and illegal activity in this location, which is still owned by the individual who operated these establishments, and
- WHEREAS: The individual who operated the previous illegal establishments also resides at the location, and
- WHEREAS: The proprietor and the individual who previously operated the illegal establishments have had a prior business relationship, and
- WHEREAS: The proprietors/operators of the proposed establishment have no experience operating a restaurant, nightclub, or disco, and
- WHEREAS: The proprietor refused to consider the Tribeca Committee's request that he opens the restaurant without the disco, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 recommends that the SLA disapprove this application after convening a public hearing to consider community concerns.

res.march.00

**COMMUNITY BOARD #1 MANHATTAN**  
**RESOLUTION**

DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: EXECUTIVE**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED

- RE: **Hudson River Park Programmatic Agreement**
- WHEREAS: CB #1 has long been on record in strong support of a new Hudson River Park, and
- WHEREAS: Work on the park cannot proceed until the Army Corps of Engineers issues a permit, and
- WHEREAS: The Community Board is on record urging the Army Corps to issue such a permit on an expedited basis without conducting a lengthy federal environmental impact statement (EIS) since a thorough State EIS has already been completed, and
- WHEREAS: We now understand that before the Corps can act, the Advisory Council on Historic Preservation must approve the Programmatic Agreement governing the treatment of historic resources for this project, and
- WHEREAS: The Advisory Council has conducted an extensive public review process regarding this application for more than a year and the Council appeared to be on the verge of signing off on a final Agreement several weeks ago, only to call for yet another hearing on this matter scheduled for March 23<sup>rd</sup>, and
- WHEREAS: The HRPT's recent agreement to retain a preservation architect to help in the design of the park is a positive development, and
- WHEREAS: Steps have also been taken to insure the proper treatment of the historic bulkhead in the development of the park, and
- WHEREAS: There has now been more than ample opportunity for all the interested parties to review the relevant documents in the draft Programmatic Agreement, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 strongly urges the Advisory Council to complete its process and sign the Programmatic Agreement before the end of March so that the Army Corps completes its review process and signs off on the HRPT permit application immediately thereafter.

res.march.00

**COMMUNITY BOARD #1 MANHATTAN**  
**RESOLUTION**

DATE: MARCH 21, 2000

**COMMITTEES OF ORIGIN: FINANCIAL DISTRICT & SEAPORT/CIVIC**

COMMITTEE VOTE: 14 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **“Recovering the Cityscape: Impressions of History Under Foot”**

WHEREAS: Artist Michele Brody has proposed the installation of 36 new manhole covers at ten sites to commemorate lost elements of old New York, and

WHEREAS: These unique covers will permanently replace existing manhole covers adjacent to the disappeared landmarks, and

WHEREAS: Eight of these sites are located in CB #1 as follows:

- 1) Frederick Phillipse House  
(1689-1820's) at 66 Pearl Street
- 2) Produce Exchange  
(1884-1957) at 2 Broadway
- 3) Assay Office  
(1823-1915) at 30 Wall Street
- 4) Singer Tower  
(1908-1968) at 1 Liberty Plaza
- 5) World Tower  
(1890-1950's) at Pace Plaza
- 6) Collect Pond  
(Ancient history to 1811) at Foley Square
- 7) Five Points  
(Early 1800's to the 1890's) at the corner of Baxter, Worth  
and Park Streets
- 8) Tombs Prison  
(1838-1897) at 111 Centre Street

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 applauds this interesting and historically educational new art work and recommends the approval of these new manhole covers at the above referred sites.

**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: EXECUTIVE**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 23 IN FAVOR 1 OPPOSED 1 ABSTAINED

- RE: **Unified Bulk Program, Department of City Planning proposal to amend the zoning resolution and put into place revised height and massing regulations for new buildings**
- WHEREAS: The City's current Zoning Resolution sets controls on the amount of floor area which can be built on a given site but contains unclear regulations regarding height and massing, and
- WHEREAS: Current zoning encourages the construction of tall buildings set back from the street by allowing greater height and more floor area in return for the provision of open space, and
- WHEREAS: Zoning lot mergers and floor area bonuses for plazas have resulted in out-of scale buildings which dwarf their neighbors and provide little or no public benefit, and
- WHEREAS: The Department of City Planning has put forth a zoning amendment known as the Unified Bulk Program (UBP) which will establish height limits for new buildings in each zoning district outside the central business districts, and
- WHEREAS: Development proposals in the affected zoning districts that seek to exceed the height and setback limits must go through a special permit public review process, and
- WHEREAS: The UBP appears to close some gaping loopholes in the current zoning which has permitted several excessively tall buildings in other parts of Manhattan, and
- WHEREAS: These new regulations would, however, affect only a very small portion of CB #1, primarily in northern Tribeca, and

WHEREAS:

The Community Board is extremely disturbed that two years after committing to work with us on a rezoning plan for the South Street Seaport Historic District, the Department of City Planning still has not produced a study or recommendations on the portion of our district most clearly impacted by proposals for grossly out-of-scale buildings and the UBP does nothing to address this problem, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 conditionally approves the proposed Unified Bulk Program subject to the following conditions:

- 1) The Department of City Planning complete its South Street Seaport Historic District (SSSHD) rezoning study within 30 days and immediately thereafter begin a series of meetings with CB #1 to reach agreement on a Seaport rezoning proposal. Such a zoning amendment should place significant height limits on new buildings in the SSSHD and should be submitted to CB #1 in the form of a ULURP application no later than July 1, 2000.
- 2) Exceptions to the UBP maximum height limits should be by variance only (granted by the Board of Standards and Appeals) – not via the special permit process as proposed.
- 3) The minimum streetwall height for northern Tribeca should be reexamined so that it is lower than 60 feet (as proposed) in some cases. For example, penthouses on historic buildings should be setback regardless of the height of the existing building.
- 4) The total elimination of the sky exposure plane should be reassessed. It may be appropriate to retain it in some cases.

**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **Proposed NORC (Naturally Occurring Retirement Community) program for Southbridge Towers**

WHEREAS: Southbridge Towers (SBT) has requested a grant of \$200,000 from the City to establish a comprehensive program of social, medical and mental health services for Southbridge Towers seniors, and

WHEREAS: Southbridge Towers has found that a large percentage of its residents are aged 60 or older and it has evolved into a Naturally Occurring Retirement Community (NORC), and

WHEREAS: To meet the needs of this aging community SBT has joined with NYU Downtown Hospital to design a program which would include activities such as:

- Education and training classes
- Development of a newsletter
- Social and cultural activities
- Exercise groups
- Support groups
- Intergenerational activities
- Preventative medical services
- Social work services, and

WHEREAS: The SBT area does not currently provide seniors with these important and necessary services, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 supports the application put forth by Southbridge Towers and NYU Downtown Hospital for a grant of \$200,000 from the NYC Department for the Aging to establish a NORC program for the senior residents of SBT.

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DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER**

COMMITTEE VOTE: 7 IN FAVOR 1 OPPOSED 0 ABSTAINED  
BOARD VOTE: 16 IN FAVOR 2 OPPOSED 2 ABSTAINED

RE: **Proposed relocation of OTB Teletheatre Operation to 170 John Street, Yankee Clipper Restaurant**

WHEREAS: The NYC Off Track Betting Corporation has proposed the relocation of their existing teletheatre from its current location at Water Street and Maiden Lane to 170 John Street (The Yankee Clipper Restaurant), and

WHEREAS: This relocation is necessitated by the very poor physical condition of their Water Street space, and

WHEREAS: The Yankee Clipper owner supports this relocation and has agreed to be sensitive to concerns voiced by building residents (of which he is one) regarding noise and crowds, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 has no objection to the proposed OTB Teletheatre relocation to 170 John Street provided that OTB and the Yankee Clipper owner take all appropriate steps to prevent and control excessive noise and other quality of life impacts on the adjacent residential community.

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DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 20 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **80 Franklin Street, application to construct three additional stories**

WHEREAS: The applicant presented no materials, and

WHEREAS: The three-story addition would cause a significant impact on the surrounding area, now

THEREFORE

BE IT

RESOLVED

THAT: The committee requests that LPC not approve this application and hold over this application until CB #1 has reviewed the materials.

res.march.00

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DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 20 IN FAVOR 0 OPPOSED 0 ABSTAINED

- RE: **32 Walker Street, application to construct a three story addition**
- WHEREAS: The committee did not have a problem with the design of the new five story building, and
- WHEREAS: The quality and type of the materials were not in keeping with the historic character of the landmark district, and
- WHEREAS: The type of window and tinted glass were not characteristic of the landmark district, and
- WHEREAS: The applicant agreed to explore other building materials and to use signs rather than awnings over the stores on the first floor, now
- THEREFORE  
BE IT  
RESOLVED  
THAT: Community Board #1 recommends that LPC address these concerns with the applicant and seek a revision before giving final approval, and
- BE IT  
FURTHER  
RESOLVED  
THAT: The applicant appears before CB #1 Landmark Committee prior to LPC's vote.

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COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 20 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **32 Sixth Avenue, application to renovate the lobby**

WHEREAS: The applicant presented materials to construct a new lobby desk, entry turnstiles and replace a screen on the wall, and

WHEREAS: The design and materials are in keeping with the historic nature of the lobby, now

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 recommends that LPC approve this application.

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 20 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **Proposal to landmark all historic manhole covers, coal chute covers and vault covers within landmark districts**

WHEREAS: A presentation was made before the committee to preserve and protect manhole covers, coal chute covers and vault covers on city streets in landmark districts, and

WHEREAS: These items are irreplaceable, now

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 requests that LPC develop citywide guidelines with the proper City agencies responsible for city streets in order to coordinate the reconstruction of road beds and exercise caution, and

BE IT

FURTHER

RESOLVED

THAT:

CB #1 recommends that LPC explore replacement of such covers when possible.

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 20 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **452 Greenwich St, application to construct a rooftop addition and alter the facades**

WHEREAS: The applicant has appeared before this committee twice before, and

WHEREAS: There have been several significant improvements, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 requests that LPC approve this application provided that the color on the window trim not be black and that it be the color teal blue as requested by LPC on all other windows in the district, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The 2 x 2 mesh panels be placed behind the glass or that clear "City Windows" be used instead since the window and door openings are small, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The two lights on the side of the garage be more in keeping with the character of the building and landmark district.

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 19 IN FAVOR 0 OPPOSED 1 ABSTAINED

RE: **465 Greenwich St., application to install mechanical equipment on the roof**

WHEREAS: The applicant responded to CB #1's request to explore alternatives to locating an elevator bulkhead on the edge of the roof, and

WHEREAS: The applicants presented a compelling argument that they have no other options and face a unique hardship in providing reasonable access to the roof, now

THEREFORE

BE IT

RESOLVED

THAT: Although Community Board #1 continues to have reservations about such a highly visible bulkhead, CB #1 has no objection if LPC finds this hardship within its guidelines, but requests that LPC pay special attention to the use of materials.

res.march.00

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 20 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **276 Canal Street, application to install new fire escapes at 2<sup>nd</sup> – 9<sup>th</sup> floors**

WHEREAS: The applicant did not appear, now

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 recommends that LPC hold over this application until the applicant appears before CB #1.

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DATE: MARCH 21, 2000

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 20 IN FAVOR 0 OPPOSED 0 ABSTAINED

- RE: **122 Chambers Street aka 52 Warren Street, proposed landmark designation**
- WHEREAS: The LPC has proposed the landmark designation of the building at 122 Chambers Street aka 52 Warren Street, and
- WHEREAS: The building was erected in 1857 and is a distinguished example of the mid-century store-and-loft buildings that composed the warehouse districts of Lower Manhattan for such wholesale businesses as dry goods and hardware of Swift, Seaman & Co. and its successors, and
- WHEREAS: Both facades of the five-story structure are inspired by the Italian Renaissance palazzo, and
- WHEREAS: The stories above the base are clad in Dorchester stone, and
- WHEREAS: This building represents a fine example of an historical building, now
- THEREFORE  
BE IT  
RESOLVED  
THAT: Community Board #1 recommends landmark designation of 122 Chambers Street.