

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

DATE: MAY 16, 2000

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 1 ABSTAINED  
BOARD VOTE: TABLED

RE: **Newsstand at NEC of Church Street and Cortlandt Street**

WHEREAS: The proposed newsstand location should have no detrimental impact on pedestrian flow in the vicinity of Church St. and Cortlandt Street, now

THEREFORE

BE IT

RESOLVED

THAT:

CB#1 approves the placement of a newsstand at the northeast corner of Church Street and Cortlandt Street.

res.may.00

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**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 1 ABSTAINED

BOARD VOTE: 32 IN FAVOR 1 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **Broadway Streetscape Project**

WHEREAS: The Alliance for Downtown NY has been working on their Streetscape project since 1996, and

WHEREAS: There have been numerous meetings since then to consult with CB #1 regarding the plans and design of the Streetscape project, and

WHEREAS: The Alliance is now ready to begin construction of Phase I of the Broadway Streetscape project (Exchange Place to Liberty Street) and to begin installing the wayfinding signage which was also reviewed by the Community Board, and

WHEREAS: The Broadway construction will entail installing new sidewalks and granite curbs, new street lighting fixtures, and Canyon of Heroes commemorative strips, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 supports the initiation of Phase I construction of the Broadway Streetscape project as well as the installation of wayfinding signage which is scheduled to begin in late May or early June.

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DATE: MAY 16, 2000

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 5 IN FAVOR 2 OPPOSED 0 ABSTAINED 1 RECUSED  
BOARD VOTE: 20 IN FAVOR 8 OPPOSED 4 ABSTAINED 1 RECUSED

RE: **40 Hudson Street, liquor license application for Tribeca Fine Wine**

WHEREAS: Tribeca Fine Wine Merchant's application for an off-premises liquor license at 40 Hudson Street was denied by the State Liquor Authority because of the SLA's concern about the current number of liquor stores in the neighborhood, and

WHEREAS: The applicant came before the Tribeca Committee to request support for reconsideration of this application, and

WHEREAS: The applicant proposes to operate a "low-key, high end" retail wine business which will open at 10:00 a.m. and close no later than 6:00 p.m. daily and is intended to be primarily a delivery business, and

WHEREAS: The applicant is willing to amend the application to stipulate that only wine and no hard liquor will be sold at this location, now

THEREFORE  
BE IT  
RESOLVED  
THAT: Community Board #1 has no objection to SLA approval of a one year application for an off-premises liquor license, provided that the application stipulates that no hard liquor will be sold at this location, and

BE IT  
FURTHER  
RESOLVED  
THAT: CB #1 and the Tribeca Committee continue to be concerned about the over saturation of on-premises liquor licenses in Tribeca.

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**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED  
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 2 ABSTAINED

RE: **179 Franklin Street, liquor license application by Flute Inc.**

WHEREAS: Flute, Inc., has applied for an on-premises liquor license for a proposed bar at 179 Franklin Street, and

WHEREAS: Flute, Inc., proposes occupying a 3900 square foot space, with 100 seats at 27 tables and a total capacity of 190 people, that would be open from 3:00 p.m. to 4:00 a.m. seven days a week, and

WHEREAS: Several residents living near 179 Franklin Street voiced opposition to this application because of concerns about additional noise, traffic, and overall diminution of the quality of life on a residential block that already has a number of businesses with liquor licenses, and

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

WHEREAS: There are already more than three restaurants with liquor licenses on Franklin Street between Greenwich and Hudson, which has significantly increased late-night noise and traffic on a residential block, now

THEREFORE  
BE IT  
RESOLVED  
THAT: CB #1 recommends that the SLA disapprove Flute, Inc.'s liquor license application at 179 Franklin Street, and

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

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**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **125 Church Street, plan to enlarge buildings**

WHEREAS: Construction is underway at 125 Church Street, adding several stories to existing buildings that face Warren, Church and Murray Streets, and

WHEREAS: There are significant concerns about public safety because of questions about the structural integrity of these old buildings and the potential hazards of building bulk on top of aging buildings, and

WHEREAS: Construction is currently occurring in the buildings that are currently occupied by residents and businesses, and

WHEREAS: The Department of Buildings (DOB) has been unable to provide copies of the plans for 125 Church Street to CB #1 or local residents who have requested them, and

WHEREAS: Building permits have not been posted in publicly visible or accessible locations and construction work has been occurring in these buildings on weekends on a regular basis, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

The DOB should stop all work in these buildings until it verifies that all permits and plans are in order, that the building is structurally sound, and that the plans and building procedures are adequate to ensure public safety and structural integrity, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The developer should deliver on the architect's promise to provide complete copies of building plans, structural reports, and related documents to the Community Board, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The DOB must ensure that copies of these plans are on file at the DOB and undertake a thorough re-review of them to ensure that these aging buildings are structurally sound and can support the additional stories, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The developer should post all building permits in prominent, easily accessible street-level locations, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The DOB should ensure that all conditions listed on the permits are enforced and that plans are executed as approved by DOB, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The DOB should not routinely issue permits for work on weekends, and

BE IT  
FURTHER  
RESOLVED  
THAT:

In the event the developer submits an application for a permit to work on weekends, the community should be notified and involved in setting conditions for any weekend permit, and

BE IT  
FURTHER  
RESOLVED  
THAT:

CB #1 is opposed to the growing practice in southern Tribeca of developers adding several stories to existing low-scale structures with historical and architectural value and calls on our elected officials to protect and preserve our neighborhood.

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **321A Greenwich St., application to construct a two-story addition and renovate the building**

WHEREAS: The committee found the back wall and setback to be appropriate, and

WHEREAS: The committee found the new 15 foot setback one floor addition on the roof appropriate in size, and

WHEREAS: The committee found the colors and materials in keeping with the texture and historic character of the building, and

WHEREAS: The committee found the front first floor design and material in keeping with the original facade of the building and the use of diamond plate for the loading dock in keeping with the historic character of loading docks in the district, now

THEREFORE  
BE IT  
RESOLVED  
THAT: CB #1 recommends that LPC approve the application for this work provided the applicant use another material that is in keeping with the historic character of the building.

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **41 Park Row, application to install new storefronts, awnings and signage**

WHEREAS: The committee found the new storefront, awning and signage in keeping with the character of the building and surrounding area, and

WHEREAS: The committee found the materials appropriate and did not detract from the existing facade, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that LPC approve the application for this work.

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COMMITTEE VOTE: 4 IN FAVOR 1 OPPOSED 0 ABSTAINED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **67 Hudson St., application to construct a covered passageway and install a gate and awning at the alley**

WHEREAS: The applicant presented a new design to replace the existing entrance on Hudson Street, and

WHEREAS: The committee found the proposed design and materials of the front gate on Hudson Street in keeping with the historic character of the building, and

WHEREAS: The new interior entrance and covering leading into the building was not visible from the street, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 recommends that LPC approve the application for this work.

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COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **81 Walker St., application to construct a rooftop addition and install a new ground floor infill**

WHEREAS: The committee agreed that the applicant did not present materials or complete drawings for the rooftop addition and new ground floor infill, and

WHEREAS: The committee felt that it was not clear what the size or impact the proposed rooftop addition would have on the surrounding historic neighborhood from the drawings presented, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that LPC not approve the application and hold over the application for this work until adequate drawings and materials are prepared and presented to the Board.

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COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **25 Broad St., proposed landmark designation for the Broad Exchange Building**

WHEREAS: The Landmark Preservation Commission has proposed the landmark designation of the Broad Exchange Building at 25 Board Street, and

WHEREAS: This 21 story building was designed by Clinton and Russell (between 1900-02) and constructed by the George A. Fuller Company, using the latest technologies in steel framing, elevators and caisson foundation, and

WHEREAS: The major facades on both Broad Street and Exchange Place are inspired by the Italian Renaissance Palazzo, now

THEREFORE  
BE IT  
RESOLVED  
THAT: CB #1 recommends LPC designation of the Broad Exchange Building at 25 Broad Street.

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