

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 40 IN FAVOR 0 OPPOSED 0 ABSTAINED

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

WHEREAS: According to Department of Consumer Affairs regulations, a newsstand may not be placed in a bus stop or in front of any building having more than 3 floors of retail use, and

WHEREAS: The proposed newsstand location is in a bus stop and in front of Century 21, now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 recommends that the Department of Consumer Affairs deny this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 40 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **Art installation, “Agora” by Antonia Papa Tzanaki, at Battery Park**

WHEREAS: The NYC Parks Department has proposed the installation of “Agora” by Antonia Papa Tzanaki in Battery Park, and

WHEREAS: “Agora” is a site specific installation of twelve internally lit columns varying in height from 8 to 14 feet and would be exhibited beginning in the fall for a period of 6 months, and

WHEREAS: This piece would be appropriate to and compatible with the proposed site, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 supports this installation.

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COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 39 IN FAVOR 0 OPPOSED 1 ABSTAINED

RE: **14 Wall Street, BSA application for a physical culture establishment on portions of the first and second floors**

WHEREAS: Equinox Fitness has applied to the Board of Standards and Appeals to locate a physical culture establishment on portions of the 1st and 2nd floors at 14 Wall Street, and

WHEREAS: Equinox Fitness is a well known operator of health clubs in good standing, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves this application.

res.june.00

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 35 IN FAVOR 0 OPPOSED 0 ABSTAINED

- RE: **Tweed Courthouse, application to restore Chambers Street steps**
- WHEREAS: The Tweed Courthouse was in need of restoration and rehabilitation, and
- WHEREAS: The restoration of the Tweed Courthouse is keeping with the character of the building, and
- WHEREAS: The placement of brass railing on the steep steps facing Chambers Street are for the safety of people entering and exiting the building, and
- WHEREAS: The two street level glass entry doors setback under the stairs on the right and left side of the stairs will replace a single entry door, and
- WHEREAS: On the south side of the building the existing two windows will be removed for the purpose of fire egresses and replaced with wooden doors to conform with the existing windows, now
- THEREFORE
BE IT
RESOLVED
THAT: Community Board #1 recommends that LPC approve the application as presented, and
- BE IT
FURTHER
RESOLVED
THAT: CB #1 commends the restoration of the Tweed Courthouse.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: HUDSON RIVER PARK

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

RE: **Proposed “Shad Garden” on Pier 26**

WHEREAS: The River Project has presented revised plans for a “Shad Garden” on Pier 26 consisting of several areas with plantings, public seating accommodations, and other functional and decorative elements, and

WHEREAS: The open space on Pier 26 remains severely underutilized by the public at this time due to a chain-link fence separating the Pier from the pedestrian esplanade, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 supports The River Project’s revised plans for a “Shad Garden” on Pier 26, provided that (A) Pier 26 remain open to the public each day during daylight hours, (B) appropriate lighting be installed by the Hudson River Park Trust (HRPT) on Pier 26, and (C) Pier 26 be patrolled by Park Enforcement Police (“PEP”) officers assigned by HRPT, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 calls upon HRPT to remove immediately the existing chain-link fence on Pier 26 and replace it with a decorative fence, with gates, designed to increase public access and encourage public use of the open space on Pier 26.

COMMUNITY BOARD #1 MANHATTAN
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DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **35 Vestry Street, special authorization for residential conversion below the third floor**

WHEREAS: 35 Vestry Street has applied for special authorization for residential conversion below the third floor, and

WHEREAS: This building has been vacant for several years and this conversion will not displace any commercial or retail tenants or uses, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 has no objections to this conversion.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 41 IN FAVOR 0 OPPOSED 1 ABSTAINED

RE: **157 Hudson Street, beer license application for Nucifera (Club Vinyl)**

WHEREAS: Nucifera has applied for a beer license for Club Vinyl at 157 Hudson Street, a dance club with an occupancy capacity of 700 patrons, and

WHEREAS: There is community opposition to this application and several individuals who live adjacent to or near Club Vinyl report significant problems resulting from the current operation of this club, including noise from the amplification system that disrupted the quiet enjoyment of their homes, unruly and uncontrolled crowds that depart the club in early morning hours, shouting, honking, and littering the sidewalks, and

WHEREAS: The owners of this club are unresponsive to these concerns and unwilling to ameliorate any of these problems – or even to acknowledge responsibility for them-so long as they operate within “the letter of the law”, and

WHEREAS: Prior experience with a club with a beer license in the location ultimately resulted in the closure of the club and the removal of its liquor license, and

WHEREAS: There are indications that the negative impacts of the current club will be even worse if alcohol is introduced, now

THEREFORE
BE IT
RESOLVED
THAT: CB #1 opposes the requests for a beer license for Club Vinyl and calls on the SLA to disapprove this application, and

BE IT
FURTHER
RESOLVED
THAT: CB #1 requests that the SLA convene a public 500 foot hearing on this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **169 Hudson Street, special authorization for residential conversion of the first through seventh floors with a penthouse addition**

WHEREAS: The applicant did not appear at the June 15th meeting of the Tribeca Committee, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 requests that the application for residential conversion be held over and no action taken until the committee can discuss the application with the applicant.

res.june.00

COMMUNITY BOARD #1 MANHATTAN
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DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED
BOARD VOTE: 34 IN FAVOR 3 OPPOSED 5 ABSTAINED

- RE: **184 Duane Street, application for a restaurant wine license for Quan Corp.**
- WHEREAS: Quan Corp. has applied for a restaurant wine license at 184 Duane Street in response to the SLA denying them an on-premises liquor license at the same location, and
- WHEREAS: There are is an increasing number of restaurants in the immediate vicinity of 184 Duane Street, and
- WHEREAS: There are already ten licensed premises within 500 feet of 184 Duane Street, and
- WHEREAS: The applicant has already committed several building code violations at the premises, including working without proper permits, sandblasting without a permit, and working on weekends and evenings, and
- WHEREAS: There have been no permits posted for any of the work at 184 Duane Street, and
- WHEREAS: The applicant has not received proper permits from the NYC Landmarks Preservation Commission, and
- WHEREAS: The applicant has not obtained a proper Certificate of Occupancy for the premises, and
- WHEREAS: The kitchen for the premises is in a dangerous location, in which a fire could easily speed to the many buildings tightly packed in the back of the building, and
- WHEREAS: The kitchen for the proposed establishment is located in the midst of several residential buildings and some windows are located within a few feet of the kitchen itself, creating significant noise problems that the owner is unwilling to address, and

WHEREAS: The applicant failed to address any of the community's concerns in the prior proceedings before the State Liquor Authority. In particular, the applicant has failed to address the community's concerns regarding the impacts of traffic, lack of available parking, garbage, and noise, and

WHEREAS: Throughout the entire process, the applicant has demonstrated contempt for this Community Board and the community in which it seeks to operate. In particular, the applicant has performed work in violation of its work permits; performed sandblasting activities without a work permit; erected a sidewalk shed without a permit. In addition, the applicant has made no attempt to work with the community to resolve the noise and odor issues created by the location of its kitchen in the middle of its residential neighbors, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 opposes the requests for a restaurant wine license at this location and calls on the SLA to disapprove it, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 requests that the SLA convene a public 500 foot hearing on this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 40 IN FAVOR 2 OPPOSED 0 ABSTAINED

- RE: **Site 5B, Request for Proposals to be issued by the NYC Economic Development Corporation**
- WHEREAS: NYC's Economic Development Corporation has issued a request for proposals for development of Site 5B, which is bordered by Murray, Greenwich, Warren and West Streets, and
- WHEREAS: Site 5B is the largest underdeveloped parcel of land in Tribeca and CB #1` has long been on record in support of open space recreational uses in this location, and
- WHEREAS: There have been significant changes in the surrounding neighborhoods since the environmental impact statement was done for this site and ULURP approval was given, including:
- Tribeca has the fastest growing population in Manhattan
 - BPC north has several new residential and commercial uses, including a hotel, that have also significantly increased the number of people living and working in the neighborhood
 - There are now four public schools on Chambers Street serving 22,000 students daily
- WHEREAS: These changes are placing unrealistic demands on already inadequate city services, such as police, fire, sanitation and public transportation, and
- WHEREAS: Site 5B's 90,565 square foot lot with a 10.0 FAR could result in a building that is not contextual with the neighborhood as well as overburden city services that are already stretched too thin, now
- THEREFORE
BE IT
RESOLVED
THAT:
- The RFP should be revised to:
 - Mandate the retention of the historic segment of Washington Street that presently bisects the site and the re-mapping of Washington St. if necessary;
 - Set aside a significant portion of Site 5B as open space;

- Limit the overall height of the building to be no taller than the Greenwich Court apartment building across the street;
- Decrease the potentially adverse impact on the neighborhood and city services; and

BE IT
FURTHER
RESOLVED
THAT:

Because there have been such significant changes in the neighborhood since ULURP review, a full EIS should be required along with a full ULURP review and approval process, and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 should continue to be involved in the planning and development of this site.

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DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 35 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **320 Pearl St., application to construct a new eleven-story hotel**

WHEREAS: The Landmarks Preservation Commission's South Street Seaport Historic District designation report in 1977 states that the District "retains much of its early 19th-century character", and that "the small-scale brick buildings.. contrast dramatically with the soaring skyscrapers nearby", and

WHEREAS: The Seaport Museum and other similar buildings have been renovated and new buildings have been built in the District that are contextual to the character and scale of the South Street Seaport Historic District, and

WHEREAS: The proposed application to construct a new eleven-story hotel does not relate successfully to the District's historic buildings - the structure is too massive in bulk and height on a relatively small footprint; the use of white material on the top portion of the building is too overpowering; the fenestration is not of historic character; the treatment of the ground floor entry level is awkward and the sign band at the very low level does not relate successfully in the Seaport Historic District's signage patterns, and

WHEREAS: Significantly, the height of the proposed new eleven-story hotel would pierce through the Historic District's roof scape, now

THEREFORE
BE IT
RESOLVED
THAT: The proposed building is decidedly inappropriate for the Seaport Historic District and would set a negative precedent to the existing delicate balance of renovated, altered and new structures in the District, and

BE IT
FURTHER
RESOLVED
THAT: CB #1 recommends that LPC not approve this application as presented.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 35 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **188 Church Street, aka 130 Duane Street, application to construct a new six story hotel**

WHEREAS: The use of two different facade materials on separate sides of the building is inappropriate to the historic district and there is no precedent to using different materials on each facade, and

WHEREAS: The stairwell up the side of the building protrudes the facades, and

WHEREAS: The absence of a cornice on the building is a prevalent element of the entire Duane Street historic block, and

WHEREAS: The window pattern and procession is non-reflective of windows in the Historic District, now

THEREFORE
BE IT
RESOLVED
THAT: CB #1 recommends that LPC not approve the application as presented.

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DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 5 IN FAVOR 1 OPPOSED 1 ABSTAINED
BOARD VOTE: 16 IN FAVOR 14 OPPOSED 3 ABSTAINED

RE: **105 Chambers Street, application to construct a rooftop addition**

WHEREAS: The applicant has appeared before the CB #1 Landmark Committee with a complete renovation of the building and was approved and was asked to return with a more compatible penthouse design, and

WHEREAS: The new penthouse design will be set back 45 feet from the street, will use pre-weathered material that is non-reflective and the clear story will be eliminated, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 commends the sensitive restoration of the building, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 recommends that LPC approve the application as presented.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 35 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **149-151 Franklin Street, application to install new storefront**

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.

res.june.00

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 4 IN FAVOR 1 OPPOSED 0 ABSTAINED
BOARD VOTE: 23 IN FAVOR 17 OPPOSED 0 ABSTAINED

RE: **Relocation of City Hall Park Greenmarket**

WHEREAS: The Parks Department has requested the relocation of the City Hall Greenmarket because of concerns that oil leaking from the trucks will damage the new pavers, and

WHEREAS: The Greenmarket has expressed a preference for a new site at Foley Square Park at the southwest corner of Centre and Worth Streets across from the Department of Health Building, and

WHEREAS: This site appears to be quite feasible and is accessible to the former patrons of the City Hall Greenmarket, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 supports the relocation of the City Hall Greenmarket to the southwest corner of Centre and Worth Streets with the market to operate either Tuesday or Friday from 8 AM to 6 PM.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: JUNE 20, 2000

COMMITTEE OF ORIGIN: TRANSPORTATION

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 39 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **Spruce Street Reversal**

WHEREAS: There is a very serious traffic congestion problem on Beekman Street (between Gold and Park Row) and Gold Street (between Fulton and Gold Streets) because there are so few streets heading westbound in this area, and

WHEREAS: This problem is exacerbated by the three parking lots on Beekman Street, street closures brought about by Operation Bravo and by the lunch hour closure of Fulton Street, and

WHEREAS: Spruce Street, which runs eastbound, is a very lightly traveled street which could be reversed in direction without causing a major impact on the other existing nearby eastbound streets – Ann Street, Frankfort Street and John Street, and

WHEREAS: Reversing Spruce Street would create a much needed additional westbound street for motorists in this area, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 recommends that DOT study and implement a reversal of Spruce Street to become a westbound roadway.

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DATE: JUNE 20, 2000

BOARD VOTE: 48 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **Anne Compoccia**

WHEREAS: Anne Compoccia has been a member of Community Board #1 since 1980, and

WHEREAS: Anne Compoccia has served as Chairperson of CB #1 for twelve years including the past eight years, and

WHEREAS: Anne Compoccia will be stepping down as Chair at the end of this month, and

WHEREAS: Anne Compoccia has worked and fought tirelessly and diligently on behalf of our Community Board and our community and is responsible for so many for the parks, schools and other amenities won by our Community Board over the years, and

WHEREAS: We are deeply indebted to her for taking on this difficult and challenging position and for performing in an excellent manner, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 thanks and salutes Anne Compoccia for her tremendous work as Chair of Community Board #1, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 awards Anne Compoccia with this plaque as a token of our appreciation for a job well done.