

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 32 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **Woolworth Building, 233 Broadway, revision of plan to construct rooftop addition and install a canopy**

WHEREAS: The committee thanks Skidmore, Owings and Merrill for a considerate and thorough presentation of its current designs for the Woolworth Building, and

WHEREAS: The revised proposal calls for two one-story penthouse additions on the 29th floor, reduced from two stories but now including large bulkheads that were not in the previous plan, and

WHEREAS: The revision will rise a total of 21 feet above the existing parapet, of which the penthouse themselves, each approximately 2700 square feet, extend 12 feet above the parapet and the new bulkheads extend another nine feet, and

WHEREAS: The penthouse materials have changed, from interestingly textured glass vaguely suggesting the “subtext” of the Cass Gilbert grid for the building, to banal clear glass with some copper, and with new railings surmounting the parapets, and

WHEREAS: The design appears to be less architecturally interesting and less contextual, but still highly visible, especially from the southwest, and

WHEREAS: The committee is still of the firm opinion that no substantive visible alterations, except for restoration, should be added to this unique and outstanding building, and

WHEREAS: This Board’s previous comments objecting to canopies along the lower Broadway corridor, as well as remarks praising other elements of the proposed renovation still stand, now

THEREFORE
BE IT
RESOLVED

THAT: The committee urges the Landmarks Preservation Commission to reject the revised penthouse and canopy plans.

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DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 26 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **150 Nassau Street, application to enclose the arcade, alter the south elevation, renovate the storefronts and building entrances and construct a rooftop addition**

WHEREAS: The application calls for a comprehensive renovation of much of the property, formerly known as the American Tract Society Building, as well as significant new construction in preparation for conversion to residential usage, and

WHEREAS: That part of the submission dealing with the base of the building – including glazing the entrance arches, restoring the masonry, and applying stone infill to the side of the building – all seemed appropriate and desirable, and

WHEREAS: The committee was evenly divided on the proposed treatment of the tower, which would in effect create a wholly new enclosed cupola approximately ten feet higher than the existing one, and would significantly alter the proportions of the building, and

WHEREAS: Some on the committee believed that the cupola scheme is too big, and also objectionable on the ground that there is no architectural need to replace the pinnacle of a landmarked structure, while others felt that Hugh Hardy's new design is a rare example of an aesthetic improvement in massing and function over the original, and

WHEREAS: The committee found other rooftop changes objectionable, including a highly visible and gratuitous glass atrium connecting an ill-conceived, oversized mechanical core to the new penthouse cupola, and

WHEREAS: The committee was not provided with sufficient information to properly assess a new parking garage entrance, and was shown no material samples for the window sash replacements, nor has a color been chosen for the window sashes, now

THEREFORE
BE IT
RESOLVED

THAT: Although the base restoration seems pleasing, and although the committee was disposed to trust the judgement of architect Hugh Hardy, given the lack of sufficient information regarding much of this application, the objection to most of the roof structures, and the committee's division over the cupola, we must recommend that the application be rejected.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 23 IN FAVOR 2 OPPOSED 8 ABSTAINED 0 RECUSED

RE: **3-9 Hubert Street, application to amend the design of a previously approved new building**

WHEREAS: The committee was informed that a previous owner had an approval from LPC in 1997 for a different proposal and that this approved proposal had received a variance in late 1998, and now a new owner consortium involving Goldman Sachs and Gentner Realty had bought the site which is presently vacant. The new owner's legal representative assured the committee that the group now had the financial resources to complete the proposal and that LPC had requested that a new concept be considered for the site, and

WHEREAS: The committee was told that the new proposal represented an "international style" concept of one-15 story residential building, two single-story commercial buildings, one, two-story residential building and one three-story residential building which with the 30' by 100' courtyard would represent a development totaling 107,400' compared with the FAR 5 of 96,454' and would require a further modification to the BSA variance, and

WHEREAS: The committee then was told that the first setback on the high rise would be at 88' and would be built of red brick masonry and aluminum windows with cast stone decorative elements and the narrow alley on Collister Street would have column-less internal window bays. It was noted that the proposal was 14' higher than previously approved because the mechanical equipment was now to be all internal, and

WHEREAS: The committee agreed that the proposal represented a new application and not an amendment. There was concern raised about the appropriateness and scale of the development and that many of the windows, being double height, were too large and that there was not sufficient consideration given to the neighbors by the proposed building right up to the lot line and insufficient materials were also presented, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that LPC reject the application and that a letter be sent to the BSA to request a new hearing.

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DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **117 Hudson Street, application to install new storefronts and a ramp at the loading dock**

WHEREAS: The applicant proposes to restore the entire storefront, and add a handicapped-accessible ramp at the loading dock, as well as install a new store and residential doors, and

WHEREAS: The committee thought virtually every element of the program was lovingly considered, sensitively executed and thoroughly presented, and

WHEREAS: Painstaking research was done by the applicants to discern the original palette of building's cast-iron features, and

WHEREAS: The application also calls for the renovation, or, where necessary, replication of the cast-iron exterior folding doors which are a distinctive and famous feature of western Tribeca warehouses, including the subject building, and

WHEREAS: The applicant agreed to keep these beautiful doors closed at night, masking the newly-installed plate glass show windows and obviating the need for security gates, and

WHEREAS: The applicant will even restore and illuminate the antique glass lights which pave the top of the vault, and

WHEREAS: The applicant seems to have done a careful job designing a new handicapped-accessible ramp at the side loading dock, using simple materials, although the committee wishes the pipe railing to be extended continuously to the western end of the dock, for aesthetic and practical reasons, and

WHEREAS: The committee asked that window signage be reduced to the main entrance, rather than across every window on the Hudson Street frontage, which the applicant agreed to, now

THEREFORE

BE IT

RESOLVED

THAT: The committee wholeheartedly recommends approval of this application, with consideration for the signage, night door closings, and pipe rail extension, and commends the architects for their well-researched and appealing work.

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COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **188 Church Street, application to construct a new residential building**

WHEREAS: The current application, to construct a six-story, six-unit residential building, is an immeasurable improvement over the applicant's previously clumsy and contentious attempts to "squeeze a square peg into a round hole", and

WHEREAS: The Reade Street's façade fenestration is now properly aligned with the rest of the block, and

WHEREAS: The structure's massing finally appears to be appropriate and contextual, and

WHEREAS: The Church St. ground-floor frontage is essentially unrelieved plate glass, borrowing the worst features from its immediate Church St., and

WHEREAS: The Church St. facade simply needs more architecture, that is, more elaboration, and

WHEREAS: The applicant provided no materials or color samples in his presentation, now

THEREFORE

BE IT

RESOLVED

THAT: While the Duane Street elevation now seems resolved, and the entire proposal is much, much better than before, the committee recommends that LPC hold over consideration until materials and color samples are provided, and that the applicant continues to develop the Church Street elevation.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: FEBRUARY 20, 2001

**COMMITTEES OF ORIGIN: SEAPORT/CIVIC CENTER AND
FINANCIAL DISTRICT**

COMMITTEE VOTE: 15 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 11 IN FAVOR 19 OPPOSED 3 ABSTAINED 0 RECUSED

RE: **55 Water Street, proposed new Goldman Sachs office tower on existing public plaza**

WHEREAS: Goldman Sachs, with the owners of 55 Water Street, as part of a pending series of zoning text amendments seeks City Planning Commission (CPC) approval to allow the transference and purchase of air rights from the South Street Seaport Zoning Sub-District to 55 Water Street to allow construction of a new 14-story building primarily to house new trading floors for Goldman Sachs on the 40,000 sq. ft. public open space located on the second story plaza along Old Slip between Water Street and South Street, and

WHEREAS: The 40,000 sq. ft. open space was provided to the community in exchange for allowing the south tower of 55 Water St. to exceed its zoning bulk, and

WHEREAS: Goldman Sachs, in compensation for eliminating the 40,000 sq. ft. of public open space, proposes to 1) improve the sidewalk on the east side of Water Street directly south of Old Slip; 2) contribute funds to the renovation of Vietnam Veterans Plaza and that part of the 55 Water Street property that abuts the Plaza directly south of 55 Water Street; and 3) fund the Economic Development Corporation's planned construction of the portion of the East River Bikeway/Walkway along the East River between Old Slip and the Battery Maritime Terminal, and

WHEREAS: Although Goldman Sachs's plan to make the above improvements is laudable, CB #1 finds the above improvements do not replace the loss of 40,000 sq. ft. of public open space, and

WHEREAS: Goldman Sachs has indicated its willingness to participate in the creation and/or improvement of additional open space in the vicinity of 55 Water Street, such as Pier 15, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 is in favor of the CPC approving Goldman Sach's application for a zoning text amendment contingent on Goldman Sachs's funding and maintaining an equal or greater amount of open space in our Community Board district which must also be approved by the Community Board and which must be complete and open to the public before any Certificate of Occupancy is issued for their new building.

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DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 21 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **15 Cliff Street, application for certification by CPC to allow a 357 sq. ft. open air cafe in a plaza**

WHEREAS: The owners of a new residential building under construction at 15 Cliff Street have requested City Planning certification to allow a 357 s.f. open air café in a plaza of 1355 s.f., and

WHEREAS: The proposed cafe is to have 10 tables and 40 chairs, and

WHEREAS: The committee believes that such a cafe would not have a negative impact on the building's residents due to the distance between the cafe and the closest residents and the building owner has agreed to these restrictions, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends approval of the zoning certification to allow a 357 s.f. cafe in the 15 Cliff Street plaza provided that the cafe closes down no later than 10:00 PM on weekday evenings and midnight on Friday and Saturday nights.

COMMUNITY BOARD #1 MANHATTAN
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DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Proposed park edge improvements including a bike path in Battery Park**

WHEREAS: The Conservancy for Historic Battery Park has put forth a proposal, consistent with the Park's Master Plan, to redesign the park edge, and

WHEREAS: The guiding design principles for the redesign of the park edge are:

- Provide a continuous bike path from the East River Esplanade to the Hudson River Bike Path. Battery Park is currently the "missing link" from the east side to the west side.
- Improve pedestrian access and safety for both commuter and tourist foot traffic by widening walkways and controlling the bus drop off area. This plan also improves security lighting.
- Relocate Monuments to the edge of the Park to tell the story of the history of the Park and provide respectful settings for the monuments.

WHEREAS: CB #1 is on record in support of the Battery Park Master Plan and has been a leading advocate of linking the East River Bikeway/Walkway and the Hudson River Esplanade/Bike Path, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports the efforts of the Conservancy for Historic Battery Park to redesign the Parks' edge consistent with their preliminary drawings.

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COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **160 Water Street, BSA application to permit a physical culture establishment**

BE IT
RESOLVED

THAT: Community Board #1 recommends the approval of the BSA application to allow a physical culture establishment (health club) at 160 Water Street.

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DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED
BOARD VOTE: 10 IN FAVOR 18 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **55 Water Street, zoning text amendment regarding the mounting height of signs**

WHEREAS: The Special Lower Manhattan District restricts the heights of signs in C6-9 districts to 40 feet above curb level, and

WHEREAS: A sign in accordance with existing zoning at 55 Water Street would not be visible from the street or feasible due to the presence of an existing metal canopy along the frontage and the window configuration at the first through third floors, and

WHEREAS: McGraw Hill Companies, on behalf of their subsidiary Standard and Poor's has proposed a text amendment which would enable them to install a sign at 55 Water Street not to exceed 48 feet above curb level, and

WHEREAS: The text amendment would allow, in C6-9 districts with the Special Lower Manhattan District, a sign up to a maximum of 50 feet provided the Chairperson of the City Planning Commission certifies that the design features of the building would unduly obstruct the visibility of the sign without such modifications, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends approval of the proposed zoning text amendment to allow for the new Standard and Poor's signage at 55 Water Street.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **235 West Broadway, Liquor Store Bar, application to renew a sidewalk cafe with 5 tables and 25 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license renewal for five tables and 25 seats, at Liquor Store Bar at 235 West Broadway, and

WHEREAS: The hours of operation as previously approved by CB #1 will be that "table service conclude at 10:30 PM and tables taken in by 11:30 PM and a sign posted in the window indicating hours of operations", and

WHEREAS: Residents appeared before the committee with complaints of loud noise late at night and the Liquor Bar representative stated that he had been open until 12:00 AM (midnight), now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports only a one-year renewal of the application for a sidewalk cafe at 235 West Broadway provided that the tables and chairs be removed inside at the previously agreed upon time and that the applicant return after one year for a renewal, and

BE IT

FURTHER

RESOLVED

THAT: Applicant will send a letter to the Community Board agreeing to closing the sidewalk cafe at the above stipulated times.

COMMUNITY BOARD #1 MANHATTAN
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DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 IN FAVOR 4 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 12 IN FAVOR 2 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **124 Hudson Street, proposed Saturday work permit**

WHEREAS: The applicant applied for a Saturday work permit at the construction site at 124 Hudson Street between the hours of 9 AM to 5 PM, and

WHEREAS: The applicant agreed to make no deliveries of materials to the site on Saturday and will setup their work on Friday, and

WHEREAS: The applicant agreed to perform only indoor work and no external work, and

WHEREAS: The applicant agreed to perform no work that would result in excessive noise, and

WHEREAS: The applicant agreed to provide residents with the names and phone numbers of the Saturday on site managers and foreman, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 approves a temporary permit for Saturday construction work for thirty days provided that the Department of Buildings pull the permit immediately if any complaints are received, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 revisits the application in thirty days, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 commends the Department of Buildings for referring this application to the Board for review before issuing a Saturday permit.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 10 IN FAVOR 1 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **323A Greenwich Street, Roc Restaurant, application to renew a sidewalk cafe with 5 tables and 10 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license renewal for 5 tables with 10 seats at Roc Restaurant, 323A Greenwich Street, and

WHEREAS: The hours of operation will be 12 PM (noon) until 10 PM on Sunday – Thursday and 11 AM until 11:00 PM on Friday and Saturday, and

WHEREAS: There have been no complaints received by Community Board #1, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports a five-year renewal application for a sidewalk cafe at 323A Greenwich Street provided that the tables and chairs will be placed only on the Greenwich Street side of the restaurant and not extend past the building line on Duane Street.

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DATE: FEBRUARY 20, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED

BOARD VOTE: 11 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **66 Leonard Street, Leonard Street LLC, application for an on premises liquor license**

WHEREAS: The applicant will conduct a restaurant for 175 people and a bar not to exceed 15 seats, and

WHEREAS: The hours of operation will be 12 PM (noon) until 11:30 PM on Sunday – Thursday and 12 PM (noon) until 12:30 AM on Friday and Saturday, and

WHEREAS: The applicant may have background music and if so agreed to add an adequate sound proofing system, and

WHEREAS: The applicant will not be seeking a sidewalk cafe permit or cabaret license, and

WHEREAS: The applicant agreed to have a refrigerated garbage area, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends the SLA approve a liquor license for two years with the above agreed conditions of operation to be included in the SLA application.

COMMUNITY BOARD #1 MANHATTAN
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DATE: FEBRUARY 20, 2001

**COMMITTEES OF ORIGIN: SEAPORT/CIVIC CENTER AND
FINANCIAL DISTRICT**

BOARD VOTE: 24 IN FAVOR 1 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **55 Water Street, proposed new Goldman Sachs office tower on existing public plaza**

WHEREAS: Goldman Sachs, with the owners of 55 Water Street, as part of a pending series of zoning text amendments seeks City Planning Commission (CPC) approval to allow the transference and purchase of air rights from the South Street Seaport Zoning Sub-District to 55 Water Street to allow construction of a new 14-story building primarily to house new trading floors for Goldman Sachs on the 40,000 sq. ft. public open space located on the second story plaza along Old Slip between Water Street and South Street, and

WHEREAS: Over 30 years ago, the 40,000 sq. ft. open space was provided to the community in exchange for allowing the south tower of 55 Water St. to exceed its zoning bulk, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 reject's the proposed zoning text amendments in their entirety, and

BE IT
FURTHER
RESOLVED

THAT: An applicant seeking to eliminate a substantial open public space and amenity, particularly one such as this that was provided to the community as compensation for allowing the developer to originally construct a larger office tower on this site than was allowed by zoning, must make a compelling case before this Board to gain our approval of such a plan, and

BE IT
FURTHER
RESOLVED

THAT: The applicant here has so far failed to make compelling case for the approval of its plan; indeed, it has not even come close, and

BE IT
FURTHER
RESOLVED

THAT: We invite the applicant to revise its application and return to our Board with a plan that will take all possible steps to minimize the impact of the proposed project on our community and also present us with a full range of alternatives to compensate the community for the proposed elimination of this large community amenity and open space, light, and air, as well as for allowing the addition of still further bulk to this site.