

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: WATERFRONT

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 27 IN FAVOR 0 OPPOSED 3 ABSTAINED 0 RECUSED

RE: **Governors Island Legislation**

WHEREAS: Governors Island has always been an important part of CB #1, and

WHEREAS: CB #1 has played an active role for many years in pursuing the transfer of Governors Island to the State and City and in developing a plan to create a desirable and attractive destination for the public, and

WHEREAS: CB #1 is pleased that legislation is under discussion to transfer the Island from the Federal government to a new Governors Island oversight entity, and

WHEREAS: CB #1 has a strong desire to continue to play our rightful planning and oversight role in the redevelopment of Governors Island, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends the following modifications be applied to any and all proposed Governors Island legislation:

- 1) CB #1 should have a seat and full vote on the Board of the Governors Island Redevelopment Corporation. The Manhattan Borough President should be given the power to select one member of the Board who must be a resident of CB #1 and preferably a member of CB #1.
- 2) City zoning should apply to Governors Island in much the same manner it applies to Battery Park City, another State authority.
- 3) Language must be strengthened to assure that public open space facilities are intended primarily for the general public including residents of CB #1. Public/community use of these facilities should particularly be assured on Saturday and Sundays and during after-school hours.
- 4) The Advisory Board should be provided with a budget and staff support to assure that it can function effectively.

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DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: WATERFRONT

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 22 IN FAVOR 11 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **River Bike's Inc.**

WHEREAS: River Bike's Inc. has put forth a proposal to create a bicycle rental concession along the Hudson River bike path, and

WHEREAS: CB #1 generally is supportive of this conceptual plan to enable more people to enjoy bike riding in this bicycle riding designated area, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports the concept presented by River Bike's Inc. with the following modifications agreed to by the operator:

- 1) River Bike Inc. makes an effort to encourage its customers to utilize only bike paths and specifically to avoid riding on the congested Battery Park City Esplanade.
- 2) River Bike Inc. should meet with Tessa Huxley of the BPC Parks Corp. to develop a plan to address overcrowding concerns along the Esplanade
- 3) Review and reconsider the plan to utilize mountain bikes, which may be too heavy and promote excessively aggressive driving.

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RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: TRIBECA

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

RE: **430 Greenwich Street, special permit to allow a loft dwelling unit on the ground floor**

WHEREAS: The owners of 430 Greenwich Street have applied to the City Planning Commission for a special permit to allow a loft dwelling unit on the ground floor of an existing seven story building, and

WHEREAS: This residential conversion does not have an adverse impact on manufacturing in the area or the building, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends approval of this application.

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COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 23 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **226 West Broadway, application to allow accessory off-street parking spaces in a residential building**

WHEREAS: The owners of 226 West Broadway have requested an authorization from the City Planning Commission to allow three single family accessory off street parking spaces on the ground floor of an existing four story residential building, and

WHEREAS: The parking would occur in a space previously used for parking and storage and would be limited to the use of the current occupants, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the legalization of this accessory parking subject to any approvals necessary by the Landmark Preservation Commission.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: TRIBECA

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

RE: **Proposed temporary art installation of “Foggy Day” by Matthew Geller for Cortlandt Alley**

WHEREAS: Matthew Geller has proposed the installation of an art project entitled “Foggy Day” in Cortlandt Alley between White Street and Walker Street, and

WHEREAS: The ground will be coated with removable translucent rubber which will necessitate the closure of Cortlandt Alley for eight weeks, and

WHEREAS: At lunch, after work, dusk mist will be produced to create a temporal evanescent structure, and

WHEREAS: Mr. Geller has received letters of support for the project from the landlords of buildings adjacent to the site, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 enthusiastically supports the siting of “Foggy Day” in Cortlandt Alley for 6-8 weeks and considers it an asset to the art community of Tribeca.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED
BOARD VOTE: 34 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **460 Greenwich St., Soso Bolla, application to renew a sidewalk café license with 5 tables and 10 seats**

WHEREAS: The applicant has applied for a renewal sidewalk café license for 5 tables and with 10 seats, and

WHEREAS: The hours of operation approved by CB #1 are until 11 PM on weeknights and 12 AM on weekends, and

WHEREAS: CB #1 has not received complaints of loud noise, and

WHEREAS: CB #1 has not received opposition from the community, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports a five year renewal for a sidewalk café license at 460 Greenwich Street provided the above conditions are included in the license.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED
BOARD VOTE: 34 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **21-23 Peck Slip, Quartino, new application for a sidewalk café with 11 tables and 26 seats**

WHEREAS: The applicant has applied for a new sidewalk café license for 11 tables and with 26 seats, and

WHEREAS: The hours of operation approved by CB #1 are until 11 PM on weeknights and 12 AM on weekends, and

WHEREAS: The applicant will remove the tables and chairs at closing, and

WHEREAS: The applicant agreed to post a sign in the window indicating hours of operation, and

WHEREAS: The applicant will not enclose the boundaries of the sidewalk café, and

WHEREAS: CB #1 has not received opposition from the community, and

WHEREAS: The applicant agreed to no tables or seats on Water Street, and

WHEREAS: The applicant agreed to six three-foot tables with up to 24 seats on Peck Slip, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports a one year trial for a sidewalk café license at 21-23 Peck Slip provided the above conditions are included in the license and the applicant returns after one year for a renewal.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED
BOARD VOTE: 34 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **90 Baxter Street, Java Malaysian Restaurant, application to renew a sidewalk café with 7 tables and 22 seats**

WHEREAS: The applicant has applied for a renewal sidewalk café license for 7 tables with 22 seats, and

WHEREAS: The hours of operation shown on the current license and approved by CB #1 are 12 PM until 10 PM, Monday-Sunday, and

WHEREAS: The applicant will remove the tables and chairs at 10 PM, and

WHEREAS: The applicant agreed to post a sign in the window indicating hours of operation, and

WHEREAS: The applicant will not enclose the boundaries of the sidewalk café, and

WHEREAS: CB #1 has not received complaints of loud noise, and

WHEREAS: CB #1 has not received opposition from the community, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports a five year renewal for a sidewalk café license at 90 Baxter Street provided the above conditions are included in the license.

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COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

RE: **134 West Broadway, Petite Abeille, application to renew a sidewalk café with 7 tables and 14 seats**

WHEREAS: The applicant has applied for a sidewalk café license renewal for 7 tables with 14 seats, and

WHEREAS: The hours of operation approved by CB #1 are until 11 PM on weeknights and 12 AM on weekends, and

WHEREAS: The applicant will remove the tables and chairs at closing, and

WHEREAS: The applicant agreed to post a sign in the window indicating hours of operation, and

WHEREAS: The building has in place planters which obstruct the sidewalk, and

WHEREAS: The applicant will not enclose the boundaries of the sidewalk café, and

WHEREAS: CB #1 has not received complaints of loud noise, and

WHEREAS: CB #1 has not received opposition from the community, now

THEREFORE

BE IT

RESOLVED

THAT: The applicant will notify the landlord to either remove or reposition the planters, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 supports a five year renewal for a sidewalk café license at 134 West Broadway provided the above conditions are included in the license.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 24 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Co-naming of Park Row between Ann St. and Beekman St. to J & R Row**

WHEREAS: By Mayoral proclamation, to commemorate the opening of J & R's new store on 1 Park Row, Park Row between Ann Street and Beekman Street was co-named for one month "J & R Row," and

WHEREAS: J & R Music World/Computer World, with the support of NYC Council Member Kathryn Freed, requests Community Board approval to make the co-naming permanent by the installation of (a) blue co-naming street sign(s), and

WHEREAS: CB #1 has concerns over the ramifications of co-naming any street, much less quite a historic street as Park Row, after a commercial enterprise, and

WHEREAS: The Committee was not presented with any examples of such a commercial street co-naming and is not aware of any existing commercial street co-naming within CB #1, and

WHEREAS: The Committee felt setting such a precedent would allow for requests from any number of equally important, if not older, more established commercial enterprises, and

WHEREAS: The Committee felt particularly concerned that the impetus of this request emanates from the opening of a new building that replaced a historic building that J & R demolished and whose facade was destroyed despite the urgings of the Landmarks Preservation Commission and this Community Board to incorporate some of the building's historic elements into the design of the new building, and

WHEREAS: There is no dearth of J & R signage on its properties along Park Row (most of which are illegal) to inform the public and tourists of the location and presence of J & R in our community, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes the co-naming of Park Row between Ann Street and Beekman Street "J & R Row."

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 33 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **Proposed community uses for Hudson River Park adjacent to Battery Park City**

WHEREAS: The Hudson River Park Trust will soon begin the process of designing Segment 1 which is the area located between Route 9A and Battery Park City and runs from Albany Street to Battery Place, and

WHEREAS: This area has long been used by the residents of Battery Park City for community gardens, a dog run, basketball, a playground etc., and

WHEREAS: The tennis courts and basketball court in the north neighborhood will be replaced by the new ballfields, and

WHEREAS: Battery Park City is the only community which is situated west of the Hudson River Park and this area has been for years used as an amenity by the local community, now

THEREFORE
BE IT
RESOLVED

THAT: The Hudson River Park Trust when designing this space include tennis courts, basketball courts, community gardens, a dog run and other such existing amenities, and

BE IT
FURTHER
RESOLVED

THAT: The Hudson River Park Trust and the Battery Park City Authority work closely together with the local community in the design process, and

BE IT
FURTHER
RESOLVED

THAT: We encourage the Battery Park City Authority to contribute funds if necessary to ensure the continuation of these community amenities.

COMMUNITY BOARD #1 MANHATTAN
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DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 8 IN FAVOR 1 OPPOSED 1 ABSTAINED 0 RECUSED
BOARD VOTE: 28 IN FAVOR 4 OPPOSED 3 ABSTAINED 0 RECUSED

RE: **Proposed adult establishment text changes**

WHEREAS: The proposed zoning text changes consists of technical amendments of current zoning rules adopted in 1995 for adult establishments by the City Planning Commission and the City Council and approved by CB #1, and

WHEREAS: Operators of adult establishments have attempted to evade enforcement under the regulations through superficial compliance measures, and

WHEREAS: Several court rulings have narrowed the scope and applications of the regulations in ways which are contrary to the original intent of the City Planning Commission and the City Council, thus requiring amendments, and

WHEREAS: The proposed zoning text changes relating to the definitions of an “adult book store” and an “adult eating or drinking establishment” will define the physical lay-out and method of operation, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves City Planning’s application N 010508 ZRY – Adult Establishment text changes.

COMMUNITY BOARD #1 MANHATTAN
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DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 1 OPPOSED 2 ABSTAINED 1 RECUSED
BOARD VOTE: 30 IN FAVOR 3 OPPOSED 3 ABSTAINED 1 RECUSED

RE: **323A Greenwich Street, Roc Restaurant, modified application for a sidewalk café license for an additional 5 tables and 10 seats on Duane Street**

WHEREAS: CB #1 on February 20, 2001 approved Roc Restaurant's sidewalk café renewal application for five years for 5 tables and 10 seats 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, and the railings will be removed and the size of the platform reduced by March 11th as per CB #1's earlier resolution adopted on February 15, 2000, and

WHEREAS: Roc Restaurant, after agreeing to the above conditions at the February 20, 2001 Community Board meeting, re-applied to Consumer Affairs to modify its sidewalk café application to include an additional 5 tables and 10 seats on the Duane Street side of the restaurant, and

WHEREAS: CB #1 received a petition and letters for and against the Duane Street sidewalk café of which only nine persons in favor of the café on Duane Street live on Duane Street and are not adjacent to the restaurant, and

WHEREAS: CB #1's concerns remain the same that a sidewalk café on Duane Street would generate noise that would affect the quality of life on Duane Street since the street is quiet in the evenings and several resident's bedrooms face the street, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not approve the modification to include 5 tables and 10 seats on Duane Street, and

BE IT
FURTHER
RESOLVED

THAT: CB #1's February 20, 2001 resolution still stands.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **138 West Broadway, application to replace a storefront installed without Landmarks Preservation Commission permits**

WHEREAS: The applicant intends to construct a new storefront including shop windows, a store entrance and a residential entrance door (to a pre-existing residential entrance), and

WHEREAS: The current ground-floor façade is in deplorable condition, having been subject to many alterations and a flood, and

WHEREAS: The applicant essentially plans to replicate the original storefront façade, based on historic photographs, but using powdered and painted steel in place of cast iron, and

WHEREAS: Even questionable massing issues in the proposal, such as the addition of an odd-half-bay, and double transoms over the retail doorway, are justified by the historic photographs, and

WHEREAS: Clear glass will be used for fenestration, and the steel will be painted a dark brown, similar to the cast iron on the existing, adjoining storefront to the north, and

WHEREAS: The new lessee is a fairly well-known architectural metals designer and restorer, offering hope that the materials used will be of high quality, design and fabrication, now

THEREFORE
BE IT
RESOLVED

THAT: The committee recommends that LPC approve this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 33 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **8 Thomas Street, application to construct bulkhead at the roof and replace the infill in one ground floor bay**

WHEREAS: 8 Thomas St. is a magnificent individual NYC landmark designed by Morgan Slade in 1875, mansion-like in proportion and rich in elaborate and eclectic surface detail, and

WHEREAS: The applicant intends to make a number of significant modifications as well as restoring much of the outer shell, in order to make the building function as a two-family residence over a commercial ground floor, and

WHEREAS: The restoration plans seem meticulous, and call for the use of historically accurate and high-quality materials, and

WHEREAS: Modifications include the addition of a number of lot-line windows and three rooftop bulkheads, as well as alterations to one street-level bay, and

WHEREAS: The new lot-line penetrations appear in a side wall that is unarticulated, otherwise in need of repair, and was not meant to have been exposed as a visible façade in the first place, and might actually mitigate the amputated effect of the current side wall, and

WHEREAS: The three leaded copper rooftop bulkhead will cap an elevator head house, an emergency staircase and another staircase providing access to the proposed roof deck, and

WHEREAS: While the committee had some difficulty with the number of bulkheads, and was not provided with a rear (Duane St.) sightline, we came to the conclusion that these rooftop additions were so placed as to be as minimally intrusive as possible, and

WHEREAS: The applicant's proposal to restore all of the original cast-iron street-front pocket doors (a signature Tribeca architectural element) in all three bays went a long way in making palatable the more controversial plan to create a new glass and steel residential door and entryway in the western bay, which will mimic the pattern of the original cast-iron pocket doors, and

WHEREAS: The committee felt that, under other circumstances, we might be less inclined to approve the bulkheads and residential door as presented, in this instance, the project must be put in the context of a splendid landmark which has been derelict for almost a decade, a building whose structural defects and restoration costs have confounded a series of owners, and whose location next to the mutant, priapic Tribeca Tower makes further discussion of an additional seven and one-half feet atop this five-story structure seen academic, now

THEREFORE

BE IT

RESOLVED

THAT: The committee recommends that LPC approve this application.

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COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: APRIL 17, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **188-190 Duane Street, application to install a storefront**

WHEREAS: The applicant intends to install a primarily plate-glass and aluminum storefront behind the existing original cast-iron columns of this façade, and

WHEREAS: The committee thought the proposed floor-to-ceiling plate glass infill inappropriate and not in keeping with the recently and carefully reworked storefronts to the east of 188-190 Duane Street, and

WHEREAS: The attempt here to express the contiguous bulkhead line of the buildings on the street with brushed aluminum mullion strips is ineffective and really rather pathetic, and

WHEREAS: The applicant intends to paint the loading dock diamond plate matte gray, which is fine, and the original cast iron façade elements taupe beige, which is not fine, now

THEREFORE

BE IT

RESOLVED

THAT: The committee urges LPC to reject this application as proposed, and work with the applicant to design smaller store windows, a more congruent and solid bulkhead, and a darker, more contextual color for the façade's cast-iron material.