

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: EXECUTIVE**

COMMITTEE VOTE: 24 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 33 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Community Board participation in the rebuilding of Lower Manhattan**

WHEREAS: The horrendous events of September 11<sup>th</sup> will forever impact our city, our nation, and the entire world, and

WHEREAS: No place is feeling the affects of this disaster more than Lower Manhattan which witnessed the devastating loss of life and property and continues to deal with dislocated and shakened residents and businesses, and

WHEREAS: While living in the aftermath of this devastation will continue to be difficult for everyone in CB #1 during the weeks and months ahead, we strongly agree with the many voices, led by Mayor Giuliani, urging that we dedicate ourselves to the prompt reconstruction of Lower Manhattan, and

WHEREAS: CB #1 is the NYC charter-mandated organization charged with playing a substantial role in local land-use planning and decision-making, and

WHEREAS: The decisions soon to be made regarding the reconstruction of the World Trade Center site will profoundly impact our district for decades to come and provide us with a unique opportunity to address an array of transportation, education and open space issues and create a stronger and more attractive Lower Manhattan for businesses and residents, and

WHEREAS: CB #1 is representative of and works closely with all segments of the Lower Manhattan community and has a strong record of collaborating successfully with City, State and Federal government agencies and authorities as well as private developers on many important and acclaimed development projects, and

WHEREAS: CB #1 and the people we represent are strongly committed to the future of our Lower Manhattan district, now

THEREFORE  
BE IT  
RESOLVED

THAT: Any entity established to oversee the reconstruction of Lower Manhattan include consultation with and representatives of Community Board #1 and our local elected officials so that we may continue to play our statutory role of providing the citizens of Lower Manhattan with a voice in the planning of our district.

res.oct23

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: YOUTH & EDUCATION**

COMMITTEE VOTE: 10 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 27 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Crisis Funding/Beacon School for Lower Manhattan**

WHEREAS: The World Trade Center disaster has resulted in long term damage and destruction to people's lives and property throughout Lower Manhattan, and

WHEREAS: All the communities within Community Board #1 have been hard hit, and

WHEREAS: The strength and foundation of our district in recent years has been the remarkably strong and ever-growing residential communities of Tribeca, Battery Park City, the Seaport/Civic Center, and the Financial District which now have been dealt a serious blow and whose future are uncertain, and

WHEREAS: Among the hard hit groups are our children who have been displaced from their schools, parks and after-school programs, and

WHEREAS: People had to evacuate their homes and thousands remain homeless, and

WHEREAS: Many families have already chosen to leave this area and relocate to a more stable community, and

WHEREAS: It is incumbent on the City to work closely with the Community Board to rebuild our residential infrastructure and assure people that there is a bright future ahead for these families, and

WHEREAS: It is absolutely critical that resources be provided to rebuild the facilities and programs, which have made this community so desirable, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 very strongly urges the Board of Education and the City's Department of Youth and Community Development to identify special funds for the purpose of rebuilding and expanding our local youth programs, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 specifically requests that a Beacon School be established in our district to provide our children with safe, secure and adequately funded youth programs which would prevent the exodus of families, and would help with the healing process for the 4000 children in Lower Manhattan whose families are so critical to the future of our community.

res.oct23

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 11 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Triangle Park at Canal, Varick and Laight Streets**

WHEREAS: The NYCDOT Manhattan Borough Commissioner Andrew Salkin, Port Authority representatives Terry Benezik and Sandra Dixon, and NYC Park's Department Greenstreets supervisor Gail Wittiwier-Laird came to the Tribeca Committee on Thursday, September 6, 2001 to present plans for a new park at the dangerous intersection triangle of Canal Street, Varick Street and Laight Street, and

WHEREAS: There was an agreement between NYCDOT and the P.A., which jointly owns the land, to provide a park designed and maintained by the Parks Department Greenstreets program. The funding was in place and most of the work would be coordinated and built in house, by NYCDOT, Parks Department and DEP. The P.A. was expected to endorse an M.O.U. for this project at their board meeting on October 25th, and

WHEREAS: The Tribeca Committee at that time voted unanimously 16-0-0 to approve the project with constructive comments regarding the details of the design made by committee members and noted by the parks designer, Ms. Wittiwier-Laird, and

WHEREAS: This project was the result of a highly commendable degree of cooperation and coordination among the various agencies, and followed the recommendation from the Manhattan Borough President Canal Street traffic study of 2000, and

WHEREAS: With the tragic and catastrophic events of the attack on the WTC on Tuesday September 11, 2001, many lives have been lost, buildings and infrastructures have collapsed, livelihoods have been damaged, and projects have all been put on hold, to attend to more urgent matters, and

WHEREAS: CB #1 understands the need at this time to prioritize the efforts in rebuilding this area, and

WHEREAS: The location of this park is a central gateway into Tribeca, and a primary portal into NYC from the Holland Tunnel administered by the PA and it is within very close proximity to the NYPD 1<sup>st</sup> PCT, and the FDNY Ladder Co. #8 (all of which are an very integral parts of our community), now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 considers this to be an important project for the safety of pedestrians and for the flow of traffic, which had already been identified to be in desperate need of improvement, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 believes that this park would provide an ideal tribute to all the victims of the attack on the WTC; and it would fulfill a priority need of this community by dedicating this park especially to those who sacrificed their lives to save others, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 urges the agencies and the Manhattan Borough President to continue to coordinate and cooperate so that the development of this project can move forward.

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 11 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Small Businesses**

WHEREAS: Downtown Manhattan is composed of many neighborhoods with extraordinary historical and cultural significance, and

WHEREAS: The downtown neighborhoods of Tribeca, Battery Park City, the Financial District and the South Street Seaport are the home to many and varied small businesses, including many unique retail shops, restaurants, live-in professionals, other service establishments, and which are an integral party of our community, which is the fastest growing community in Manhattan, and

WHEREAS: The World Trade Center disaster has devastated many businesses in Lower Manhattan, many of which are thinly capitalized, have little or no insurance coverage, and have lost virtually all business since September 11<sup>th</sup> and are facing a long winter continued limited access by customers and vehicles, noxious odors, emergency vehicles, and a very poor business climate, now

THEREFORE  
BE IT  
RESOLVED

THAT: The Lower Manhattan small business community must be considered to be immediate and direct victims of the World Trade Center disaster by all relevant governmental authorities, charities, and all others channeling aid to World Trade Center victims, and

BE IT  
FURTHER  
RESOLVED

THAT: Immediate attention must be paid to this problem to avoid the loss of a large portion of the small business community of Lower Manhattan, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 calls on its elected officials to provide aid in the form of grants to help these business during this unprecedented difficult period and to insure the survival of these businesses until the time that our district is fully reopened and patrons have normal access and desire to come and do business in Lower Manhattan.

res.oct23

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: EXECUTIVE**

BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Community Board Budget Reduction**

WHEREAS: CB #1 is dealing with an unprecedented disaster in Lower Manhattan affecting our entire district, and

WHEREAS: The September 11<sup>th</sup> attack has created an overwhelming workload as we continue to work nearly exclusively on issues arising from this incident, and

WHEREAS: CB #1 is performing a vital public service in providing our population with critical information on a wide range of issues and has been constantly advocating on their behalf for appropriate relief and other measures to deal with this matter, and

WHEREAS: Barely a month after the incident, CB #1 has been informed of a 15% budget cut instituted by the City upon our Board and all others to address an anticipated City budget deficit, and

WHEREAS: Like all Community Boards which allocate the vast majority of their budget into staff salaries, in order to absorb this reduction we would need to reduce our staff of three which would be unconscionable at a time such as this, and

WHEREAS: Mayor Giuliani has announced that this budget cut should not be accomplished by job cuts which would be impossible for Community Boards, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 urges the Mayor, City Council and all public officials to reconsider the 15% budget cut imposed upon all Community Boards, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 feels that the excellent and critical work being performed by our Board around the clock to deal with the September 11<sup>th</sup> disaster in Lower Manhattan should place our Board in a special category exempting our tiny agency from these budget cuts so that we can continue to perform this vital public service.

res.oct23

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

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

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

**RE: Thanking the Sanitation Department and Con Edison**

**WHEREAS:** In the aftermath of September 11<sup>th</sup> when Lower Manhattan was closed to all but official vehicles and private carters couldn't serve our district, the Sanitation Department removed tons of debris, including commercial rubbish, from our local streets while maintaining regular service to the neighborhood surrounding the WTC, thereby restoring the streets for pedestrian traffic, and

**WHEREAS:** The Department of Sanitation continues to wash the streets down every day around the clock, sometime four times a day, and

**WHEREAS:** The Sanitation Department is also playing a major role in the removal of WTC debris under the leadership of Superintendent Patrick Monaco, and

**WHEREAS:** Con Edison worked 24 hours a day to lay down 30 miles of emergency power lines on our the street surfaces to restore electric and gas services to the Downtown area, and

**WHEREAS:** Con Edison installed a series of special wooden and Jersey barriers along the route of these power lines to insulate and protect the public from danger and accomplished this difficult job quickly and efficiently working through the night and rain, now

**THEREFORE**

**BE IT**

**RESOLVED**

**THAT:** CB #1 thanks the NYC Department of Sanitation and Con Edison and their dedicated workers for their prompt and incredible work in restoring the quality of life for the residents and businesses of Lower Manhattan.

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 4 ABSTAINED 0 RECUSED

RE: **20 Warren St., liquor license application for Veinte Catering Corp.**

WHEREAS: The applicant for 20 Warren Street (Veinte Catering Corp.) did not appear before the committee nor did they call the Board office, and

WHEREAS: The State Liquor Authority web site stated that the liquor license for the premises has expired, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends the SLA not approve a liquor license for 20 Warren Street and informs the SLA that a new liquor license application is required.

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: YOUTH & EDUCATION**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Reoccupation of local schools**

WHEREAS: The safe re-occupancy of our local schools is of critical concern to the parents of our district, and

WHEREAS: The quality of the air both inside and outside the schools requires careful oversight to insure that proper filtration and on-going monitoring is performed and is effective, and

WHEREAS: The recommendations contained in this resolution have been prepared in consultation with the Parents Association of PS and IS 89, PS 234 and Stuyvestant High School, and

WHEREAS: The return of our children to safe schools in their community will help stabilize our residential community which is vital to the recovery of our district, now

THEREFORE  
BE IT  
RESOLVED

THAT: Prior to returning local children to their original school buildings, the following steps must be taken:

- 1) All buildings returned to the Board of Education and professionally cleaned.
- 2) All buildings tested and retested in coordination with a private consultant hired by the Parents Associations.
- 3) The barge located on Pier 25 must be relocated. Dust created at that site is blowing down wind towards our schools. There must be demonstrated enforcement of the EPA requirements concerning the washing and covering of the trucks.
- 4) The existing HVAC units must be upgraded with a HEPA class filter, to filter the air before it enters the system, and to create a positive pressure within the buildings, which will limit air infiltration.

- 5) The checkpoints and Police presence surrounding the schools must be adjusted in order to have access and normalcy for our children. There must be a path that enables parents and student to get from the south end of Battery Park City to the north end.
- 6) There must be a system put in place to warn the schools of any major changes in air quality or construction events, and

BE IT  
FURTHER  
RESOLVED

THAT: Although we look forward to the day that we return to our schools, we must insist that until the above conditions are satisfied, we cannot in good conscience return our children to our school buildings.

res.oct23

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **65 Leonard Street, beer and wine license application for Juliet Corp.**

WHEREAS: The applicant will conduct a restaurant for 8 people, and

WHEREAS: The hours of operation will be 6:30 AM until 10 PM, and

WHEREAS: The applicant will not be seeking a sidewalk café permit and will not seek a cabaret license, and

WHEREAS: The applicant agreed to have an indoor 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 new beer and wine license for Juliet Corp. at 65 Leonard Street for two years with the above agreed upon conditions of operation to be included in the application.

res.oct23

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **147 Duane Street, liquor license application for "A Taste of Art NY"**

WHEREAS: The applicant will conduct a restaurant for 22 people and a 6 seat bar, and

WHEREAS: The hours of operation will be noon until 10 PM, Sunday - Monday and

WHEREAS: The applicant will have background music only, and

WHEREAS: The applicant will not be seeking a sidewalk café permit and will not seek a cabaret license, and

WHEREAS: The applicant agreed to have an indoor 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 new liquor license for A Taste of Art NY at 147 Duane Street for two years with the above agreed upon conditions of operation to be included in the application, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 waives the requirement for a 500-foot hearing.

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **110 Reade Street, liquor license transfer application**

WHEREAS: The applicant will conduct a restaurant for 60 people and a 3 seat bar, and

WHEREAS: The hours of operation will be 11 AM until midnight, Monday – Sunday,  
and

WHEREAS: The applicant will have only background music, and

WHEREAS: The applicant will not be seeking a sidewalk café permit and will not seek  
a cabaret license, 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 transfer liquor license for Viet  
Restaurant at 110 Reade Street for two years with the above agreed upon  
conditions of operation to be included in the application, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 waives the requirement for a 500-foot hearing.

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

DATE: OCTOBER 23, 2001

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

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **New 911 Center near Police Headquarters**

WHEREAS: The City is planning to construct a new 911 Center adjacent to Police Headquarters in space formerly occupied by the Fire Department and a municipal garage, and

WHEREAS: The proposed facility will contain 160,000 s.f. of space on seven floors including two floors below ground and will house 300-400 employees, and

WHEREAS: This facility will serve as a back up to the main 911 Answering Center located at Metrotech in Brooklyn, and

WHEREAS: CB #1 is on record opposing any new 911 Center unless substitute parking to replace the lost Municipal Parking lot is provided, and

WHEREAS: The stairway which provides a critical link between the Seaport area and the Civic Center must be retained, and

WHEREAS: We need additional information regarding the type, power, location and direction of the assorted antennas and microwaves to be mounted on the building and a study analyzing potential health effects arising from them, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 opposes the construction of the new 911 Center near Police Headquarters unless the above conditions are adequately addressed.

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **10 Liberty Street**

WHEREAS: CB #1 is pleased that the developers of 10 Liberty Street are proceeding with plans to construct a 45 story, 288 unit residential building with ground floor retail and a 4,856 s.f. urban plaza on this site across from Chase Manhattan Plaza, and

WHEREAS: To construct the proposed building, the applicant would require the following: (1) a zoning text amendment that would allow, by special permit, modifications in the Special Lower Manhattan District to setback, lot coverage, and maximum horizontal dimension requirements above 300 feet; (2) a special permit modifying street wall, setback and lot coverage requirements; (3) a special permit that would allow the applicant to modify the elevation and obstruction requirements for the urban plaza to be constructed in connection with the proposed building; (4) a special permit for the 200 space public parking garage; (5) certification that the kiosk proposed to be constructed in the urban plaza complies with the requirements of the Zoning Resolution, and

WHEREAS: The Community Board feels the revisions before us result in a well designed building, garage and public plaza which will serve the needs of our district, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends the approval of ULURP items C 020063 ZSM, N 020062 ZRM, C 020064 ZSM, C 020065 ZSM and N 020066 ZCM to facilitate the construction of the proposed 45 story building at 10 Liberty Street.

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 2 ABSTAINED 1 RECUSED  
BOARD VOTE: 26 IN FAVOR 4 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **3-9 Hubert Street, BSA application for a minor modification to a previously approved BSA resolution**

WHEREAS: The developers of 3-9 Hubert Street were granted a BSA variance permitting the construction of a twelve story residential building plus a two-story penthouse on November 4, 1998, and

WHEREAS: Since the original approval the property has been sold and the new owner requested a new approval from LPC to amend the design of the building, which was granted on June 1, 2001, and

WHEREAS: This application seeks to amend the LPC approved building to allow a change in the massing of the building to make it more slender and slightly taller, add a curb cut on Collister Street and three small infill buildings located on Hudson, Collister and Hubert Street, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 has no objection to this minor amendment.

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 16 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **22 Harrison Street, application to build a rooftop addition**

WHEREAS: The applicants proposed a one-story penthouse addition to their long-time residence, and

WHEREAS: The projected structure is relatively modest in size, is surrounded by a simple 3-foot 6 inch fence of the minimum legal height, and is set back 16 feet from the existing street-side roof parapet, all tending to limit the addition's visibility, and

WHEREAS: While the committee rarely endorses the Duranotic metal window framers and fence intended for the penthouse, the existing building's original windows have been replaced with Duranotic framers already, and

WHEREAS: The committee's primary objection is to the applicants' use of an unbecoming stucco painted in a mismatched color for the addition's exterior walls, now

THEREFORE

BE IT

RESOLVED

THAT: The committee recommends that L.P.C. approve this application, and that the applicants reconsider their use of stucco, or at least paint it a color matching the rest of the building.

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

DATE: OCTOBER 23, 2001

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 3 IN FAVOR 2 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 16 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **65-77 Worth St., application to construct a rooftop addition and install storefront infill**

WHEREAS: This is an application to completely change a rooftop addition and storefront infill proposal approved by the LPC in 1999, and

WHEREAS: The property, at Worth and Church Streets, consists of three contiguous buildings totaling 175 linear feet along Worth St., all of a similar Italianate style, and is a part of the last remnant of magnificent mercantile “white stones” which once characterized the immediately surrounding blocks, and

WHEREAS: The proposed storefront infill and façade restoration are much more sensitive to the building than the originally approved plan, and respond beautifully to the colonnade-like architecture of this white marble row, and

WHEREAS: The new rooftop application has great design integrity in and of itself, but miss questions about its integrity relative to the existing building, and the appropriateness of an “international style” addition to the top of an Italianate marble base was subject to much discussion among committee members, and

WHEREAS: The elimination of the mansard at the southwest corner of the property is to be applauded, as is the cooling tower’s disappearance, and

WHEREAS: The graduated profile of a new proposal, which shifts mass away from the corner, is better than the originally approved plan, and

WHEREAS: The committee was unanimous in its conviction that the addition features much too much glass, and especially disliked the top layer of “greenhouses”, and

WHEREAS: The committee felt that the penthouse bulkheads should be greatly reduced in mass, and should match the color of the buildings’ marble, and

WHEREAS: The committee believes that the addition, currently proposed to extend as much as twenty feet from the existing roof, should be reduced in height, in keeping with recent LPC decisions, regardless of whether the LPC decides on one or two stories for the project, now

THEREFORE

BE IT

RESOLVED

THAT: The committee narrowly recommends that L.P.C. approve this application, after the applicant addresses the above issues.

res.oct23

