

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: DECEMBER 18, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **77 Warren Street, liquor license for Azafran LLC**

WHEREAS: The applicant will conduct a restaurant for 73 people, with 25 tables and 64 seats which will include a bar not to exceed 9 seats, and

WHEREAS: The hours of operation will be noon until 1 AM Sunday-Monday, and

WHEREAS: The applicant will have live and recorded music and agrees to add adequate sound proofing and work with the building residents, and

WHEREAS: The applicant will 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 liquor license for Azafran LLC at 77 Warren Street for two years with the above agreed upon conditions of operation to be included in the application.

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COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 36 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **18 Murray Street, application to transfer liquor license**

WHEREAS: The applicant for Tiffin Restaurant did not appear before the committee nor did they call the Board office, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the SLA not approve the transfer of the on premises license for Tiffin Restaurant at 18 Murray Street until they appear.

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DATE: DECEMBER 18, 2001

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 10 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 39 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **“Moving Perimeter”, proposed artwork by Mary Miss for the perimeter of the World Trade Center site**

WHEREAS: Local artist Mary Miss, who worked on BPC’s South Cove, has brought forth a proposal known as “Moving Perimeter” to provide a temporary treatment of the perimeter of the World Trade Center site, and

WHEREAS: This proposal calls for replacing the existing barriers surrounding the site with a series of modular sky blue elements

- Curved mesh fence sections
- Planters with flowering trees
- Benches
- Flexible blue partitions with openings at the top for flowers, and

WHEREAS: Ms. Miss envisions the perimeter treatment as a setting where people can both honor what has been lost and be able to witness the site’s transformation and rebuilding in the years to come, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 endorses the sensitive concept put forth by artist Mary Miss which succeeds in beautifying the perimeter of the World Trade Center site in a practical yet respectful manner.

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COMMITTEE OF ORIGIN: TRIBECA

BOARD VOTE: 31 IN FAVOR 0 OPPOSED 1 ABSTAINED 2 RECUSED

RE: **Telecom Hotels**

WHEREAS: There are plans for a telecommunication digital switching building (telecom hotel) on the corner of Leonard Street and Broadway in Tribeca, and

WHEREAS: Other cities such as Atlanta, Boston, Washington DC, Los Angeles, San Jose, Seattle and Portland have either restricted or called for a moratorium on these type of buildings citing the negative environmental, public safety and economic impact that these buildings would have on urban residential and commercial areas, and

WHEREAS: With the events of September 11th, security concerns have become a priority specifically with these type of buildings which have become vulnerable targets, and

WHEREAS: Tribeca is already home to four other telecommunication buildings and the security ramifications have had a detrimental effect on this area with barricaded street closings, the necessity of constant police presence and restricted use of pedestrian oriented retail use of the storefronts, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 strongly urges the mayor-elect and the City Council-elect to impose a moratorium on the proposed building at Leonard Street and Broadway and any other of these types of buildings or major alterations to existing telecom hotels to allow for further studies and subsequent restrictions to mitigate the negative effects on the environment and economic redevelopment of Lower Manhattan, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 strongly urges that the City reign in and place quantifiable, enforceable restrictions upon existing telecom hotels such as 60 Hudson Street in regard to emissions, pollution, noise and security.

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DATE: DECEMBER 18, 2001

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 11 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 39 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **Con Edison Peck Slip Substation**

WHEREAS: On September 11th Con Edison lost two substations in 7 World Trade Center and the lost capacity needs to be replaced by the summer of 2002, and

WHEREAS: Con Edison has determined that doubling the capacity of the Seaport substation is the only feasible way to retrieve the capacity by the summer of 2002, and

WHEREAS: Con Edison is planning to add transformers to the Seaport (Peck Slip) substation which will produce increased EMF (electro magnetic field) readings, and

WHEREAS: CB #1 is concerned about the potential health impact on nearby residents, particularly those on Dover Street, from the increased EMF from the substation, and

WHEREAS: Shielding of the substation will reduce EMF exposure for Dover Street and other local residents, and

WHEREAS: Con Edison has verbally committed to shielding the north wall of the Seaport substation and indicates that it will examine mitigation measures to reduce EMF readings adjacent to the west wall of the substation, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 insists that Con Edison shield the north and west walls of the Seaport/Peck Slip substation and provide the exact same shielding recently proposed at their 24th Street substation in Chelsea including shielding in the nearby sidewalk areas, and

BE IT
FURTHER
RESOLVED

THAT: Con Edison provide written assurances to CB #1 that they will provide the above referenced shielding, and

BE IT
FURTHER
RESOLVED

THAT: Con Edison must agree to work with a local Community Advisory Committee which will convene as needed to address issues of local concern including the construction work schedule, and

BE IT
FURTHER
RESOLVED

THAT: Con Edison create a contingency plan to deal with any potential emergencies at the facility recognizing that the substation is located in a residential community, and

BE IT
FURTHER
RESOLVED

THAT: Con Edison must return to the Community Board in approximately two months, well before the additional transformers are activated, to discuss the results of their testing and modeling now taking place and to review the shielding and other mitigation planned for the Peck Slip substation, and address issues of local concern including the construction work schedule.

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DATE: DECEMBER 18, 2001

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 3 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 35 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Proposed pedestrian bridge at Rector Street**

WHEREAS: The September 11th attack greatly damaged and incapacitated the pedestrian bridges at Liberty and Vesey Street connecting Battery Park City with areas to the east, and

WHEREAS: In order to provide BPC residents and workers with a safe means to cross West Street, the BPCA along with NYSDOT have proposed that a temporary pedestrian bridge be built spanning Rector Street, the site of several subway lines as you proceed east onto Wall Street, and

WHEREAS: Many Battery Park City residents objected to the bridge's proposed landing site in Battery Park City which was to land in the middle of a grassy field used by local children, and

WHEREAS: The BPCA has now proposed to angle the bridge northward off the grassy field, and

WHEREAS: The BPCA has also committed to identify a nearby alternate site to create new community gardens for people whose existing garden would be lost due to the revised bridge landing site, and

WHEREAS: CB #1 supports the need to create a temporary pedestrian bridge to safely reconnect Battery Park City to the rest of Lower Manhattan, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports the proposed north of Rector Street option for a new, temporary pedestrian bridge into Battery Park City which is expected to be in place for approximately two years, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 thanks the BPCA, NYSDOT and Sam Schwartz for all their hard work on this matter and for being responsive to community concerns regarding the siting of the bridge.

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COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 4 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 37 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Proposed indoor recreation bubble on site bordered by West, Greenwich, Murray and Warren Streets**

WHEREAS: A group of local parents have been spearheading a campaign to erect a temporary indoor recreation bubble on the site bounded by West, Greenwich, Murray and Warren Streets, a/k/a Site 5B, and

WHEREAS: Our Lower Manhattan neighborhood has, for over a decade, been seeking to create an indoor recreation center to address the needs of our fast growing residential population, and

WHEREAS: The need for recreation space is even greater today as our community has lost a great deal of park space and school space since September 11th as these facilities remain closed due to safety and security concerns or are being used for emergency vehicles and temporary offices, and

WHEREAS: Any plan for future recreation space in Lower Manhattan is now delayed because of the September 11th catastrophe, and

WHEREAS: It is critically important that we take concrete steps to hold onto our residential population and continue to attract new residents into the district and creating popular amenities, such as an indoor recreation center, would do just that, and

WHEREAS: The proposed bubble can be situated so as it does not interfere with the parking lot which provides Washington Market Park with its income, and

WHEREAS: Sponsors have stepped forward and indicated a willingness to pay for this undertaking, and

WHEREAS: Development of Site 5B appears to be years away in light of the very low demand for commercial office space in Lower Manhattan, and

WHEREAS: The proposed bubble would offer our children a safer and more secure environment for their recreational needs, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 strongly supports the proposal to establish a temporary recreation
bubble on Site 5B.

res.dec18

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COMMITTEE OF ORIGIN: LANDMARKS

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

RE: **311 Church Street, application to add a handicap ramp**

WHEREAS: The applicant intends to construct a simple handicapped-accessible entrance ramp, and

WHEREAS: The base of the ramp will be of black metal, matching existing material at the site, and the pipe railings surrounding the proposed ramp will match existing railings in material, diameter and color, and

WHEREAS: The applicant agreed to attempt to mount the swinging gate near the north end of the ramp, at the main entrance to the establishment, so that it swings open and closed from the inside, rather than the street side, of the ramp, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission approve this application.

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COMMITTEE OF ORIGIN: LANDMARKS

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

RE: **15 Park Row, application to legalize the installation of rooftop HVAC equipment installed without LPC permits**

WHEREAS: The proprietors have installed an enormous cooling tower on top of 15 Park Row, which replaces a much smaller unit which existed on the roof previously, and

WHEREAS: The replacement work was done without a LPC hearing or approval and it was impossible to untangle the applicant's various explanations as to why the tower was built without required approvals, and

WHEREAS: The old cooling tower was 22 feet long; 22 feet wide; and 18 feet high,, while the new cooling tower is 24 feet 6 inches long; 12 feet 4 inches wide and 28 feet high, or ten feet higher than the previous unit, and

WHEREAS: Alarm has been raised by neighborhood residents about this sudden erection, and

WHEREAS: While the applicants make the case that the old cooling tower was more visible than the new one from view corridors along Park Row, the new tower is enormously more prominent than the old from Nassau Street, from Beekman Street, and from Ann Street southward, and

WHEREAS: In this exceptional case, the committee recognizes the huge financial difficulty of requiring one of the few remaining viable downtown retail businesses to destroy the new tower, given the changed circumstances of the economic and visual landscape of the applicant's neighborhood following the events of September 11th, and

WHEREAS: The owner has agreed to return to the Landmarks Committee, prior to application hearing before the LPC, with proposals for the architectural masking of the cooling tower, at the request of the committee, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission hold over this matter until the applicant presents the committee with architectural screening schemes, as agreed.

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

RE: **272 Water Street Garbage Cages**

WHEREAS: 272 Water Street is a seven-story residential building with 14 rental apartments in the South Street Seaport Historic District, and

WHEREAS: Recently, according to the managing agent, in order to address a rodent problem in the building, the owner of the building installed two steel diamond-mesh cages on the landing in front of the building to incase garbage, one cage 3' 7" high, 6' 5" wide, and 2' 6" deep, the other cage 3' 7" high, 4' 1" wide, and 2' 6" deep, and

WHEREAS: The owner of 272 Water Street has since submitted an application to LPC to seek LPC's approval for the garbage cages, and

WHEREAS: All the other buildings in the Seaport Historic District address rodent issues on the inside of each building, and

WHEREAS: No other building, residential or commercial, in the Seaport Historic District, has external garbage cages, and

WHEREAS: Recyclables accumulate for up to a week in one of the cages creating an unsightly and unsanitary mess (see accompanying photographs), and

WHEREAS: The garage cages were installed without LPC review or approval, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 urges LPC to deny the application by the owner of 272 Water Street to install on, or permit to be placed on, the landing in front of the building any kind of garbage container that cannot be stored inside the building, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 urges LPC to issue appropriate violations and to order the removal of the garbage cages from the landing in front of 272 Water Street.