

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: **Con Edison Peck Slip Substation**

WHEREAS: Con Edison has determined that doubling the capacity of its Peck Slip substation in the Seaport Historic District is the only feasible way to retrieve the capacity lost by the destruction of two substations in 7 World Trade Center on Sept. 11, 2001, and

WHEREAS: Work is progressing post-haste to complete the doubling of the capacity at the Seaport substation by May 2002 to meet projected increased demand, and

WHEREAS: Con Edison representatives have appeared before the Seaport/Civic Center Committee three times to address concerns raised by the community regarding such issues as electro magnetic field (EMF) exposure, hazardous materials in the substation, street construction and emergency contingency plans, and

WHEREAS: Con Edison representatives took EMF readings in the substation, on the sidewalks and in the streets around the substation and in the residential building to the north of the substation that abuts and shares a party wall with the substation, and

WHEREAS: Con Edison representatives maintained that their EMF readings on the sidewalks and streets around the substation and in the building next to the substation are representative of readings taken elsewhere in the City, and

WHEREAS: Con Edison has committed in writing to shielding the north wall of the substation and verbally committed to the Committee that the shielding chosen will be of 1/4" thick aluminum sheets and that the shielding will continue south from the north wall on the ceiling about 10 feet, and on the east and west walls about 4 feet, and

WHEREAS: Con Edison's computer models project when the additional capacity is added to the substation's present capacity that similar EMF readings to the existing readings will occur in the sidewalks and streets around the substation and, with an aluminum shield on the substation's north wall, in the residential building adjacent to the substation's north wall, and

WHEREAS: Con Edison representatives verbally committed to the Committee that if after the additional capacity is activated the EMF readings in the residential building adjacent to the north wall turn out to be higher than the readings projected in the computer model Con Edison will take further mitigation measures beyond installing the aluminum shield on the substation's north wall to insure EMF levels in the residential building will be no higher than the levels presently projected by the computer model, and

WHEREAS: Con Edison still has not committed, either verbally or in writing, that the aluminum shield described above will be completely in place before the substation's additional capacity is tested and activated, and

WHEREAS: Con Edison representatives verbally committed to continue EMF testing on the sidewalks, in the streets and in the building adjacent to the substation during and after the increased capacity is activated, and

WHEREAS: Con Edison representatives also verbally committed to report those readings expeditiously to CB #1, and

WHEREAS: Con Edison representatives assure the Committee that every effort has been made to make safe the hazardous materials in the substation and that stringent fire safety measures have been added to the substation since the fire in 1990 that released hazardous materials and shut down the substation, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 expects the verbal commitments described above to be put into writing and implemented by Con Edison and sent to CB #1, and

BE IT

FURTHER

RESOLVED

THAT: Con Edison commit in writing and insure that the aluminum shield described above will be completely in place before the substation's additional capacity is tested and activated and under no circumstances should the new equipment be energized until the shielding is in place, and

BE IT

FURTHER

RESOLVED

THAT: Con Edison will return to the Committee before the substation's increased capacity is tested and activated to confirm adherence to Con Edison's commitments.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 11 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 33 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Temporary art installation of “Open House” by Leonard Ursachi for Tribeca Park**

WHEREAS: The NYC Dept of Parks has proposed the placement of a sculptural construction in the western part of Tribeca Park for a period of three to nine months, and

WHEREAS: The sculpture “Open House” by Leonard Ursachi is deemed to be worthy for exhibition in our district, and

WHEREAS: There are no competing proposals for the use of the space, and

WHEREAS: The piece is solidly constructed and has survived three months of public display in Red Hook, Brooklyn with no problems, and

WHEREAS: The artist will maintain the piece on a daily basis, insuring its cleanliness and proper appearance, and

WHEREAS: CB #1 has a tradition of supporting artists both by inclination and in recognition of the urban pioneering efforts of the community of artists that saved major portions of the district from large scale destruction, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the installation of the art work “Open House” by Leonard Ursachi in Tribeca Park for a period of three months commencing approximately in May of 2002, and

BE IT

FURTHER

RESOLVED

THAT: Barring objections from the community at large the installation will be approved for an additional three months.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **88 Franklin Street, application to legalize the installation of a storefront infill without LPC permits**

WHEREAS: The applicant has renovated the storefront at 88 Franklin Street without Landmarks Preservation Commission approval, and

WHEREAS: The applicant nevertheless had received a Buildings Department permit for the work, and

WHEREAS: The shingle sign projecting from the storefront must be removed, and

WHEREAS: The painted window signage should also be removed, and

WHEREAS: The applicant has agreed to provide this committee with 1930s tax photos historically justifying the current renovation, and

WHEREAS: The committee wishes to express its concern that the New York City Buildings Department violated its own rules by issuing a construction permit without the applicant having received L.P.C. approval and community review, an increasingly common occurrence, now

THEREFORE
BE IT
RESOLVED

THAT: The committee recommends that the Landmarks Preservation Commission legalize this installation, with the exceptions noted above.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **South Street Seaport, proposed new signage**

WHEREAS: The applicant, the Rouse Corporation, is asking for the installation of ostensibly integrated signage for the shops of the South Street Seaport, and

WHEREAS: The proposed system consists of a total of eight signs, including a so-called major identifier, minor identifiers, and property directionals, and

WHEREAS: The so-called major identifier is an enormous, free-standing sign that says, simply, "Seaport." The committee believes that if this sign is indeed a major identifier, then it should really IDENTIFY, and not merely brand, and so should read, "South Street Seaport," and

WHEREAS: The committee also believes that the specific location of the sign -- blocking the Titanac Memorial at the approaches from which the sign is meant to be seen -- needs to be recalibrated, and

WHEREAS: This so-called "major identifier" is too big, and

WHEREAS: The minor identifiers are acceptable, and

WHEREAS: The committee urges that no additional signage whatsoever -- including the proposed property directional -- be placed out on the piers themselves, and

WHEREAS: The committee would like to see a mock-up of each type of the three signs, especially the "major identifier," and

WHEREAS: The committee would like to know how this integrated signage plan integrates with the integrated signage plan of the South Street Seaport Corporation's Master Plan, since the Landmarks Preservation Commission and CB #1 worked at length on that master plan, and since the two integrated signage plans aren't integrated with each other, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission reject the application in its current form, until the above issues are addressed.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 7 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 22 IN FAVOR 10 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **Proposed changes to the by-laws**

BE IT
RESOLVED

THAT: Community Board #1 approves the revised by-laws.

02res.march.19

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **Interim NY Public Library branch at Battery Park City**

WHEREAS: Battery Park City has been promised a permanent library on Site 16 within Battery Park City thanks to assistance from the Battery Park City Authority and initial funding from former Council Member Kathryn Freed, and

WHEREAS: The effects of 9/11 have seriously delayed the development of Site 16, and

WHEREAS: The NY Public Library is still committed to opening a branch within Battery Park City, and

WHEREAS: The expeditious opening of a branch library will greatly accelerate the rebuilding and healing of the Battery Park City community, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 calls upon our City Council representative, the Battery Park City Authority, the NY Public Library and Brookfield Properties to establish an interim library branch within the World Financial Center as soon as possible, and

BE IT
FURTHER
RESOLVED

THAT: Funding for this branch should be included as a budget item within the FY 2003 City budget.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: **Greenmarkets at City Hall Park, South Street Seaport**

WHEREAS: Greenmarkets have been very popular and have served the Lower Manhattan community well for many years, and

WHEREAS: The Greenmarket has lost their large World Trade Center market as well as those at City Hall, Federal Plaza, and Foley Square, and is seeking replacement sites, and

WHEREAS: The Greenmarket wishes to return to City Hall Park which was specifically designed to accommodate the Greenmarket, and

WHEREAS: The Parks Department has resisted the return of the Greenmarket saying that fluids from their trucks may leak and damage the bluestone pavers, and

WHEREAS: Greenmarket representatives have agreed to cover the bluestone beneath their vehicles to prevent staining, and

WHEREAS: The South Street Seaport area is another suitable Greenmarket location in light of its fast growing residential population (John Street etc.), an upsurge in visitors since they began dispensing Viewing Platforms tickets, and the strong support from Seaport Marketplace Inc. which has offered assistance in marketing and site selection, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 strongly supports the immediate return of the City Hall Greenmarket, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 urges the Greenmarket to actively pursue the placement of a Greenmarket in the South Street Seaport.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **39 Vestry Street, application to alter the ground floor loading dock, to install a barrier free access ramp and to replace the sidewalk**

WHEREAS: The applicant indicated that the subject condominium has been plagued with developer-related construction deficiencies, and

WHEREAS: Part of the remediation includes a proposal to modify the loading dock and add a barrier-free access ramp, and

WHEREAS: This ramp will be congruent and in character with the neighboring 37 Vestry Street ramp, with railings no more than 1½” in diameter and the ramp itself, like 37 Vestry Street, no more than 8 feet from the curb, and

WHEREAS: The rotting open-timber canopy needs to be replaced, and applicant intends to keep the uncovered open-frame design, but using metal instead of wood, and

WHEREAS: This design will in all other respects match what exists currently, and will be almost identical to the look of 37 Vestry Street’s open canopy, with beams of the same diameter and shape, and almost the same green color, and

WHEREAS: The committee categorically rejects the applicant’s intention to remove the severely worn and irregular original curbing, walkways and pavement and use concrete instead, and

WHEREAS: The committee insists that the existing Belgian block paving and bluestone walkways be reset, with irreparably damaged material repaired or replaced in kind, now

THEREFORE
BE IT
RESOLVED

THAT: The committee recommends that the Landmarks Preservation Commission approve the canopy, loading dock and barrier-free ramp elements of this application, and reject 39 Vestry Street’s proposed sidewalk replacement program, substituting it with the one described above.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **129 Front Street, beer and wine license for Koodosushi**

WHEREAS: The applicant will conduct a restaurant for 78 people with 12 tables and 78 seats which will not include a bar, and

WHEREAS: The hours of operation will be 10:30 AM until 10 PM Monday – Friday, and

WHEREAS: The applicant will not have music, and

WHEREAS: The applicant will not be seeking a sidewalk café permit or 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 liquor license for Koodosushi at 129 Front Street for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **105 Reade St, liquor license application for a new restaurant**

WHEREAS: The applicant will conduct a restaurant for 168 people with 30 tables and 126 seats which will include a bar not to exceed 22 seats, and

WHEREAS: The hours of operation will be 11 AM until 11 PM Sunday – Thursday and 11 AM until 1 AM Friday-Saturday, and

WHEREAS: The applicant will have background music and agrees to add adequate sound proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café permit or 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 M & E Reade LLC at 105 Reade Street for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **353 Greenwich St., renewal of a sidewalk café license for Yaffa's Tea Room**

WHEREAS: The applicant has applied for renewal of a sidewalk café license for 9 tables with 21 seats, and

WHEREAS: The hours of operation shown on the current license and approved by CB #1 are 12 PM until 11 PM Sunday – Thursday and 12 PM until 12 AM Friday-Saturday, and

WHEREAS: The applicant will enclose the boundaries of the sidewalk café, and

WHEREAS: The Community Board has not received complaints of loud noise, and

WHEREAS: The Community Board 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 for Yaffa's Tea Room at 353 Greenwich Street provided the above conditions are included in the license.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **145 West Broadway, renewal of a sidewalk café license for the Odeon**

WHEREAS: The applicant has applied for renewal of a sidewalk café license for 7 tables with 28 seats, and

WHEREAS: The hours of operation shown on the current license and approved by CB #1 are 12 PM until 11 PM Sunday – Thursday and 12 PM until 12 AM Friday-Saturday, and

WHEREAS: The applicant will enclose the boundaries of the sidewalk café, and

WHEREAS: The Community Board has not received complaints of loud noise, and

WHEREAS: The Community Board 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 for the Odeon at 145 West Broadway provided the above conditions are included in the license.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MARCH 19, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **2 South End Ave., renewal of a sidewalk café license for the Cove Diner**

WHEREAS: The applicant has applied for renewal of a sidewalk café license for 26 tables with 53 seats, and

WHEREAS: The hours of operation shown on the current license and approved by CB #1 are 12 PM until 11 PM Sunday – Thursday and 12 PM until 12 AM Friday-Saturday, and

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

WHEREAS: The Community Board has not received complaints of loud noise, and

WHEREAS: The Community Board 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 for Cove Diner at 2 South End Avenue provided the above conditions are included in the license.