

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

DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: EXECUTIVE**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 41 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Community Needs in the Rebuilding of Lower Manhattan**

WHEREAS: Prior to September 11<sup>th</sup> Lower Manhattan was the fastest growing residential neighborhood in New York, due in large part to things such as good schools, attractive parks, improving retail services, and proximity to jobs, and

WHEREAS: Prior to September 11<sup>th</sup>, the pressure to provide more necessities such as schools, parks, indoor recreation centers and services such as police and sanitation became very evident, and

WHEREAS: In order to facilitate stability and growth in the future there is a clear need to bring more of these services and facilities to Lower Manhattan since these “necessities” are in short supply and do not even address the needs of existing residents and workers, and

WHEREAS: The Lower Manhattan Development Corp. is to be applauded for properly identifying other critical needs in the rebuilding effort such as an improved transportation system, better retail services, restoration of the street grid and a suitable memorial, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends the following short and long term items be incorporated into the blueprint and plans to rebuild Lower Manhattan, all of which would greatly encourage more residents, businesses and visitors to come to Lower Manhattan:

Short Term Recommendations

- Indoor recreation bubble on Site 5B
- New high school
- An east-west shuttle bus route along Fulton-West-Liberty-South Streets utilizing electric buses
- Interim library for Battery Park City
- Redundant communication infrastructure be installed before streets are repaired
- Improved marketing/wayfinding effort to assist local cultural facilities

- New park at 15 William Street/40 Exchange Place
- Subsidy program to draw new interim retail near the site

#### Long Term Recommendations

- A full service community indoor recreation center
- Rebuild the East River piers and waterfront including the creation of additional open spaces, a marina and others amenities
- Performing arts center which can also accommodate local performing arts groups
- Bus/Limo depot
- Incorporate elementary and/or middle school into the new residential building on the NY Downtown Hospital parking lot site
- Depress West Street subject to full Community Board review
- Work with City and State to complete funding of Hudson River Park
- Build a full length Second Avenue subway
- Restore Battery Park, particularly Castle Clinton
- Create additional adaptive outdoor spaces for performing art performances
- Create other open spaces and connections as an amenity for workers, tourists and residents.

**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 10 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED  
BOARD VOTE: 34 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **58 Walker Street, a 5 unit residential conversion, special authorization for residential conversion below the third floor**

WHEREAS: 58 Walker Street has applied for a special authorization for residential conversion below the third floor, and

WHEREAS: This building has been vacant for several years and this conversion will not displace any commercial or retail tenants or uses, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 has no objections to this conversion.

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

DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 11 IN FAVOR   0 OPPOSED   0 ABSTAINED   0 RECUSED  
BOARD VOTE: 34 IN FAVOR   0 OPPOSED   0 ABSTAINED   0 RECUSED

RE:           **Proposed film project “River Run” to be projected on the Holland Tunnel Ventilation Building**

WHEREAS: Minetta Brook and the Whitney Museum of American Art has proposed the screening of six films on the Holland Tunnel New York River Ventilation Building at Pier 34 to run from September 21 to October 13, 2002. The subject of these films addresses, directly or indirectly, the Hudson River and the Lower Manhattan Waterfront. These films will have no sound and will be screened each evening beginning at dusk until 11 PM, and

WHEREAS: This presentation would comply with all the rules and regulations of government agencies, and

WHEREAS: These presentations are supported by both the Port Authority of NY and NJ and the Hudson River Park Trust, and

WHEREAS: A similar film project “Time After Time Along the River” sponsored by Minetta Brook shown last year was successful and had no detrimental effect on the community, now

THEREFORE  
BE IT  
RESOLVED

THAT:           CB #1 supports granting permission to this project.

**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: YOUTH & EDUCATION**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **New high school**

WHEREAS: There are no Community School District #2 high schools below 14<sup>th</sup> Street, and

WHEREAS: A very large number of Lower Manhattan's youth population is approaching high school age, and

WHEREAS: Community School District #2 is one of the most successful districts in the City of NY, and

WHEREAS: Community School District #2 has a planning grant to explore opening a high school, and

WHEREAS: A high school is important to maintaining and stabilizing the neighborhood in its redevelopment, and

WHEREAS: The successful schools in CB #1 and the district are major reasons for the tremendous growth of our residential population, and

WHEREAS: The Board of Education will fund the operation of a new high school, now

THEREFORE

BE IT

RESOLVED

THAT: In light of the events of September 11<sup>th</sup> and the need to attract families to Lower Manhattan CB #1 supports efforts to create a new Community School District #2 high school in CB #1, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 directs it fund raising arm, the Friends of Community Board 1, to immediately begin seeking funds for the capital cost for construction of a high school in Lower Manhattan, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 requests that the Lower Manhattan Development Corp. participate in the funding of a high school for Lower Manhattan.

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

DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: YOUTH & EDUCATION**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 31 IN FAVOR 1 OPPOSED 8 ABSTAINED 0 RECUSED

RE: **Mayoral control of the Board of Education**

WHEREAS: NYC has for years been beset by a large percentage of children who have failed to make the grade in terms of reading and math skills, and

WHEREAS: Many people believe that part of the problem lies with an ineffective Board of Education which is unaccountable to either the Mayor or the citizens of NY, and

WHEREAS: Mayors have been seeking control of the NYC educational system for years and indicate that they can only improve things if they are in control and accountable to the people, and

WHEREAS: The NY City Council has put forth a education reform proposal which provides the Mayor with oversight and day to day responsibility for running the Education Department, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports the City Council's restructuring plan which gives the Mayor control over education in NYC, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 recommends that school Principals be given control to be fully in charge of all aspects of the school's operation including security and the custodial staff.

**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: BATTERY PARK CITY**

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

RE: **BPC Permanent Dog Run**

WHEREAS: The Battery Park City Authority and residents have identified the need to replace a temporary dog run with a permanent one,

WHEREAS: The BPCA has proposed a location on the western end of Pumphouse Plaza. This area is in need of repair and construction is scheduled for October 2002, and

WHEREAS: Concerns have been raised about the proximity of this proposed site to residential buildings, now

THEREFORE

BE IT

RESOLVED

THAT: The BPC Committee and the Battery Park Conservancy have agreed to determine whether there may exist alternative sites acceptable to both, and to develop the design of the dog run with due consideration for its surroundings, as well as for its intended purpose, and

BE IT

FURTHER

RESOLVED

THAT: BPC committee will establish a seven person sub committee made up of residents who over the next thirty days will work with the Park Conservancy to determine the appropriate site for a permanent dog run in the southern portion of Battery Park City.

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DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: BATTERY PARK CITY**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 40 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Establishment of a Greenmarket in BPC**

WHEREAS: A Greenmarket was operated on Liberty Street near the WTC two days per week which served residents in BPC, and

WHEREAS: The Greenmarket was lost as a result of September 11<sup>th</sup>, and

WHEREAS: The 6,400 plus residents of BPC, with very limited access to fresh produce, are eager to have a new Greenmarket serve our community, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 calls on the NYC Greenmarket organization, Battery Park City Authority and Brookfield Properties to identify and make available a site within BPC for a new Greenmarket, and

BE IT

FURTHER

RESOLVED

THAT: The final location and hours of operation of the new Greenmarket be presented to the BPC Committee for approval.

**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: BATTERY PARK CITY**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 40 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **North Cove Marina**

WHEREAS: The North Cove Marina was operated primarily as a recreational, entertainment and pleasure charter facility prior to September 11<sup>th</sup>, and

WHEREAS: The NY Waterway has attempted to convert this facility into a transportation hub without any environmental impact study, and

WHEREAS: The North Cove Marina is adjacent to residential buildings and the noise and pollution from operating a transportation hub would have a very negative effect on the community, and

WHEREAS: A new ferry landing at Pier A is operating with capacity for 22,000 riders and Pier 11 has been doubled in capacity since September 11<sup>th</sup>. There is no compelling reason to convert the North Cove into a transportation facility, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 strongly opposes any change in the use of the North Cove from its pre September 11<sup>th</sup>, mode of operation, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 calls upon the Mayor's Office, the Port Authority, Battery Park City Authority and the Lower Manhattan Development Corp. to fully consult with the Community Board regarding any planned alterations in structure or use to the North Cove.

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

DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 41 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **273 Church Street, application to construct a rooftop addition**

WHEREAS: The application is to construct a stucco one-story rooftop addition of 750 square feet to a four story 13,750 square foot loft building, and

WHEREAS: The addition would be set back 33 feet from the front wall, built of stucco and painted in historically appropriate colors matching the brick wall on the adjoining building and be only slightly visible as witnessed by the built mock-up, and

WHEREAS: The maximum height of the addition would be 10'4" with an additional fire escape to the new rooftop matching with the existing to meet code, and

WHEREAS: The new metal guard rail to the front terrace of the roof would be 3'6" high and be painted in historically accurate colors, and

WHEREAS: The committee felt the design was appropriate and it encouraged the applicant to research and replace the original cornice and repair the parapet wall which had been restored poorly in the building's conversion in the 1980's, now

THEREFORE  
BE IT  
RESOLVED

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

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 41 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **80 Franklin Street, application to legalize the construction of a rooftop addition in noncompliance with the Certificate of Appropriateness**

WHEREAS: The applicant wishes to legalize an overbuilt penthouse addition for which the Landmarks Preservation Commission had already granted a three-story Certificate of Appropriateness, and

WHEREAS: The applicant's architect claimed not to perceive the difference between what he had built and what the Certificate of Appropriateness allowed, although every committee member saw that difference as plain as day, and

WHEREAS: Committee members were offended by the applicant's disingenuousness, and

WHEREAS: The full board had rejected even the original application for 80 Franklin Street, which the Landmarks Preservation Commission ultimately approved, and whose generous Certificate of Appropriateness the applicant saw fit to abuse, now

THEREFORE  
BE IT  
RESOLVED

THAT: The committee strongly recommends that the LPC reject this application.

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 41 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **395 Broadway, application to install storefront infill on the Walker Street facade**

WHEREAS: Applicants want to renovate the one bay that they own of a multi-bay corner building built sometime shortly after 1900, and

WHEREAS: The plan calls for lower spandrels, wood panels, and transoms above, with the entrance door moved to the eastern end of the tripartite bay, and

WHEREAS: The door itself will be mahogany and glass, with a shiny brass kick plate and fittings, and

WHEREAS: The bay's original cast-iron transom bars and columns will remain, and

WHEREAS: Stonework will be painted beige to match the color of the adjacent, residential portion of the building, and

WHEREAS: This proposal will be a great and appropriate improvement to a sadly abused street front, now

THEREFORE  
BE IT  
RESOLVED

THAT: The committee recommends that the LPC approve this application, with a small change, to which the applicant agreed: that the door kick plate and fittings be finished in a matte antique brass.

**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 37 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **108 John Street, liquor license application for Senna Sage Corp.**

WHEREAS: The applicant will conduct a restaurant for 55 people, with 25 tables and 50 seats which will include a bar not to exceed 3 seats, and

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

WHEREAS: The applicant will have no music, 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 Senna Sage Corp. located at 108 John Street for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 37 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **157 Hudson Street, beer and wine license application for Headley, LLC formally known as Club Vinyl**

WHEREAS: Headley, aka Club Vinyl, has a history of shootings, stabbings and drug arrests, and

WHEREAS: The SLA has revoked Vinyl's liquor license and the courts on several occasions upheld the SLA's decision, and

WHEREAS: CB #1 has passed resolutions since 1995 opposing the operation of Vinyl for its negative impact on the community and stated in a letter to city and state agencies "It has been the site of shootings and drug dealing in addition to the usual litany of rowdiness, public urination, noise, complaints, fighting etc.", and

WHEREAS: The community, elected officials and police since 1995 have attended SLA and court hearings testifying on the above, and

WHEREAS: The applicant, sons of the deceased owner, have applied to the SLA to reinstate the liquor license, and

WHEREAS: The violence still continues as recent as March, 2001 whereby arrests were made when a fight resulted in a stabbing and ecstasy and other drugs were found by the police, and

WHEREAS: The applicant has kept the same method of operation and staff, and

WHEREAS: The Police Department most recently responded to an assault at the club on July 29, 2001 involving their security personnel, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 opposes a liquor license for Headley at 157 Hudson Street based on the above stated reasons and requests a 500 foot hearing.

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

DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED  
BOARD VOTE: 37 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **460 Greenwich Street, liquor license application for Sosa Borella**

WHEREAS: The applicant will conduct a restaurant for 56 people, with 21 tables and 50 seats which will include a bar not to exceed 6 seats, and

WHEREAS: The hours of operation will be 10:30 AM until 11PM, Sunday-Thursday, and

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

WHEREAS: The applicant agreed not to change its current method of operation as a restaurant, 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 Sosa Borella located at 460 Greenwich Street for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 37 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **465 Washington Street, liquor license application for Sweet ZV Inc.**

WHEREAS: The applicant will conduct a bar for 150 people, and

WHEREAS: The hours of operation will be 5 PM until 4 AM Sunday-Thursday and 5 PM until 2 AM Friday and Saturday, and

WHEREAS: A bar is a use group 6 which is not permitted in an M1-5, B-Z zone and requires a zoning change, and

WHEREAS: The applicant's blue prints show only a food prep area and not a full service kitchen, and

WHEREAS: 16 residents, tenants and a part owner of the building appeared and spoke in opposition, and

WHEREAS: Currently there are not two means of egress, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends the SLA not approve a liquor license for Sweet ZV Inc. located at 465 Washington Street for the above stated reasons and request that the SLA hold a 500 foot hearing.

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

DATE: APRIL 16, 2002

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 41 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 applicant has spent seven months trying to acquire retroactive approval for a cooling tower (erected without Landmarks Preservation Commission approval) which rises over 28 feet above 15 Park Row's roof, and

WHEREAS: The Landmarks Committee of CB #1 and the LPC have been trying to find an acceptable solution to this problem, and the Board approved a resolution in December of 2001 toward that end, and

WHEREAS: 15 Park Row is an individual NYC landmark which was the tallest building in the world prior to the completion of the Woolworth building, is perhaps not fairly appreciated due to decades of neglect and deterioration, and

WHEREAS: The applicant has now presented four possible solutions to the problem, as follows:

- 1) Surrounding the present installation with an historically justifiable six-foot parapet railing backed by mesh, at negligible cost; one of our members described this as "dressing an elephant in a tutu," and
- 2) Lowering the tower approximately 3 feet and reorienting the axis of the unit back and around, at a cost of approximately \$550,000, and
- 3) Sinking cooling pumps into the floor below, thereby lowering the tower by six feet, but also eliminating some of the applicant's rentable space, at a cost of approximately \$1,000,000, and
- 4) Scrapping the existing cooling tower and replacing it with a system "that wasn't available [to them] at the time," according to the applicant, which would consist of three lower-profile cooling units each rising 15 feet above the roof -- making a huge difference -- at a cost of approximately \$1,000,000, and

WHEREAS: The committee has spent many hours on this matter, trying to satisfy the applicant, the Landmarks Preservation Commission, and itself, and cannot but recommend that the LPC pursue the following, now

THEREFORE  
BE IT  
RESOLVED

THAT: The committee, having tried and vetted every other possible band-aid, and having tried and failed to derive a less expensive solution, agreed unanimously that scrapping the tower and installing the lower-profile system, as described in option “4” above, as well as surrounding the new system with the parapet railing described in option “1” above, results in a comprehensive solution the community desires, and

BE IT  
FURTHER  
RESOLVED

THAT: The new installation’s color should be historically appropriate, and

BE IT  
FURTHER  
RESOLVED

THAT: The Board would like to see a mock-up as well as a digital representation prior to construction.