

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 34 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **36 Laight Street, a 2 unit residential conversion, special authorization from City Planning Commission for residential conversion below the third floor**

WHEREAS: 36 Laight Street has applied for a special authorization for residential conversion below the third floor, and

WHEREAS: This building has been vacant for five 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 on the second floor.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 4 IN FAVOR 2 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 32 IN FAVOR 2 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **Skyscraper Museum Signage and Entrance**

WHEREAS: The Skyscraper Museum will move to its permanent location in the Ritz Carlton Hotel building and occupy 5,000 square feet. Its entrance will be on Battery Place, and

WHEREAS: The design for the museum will incorporate substantial use of stainless steel on the surface of the floor and ceiling creating the feel of a much larger space, and

WHEREAS: The museum has presented a plan for a stainless steel canopy to frame their entrance and for stainless steel lettering of the museum's name on the sidewalk, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 calls on the museum to ensure that the metal sidewalk lettering be installed and surfaced to prevent any hazard to pedestrians walking on it in any weather and that the lettering material be able to withstand all weather conditions. We also call on the museum to construct the uprights for the canopy in a way to prevent any injury from sharp edges should anyone walk into them. Finally, as the museum commissions the lighting artist to work on the canopy lighting, we ask that all consideration be given to pedestrians walking through the canopy, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 approves the plan as presented for the installation of both the canopy and sidewalk signage based on the above conditions being satisfactorily addressed.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
PUBLIC MEMBERS: 3 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 31 IN FAVOR 2 OPPOSED 2 ABSTAINED 0 RECUSED

RE: Battery Park City Permanent Dog Run

WHEREAS: Both the Battery Park City Authority and its residents have identified the need for a permanent dog run in the southern end of BPC, and

WHEREAS: With the repair of Pumphouse Plaza, the area between Gateway Plaza and the North Cove Marina, to begin October of 2002, BPCA had proposed building the permanent dog run on Pumphouse Plaza's western end in an area called the Bosque, and

WHEREAS: The BPC committee of CB #1 established a task force of residents to consider alternatives to this location due to strong opposition from residents in the Gateway Plaza buildings nearest the proposed site, and

WHEREAS: The BPCA committed to maintain the cleanliness of the plaza area, as well as the dog run, and

WHEREAS: Within 30 days this task force unanimously crafted and approved an elegant solution wherein two new amenities are created on the Plaza which provides for a permanent dog run of approximately 3,000 square feet and a new children's playground of approximately 3,500 square feet in the area known as the Bosque, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 supports the creation of both the permanent dog run and a new and enlarged children's playground on Pumphouse Plaza, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 calls on the BPCA to approve and fund the creation of these two improvements on Pumphouse Plaza and that they be constructed and opened simultaneously. We also ask that the BPCA maintain these two sites and that in the development of the dog run all efforts are made to use materials and plantings to mitigate the sounds and view of the dog run to the neighboring buildings.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 12 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
PUBLIC MEMBERS: 2 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 34 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Alice in Wall Street Land Mural**

WHEREAS: City Arts, in conjunction with Stuyvesant High School students, has proposed to paint a mural on Chambers Street adjacent to Washington Market Park along the short wall of the basketball and tennis courts, and

WHEREAS: Tribeca historically has supported art projects and the art community, and

WHEREAS: This has the full support of the Washington Market Park, and

WHEREAS: City Arts will be in charge of supervising the project and maintenance, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 supports the project in concept. We would like to review the artwork for the wall mural before we grant full approval. We also suggest the name be reconsidered.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: TRIBECA

BOARD VOTE: 25 IN FAVOR 8 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **3-9 Hubert Street**

WHEREAS: The contractors of the development project located at 3-9 Hubert Street requested that Collister Alley between Beach Street and Hubert Street be closed to traffic to provide for the placement of the hoist for the construction of this new building, and

WHEREAS: There is considerable opposition to the closure of a street that provides an alternative route north in an area with much vehicular traffic on Hudson Street (one block away) and at the exits and entrances to the Holland Tunnel between Beach Street, Laight Street and Canal Street which experiences daily congestion, and

WHEREAS: The contractors maintained that the alternative site for the hoist located on Hubert Street between Collister Alley and Hudson Street would not be as safe to pedestrians and would also prolong the duration of the project by an estimated 3 months, and

WHEREAS: Committee members also voiced pedestrian safety concerns with the initial site on Collister Alley, and

WHEREAS: CB #1 intends outreach to other neighbors in the immediate area to get their concerns, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 objects to the closure of Collister Alley for use of a construction hoist for 9 months.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **219 West Broadway, renewal of the sidewalk café application El
Teddy's**

WHEREAS: The applicant has applied for renewal of a sidewalk café license for 11
tables with 22 seats, and

WHEREAS: The hours of operation will be until 11 PM Sunday – Saturday, and

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

WHEREAS: The application 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 for El
Teddy's at 219 West Broadway provided the above conditions are
included in the license.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **93 South St., liquor license application for The Heartland Brewery**

WHEREAS: The applicant will conduct a restaurant for 90 people, with 15 tables and 50 seats which will include a bar not to exceed 10 tables and 40 seats, and

WHEREAS: The hours of operation will be 11:30 AM until midnight Sunday – Thursday and 11:30 AM until 1 AM Friday and Saturday, and

WHEREAS: The applicant will have background music and agrees to add an 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 the Heartland Brewery located at 93 South Street for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **110 John St., liquor license application for Mark Joseph Grill**

WHEREAS: The applicant will conduct a restaurant for 316 people, with 34 tables and 191 seats which will include a bar not to exceed 8 tables and 16 seats, and

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

WHEREAS: The applicant will have background music and agrees to add an 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 Mark Joseph Grill located at 110 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: MAY 21, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **107 West Broadway Restaurant, liquor license application**

WHEREAS: The applicant 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 liquor license application 107 West Broadway Restaurant located at 107 West Broadway until they appear.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **84 William Street, transfer of a liquor license for Liberty Thai Corp.
(formerly at 110 Liberty St.)**

WHEREAS: The applicant for Liberty Thai Corp. 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 license
for Liberty Thai Corp. at 84 William Street (formerly at 110 Liberty St.)
until they appear.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **56 Pine Street, liquor license application for Oni Corp. dba Ise
Downtown**

WHEREAS: The applicant will operate a restaurant for 135 people, with 45 tables and 135 seats which will include a bar not to exceed 3 tables and 14 seats, and

WHEREAS: The hours of operation will be 11:30 AM until 10 PM Monday – 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 Oni Corp. dba Ise Downtown located at 56 Pine Street for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **19 Rector Street, liquor license application for NYC Lounge Inc.**

WHEREAS: The applicant for NYC Lounge Inc. 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 liquor license application for NYC Lounge Inc. at 19 Rector Street until they appear.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **99 Hudson Street, transfer liquor license application for P.I.D.
Restaurant d/b/a Sporting Club**

WHEREAS: The applicant will operate a restaurant for 240 people, with 32 tables and 80 seats which will include a bar with 24 seats, and

WHEREAS: The hours of operation will be noon until 2:30 AM Sunday – Thursday and noon until 3:30 AM Friday and 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 transfer liquor license for P.I.D. Restaurant located at 99 Hudson Street for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEES OF ORIGIN: WTC-LAND USE/WTC-TRANSPORTATION

COMMITTEE VOTE: 18 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 1 ABSTAINED 2 RECUSED

RE: **7 World Trade Center, proposed new building**

WHEREAS: The original 7 World Trade Center building destroyed on September 11th created a physical and visual barrier between the WTC site and Tribeca, and

WHEREAS: CB #1 has requested that the planning and design of 7 World Trade Center be consistent with what is planned for the entire WTC site, and

WHEREAS: The Community Board has requested Silverstein Properties and the Port Authority brief and consult with the Community Board on the design and reconstruction of 7 World Trade Center, and address the shortfalls identified in the original design, and

WHEREAS: The architects, Skidmore Owings and Merrill presented their proposed preliminary redesign of 7 World Trade Center to the WTC/Land Use and Transportation Sub-Committees of CB #1 on May 13, 2002, and

WHEREAS: The new proposed building is located on the western portion of the former building site, allowing Greenwich Street to continue south, and will no longer be a visual and physical barrier between Tribeca and the WTC site, and will create a small triangular parcel of land on the eastern portion of the site, and

WHEREAS: The redesign is a parallelogram shaped building, taller, with transparent glazing on the upper floors and an opaque facade to conceal the Con Edison sub-station and building systems below. The pedestrian entrance is on Greenwich Street and the service entrance is on Washington Street, and

WHEREAS: The building design takes into account safety and security considerations including compliance with all fire codes providing a concrete core, wider fire stairs, sustainable design materials, no parking below the building, and no diesel fuel storage, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 applauds Mr. Silverstien, the architects, the Port Authority, Con Edison, City Planning and the Lower Manhattan Development Corporation for being responsive to the wishes of the Community Board and others and for their efforts to work towards finding solutions to address the myriad of design issues in the development of the first post 9/11 WTC building as well as for setting a precedent by establishing, the highest standards of cooperation and civic design in the rebuilding efforts for Lower Manhattan, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 supports the redesign of 7 World Trade Center with the following comments and concerns:

1. The triangular shaped parcel should be designed as public open space.
2. The new site configuration integrate with the existing street system and should also address potential problems of street congestion created by vehicular loading and drop-offs, pedestrian/vehicular conflicts, etc.
3. The new sidewalks and street should relate to the recently constructed "Greening of Greenwich Street" north of Chambers Street.
4. Con Edison should address concerns regarding safety, EMF's, and noise from their substation located at the base of the building.
5. On the opaque lower portion of the building facade, create a design or artwork that responds to the viewer at pedestrian level.
6. Efforts should be made to maximize sustainability and energy efficiency throughout the building and its systems, providing a positive future model not only for the rest of the site and City, but for the entire world, and

BE IT
FURTHER
RESOLVED

THAT: The Community Board looks forward to future meetings with Silverstein Properties, SOM, Port Authority, and Con Edison, addressing these concerns and future design issues at 7 World Trade Center.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **161 Hudson Street, application to construct rooftop additions, to install mechanical equipment on the roof and to install new ground floor infill**

WHEREAS: The application is to restore the storefront which has been inappropriately altered over the buildings life to reflect the proposed changed use as retail and residential on upper floors with a new wooden storefront to be dark stained with the use of clear glass and to restore the original limestone entrance to the residential units, and

WHEREAS: The sidewalk canopy will be restored with a black painted steel and glass inlay canopy with subtle lights as per the drawings presented which would be set back and recessed and with a new 1 ½" black painted steel pipe railing with subtle lights set in the new steel diamond plate loading dock and an appropriately colored cement raised platform, and

WHEREAS: The signage proposal for the master plan had not been fully developed; the applicant agreed to comply with LPC signage guidelines throughout the building, and

WHEREAS: The application would remove the excessive amount of steel dunnage, highly visible water tank and existing bulkhead and restore and extend to match the existing penthouse by 30' which is set back 3 ½ feet and would remain a maximum height of 9' from the cornice which the Committee felt would provide a much cleaner and appropriate skyline, and

WHEREAS: A new one-story penthouse built of brick and clear glass, set back 20 feet; would be added on the Laight Street side of the building which would be most visible from Beach Street but is considered an improvement by the Committee along with one new 11' stair bulkhead and a restored existing stair bulkhead and one new 12' elevator bulkhead which would be stucco and painted an appropriate neutral color, with a 42" high steel railing painted gray, with all other mechanical equipment being housed in the basement, and

WHEREAS: The body of the building would be restored with aluminum painted dark green one-over-one windows as well as a number of new lot line windows as detailed on the drawings and the cast stone sills and broken bricks would be restored and the facade carefully re-pointed to match the existing along with a restored terracotta cornice and repaired sheet metal cornice painted black and the fire escape would be removed, and

WHEREAS: The Committee commended the applicant for the thoroughness of the presentation and the completeness of the preservation report and considered the proposal a significant improvement to the District, now

THEREFORE

BE IT

RESOLVED

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

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COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **161 Hudson Street, application to request that LPC issue a report to the City Planning Commission for a modification of use**

WHEREAS: The application is necessary to convert the use to residential, and

WHEREAS: The Committee had no objection to the change of use as it pertains to LPC, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission issue a report for the modification of use to residential.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **146 Beekman St., application to install metal windows on upper floors**

WHEREAS: The applicant needs to replace original wood-frame windows with aluminum windows, for structural reasons, and

WHEREAS: The windows of the old buildings in the immediate area of Beekman Street have been suffering serious torque and stress damage due to local environmental, construction and traffic conditions, and recently, some windows have been falling to the ground, and

WHEREAS: The proposed aluminum-frame windows here will in all other respects match the wood-frame windows to be replaced, now

THEREFORE

BE IT

RESOLVED

THAT: The committee recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 29 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **134 Beekman St., application to construct a rooftop addition, alter the dormer windows and install ground floor in fill**

WHEREAS: This is a comprehensive proposal of reconstruction and restoration, and

WHEREAS: It includes the addition of one new floor and an adjoining bulkhead, which will to some extent replace existing “junk” on the existing roof, and

WHEREAS: Two completely new, more historically appropriate dormers will replace the existing dormers, which post-date the construction of the original structure, and

WHEREAS: A fine new slate roof will be installed, along with a roof garden – not visible from the street – surmounted by a subtle bris-soleil, and

WHEREAS: The entire building will be generally re-pointed and improved, and

WHEREAS: The currently derelict storefront will be beautifully redone with mahogany doors and operable transom windows, and the original cast-iron lintel and columns will be restored and re-integrated into the storefront, and

WHEREAS: Although this program calls for much wholly new construction of an existing landmark, the committee found the architect’s proposal not only appropriate but beautifully articulated and comprehensively presented,
now

THEREFORE

BE IT

RESOLVED

THAT: The committee wholeheartedly recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: **38-44 Laight St., application to amend certificate of appropriateness to modify the rear and side elevations**

WHEREAS: This application alters a previously approved certificate of appropriateness, and

WHEREAS: Ostensibly, it will leave more of the building's original fabric than the already-approved design, and

WHEREAS: The previously-approved one-story addition's profile will be modified slightly; it will now rise 11 feet from the existing roof, nine of those feet visible, dimensions similar to the originally-approved plan, and

WHEREAS: The architect represented that all materials used in the proposed alteration will be exactly and precisely as previously approved, and

WHEREAS: CB #1 has perceived significant differences between designs the proposing architect has had approved and their physical realization, and

WHEREAS: The attendant controversies include the site, known as The Ice House, directly opposite the building under consideration presently, now

THEREFORE
BE IT
RESOLVED

THAT: The committee guardedly recommends that the Landmarks Preservation Commission approve this application exactly and precisely as presented in the instance, with close attention paid to the construction resulting from this approval.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: **50 Laight Street, application to alter the façade and install a storefront**

WHEREAS: The applicant wishes to eliminate the entire street face of this insignificant one-and-one half-story building built in 1940 in the Tribeca North Historic District, and

WHEREAS: The scheme is to install a large plate-glass façade divided into four quadrants, separated by steel mullions, with the lower eastern quadrant filled in and serving as an entrance, and

WHEREAS: “It is a beautiful design that belongs elsewhere,” according to one committee member, and

WHEREAS: Although the existing façade is of little consequence by itself, it works very well as part of the masonry fabric of the historic district, and

WHEREAS: This proposal would shatter that fabric, as if “a spaceship landed on Laight Street,” according to another committee member, now

THEREFORE
BE IT
RESOLVED

THAT: The committee recommends that the Landmarks Preservation Commission reject this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: LANDMARKS

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

RE: **68 Laight Street, application to replace the existing loading dock and to install a ramp and a railing**

WHEREAS: The applicant proposes to replace a hideous plywood loading dock – which itself replaced an original cast iron loading dock -- with a diamond plate-patterned dock, and

WHEREAS: A simple 1 ½ inch pipe railing will wrap around the new loading dock, and part of the dock will include an access ramp, and

WHEREAS: The dock, railing and ramp will essentially match that of 72 Laight Street, which adjoins this building, and

WHEREAS: 68 and 72 Laight Street were designed as part of a group of five late 19th Century warehouses, four of which remain, and

WHEREAS: This proposal enhances the street, and once again makes congruent the curb front architecture of 68 and 72 Laight Street, now

THEREFORE

BE IT

RESOLVED

THAT: The committee recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEES OF ORIGIN: WTC-LAND USE/WTC-TRANSPORTATION

COMMITTEE VOTE: 13 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 36 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **Lower Manhattan Development Corporation “Principles and Preliminary Blueprint for the Future of Lower Manhattan”**

WHEREAS: The Lower Manhattan Development Corporation has proposed “Principles and Preliminary Blueprint for the Future of Lower Manhattan”, and

WHEREAS: We endorse the “Principles For Action”, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 submits the following comments or suggestions on 14 components of the “Blueprint for Lower Manhattan”:

1. Memorial

The Memorial and the process of designing the memorial be more inclusive of all those affected by the tragedy of 9/11 including victims families, residents and office workers and specifically memorialize the victims of the 1993 bombing and that the memorial and the museum be treated as separate issues.

2. Revitalization

Interim wayfaring signs be designed and installed, a marketing program be instituted, the streets and sidewalks be repaired immediately and be maintained in good condition throughout the reconstruction.

3. Street Grid

We have questions and concerns over the use of the remapped streets regarding pedestrians, vehicles, traffic patterns, etc. However, we generally favor the reestablishment of portions of the street grid.

4. West Street

Without taking a position, we have significant concerns and questions relating to the submersion of West Street. Those include: the routing of local traffic, vehicle access to Battery Park City, length of the depression of West Street, land use and duration of construction

5. Mass Transit

We insist that the full built Second Avenue Subway be an integral part of the transportation system for downtown. We recommend that the interim bus service be improved.

6. Transit Hub

We endorse the concept of an inter-modal hub.

7. Bus/Truck/Car Terminal

Strongly support, but urge that off street parking facilities for commuter buses be included.

8. Residential

We urge that affordable housing be included. Housing on the actual footprint of the tower buildings is not appropriate. Any increase in the residential population must be accompanied by adequate provisions for services including schools, libraries and play areas.

9. Retail/Commercial Development

A marketing plan should be developed and funded.

10. Culture

Include support for small artists and small local art organizations.

11. Park /Open Space

Include Governors Island.

12. Green Buildings

All development should be subject to appropriate environmental review procedures and comply fully with New York City Buildings codes.

13. Historic Preservation

We fully endorse

14. Diversified Economy

There is concern over the appropriateness of this area for certain aspects of biotech developments.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEES OF ORIGIN: WTC-LAND USE/WTC-TRANSPORTATION

COMMITTEE VOTE: 18 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

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

RE: **Proposed construction fence for the perimeter of the World Trade Center site**

WHEREAS: The Lower Manhattan Development Corporation has presented a design concept for a construction fence around the perimeter of the World Trade Center Site, and

WHEREAS: The LMDC has announced five goals to be achieved, namely:

- Quality
- Respect
- Transparency
- Communication
- Flexibility

WHEREAS: We are in general agreement with the concept and goals but have several concerns and suggestions, now

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 approves the goals and general concepts of the design of the WTC perimeter fence provided:

- The fence be graffiti and advertising free.
- Care be taken to insure smooth pedestrian street flow on Church and Liberty Streets.
- Consideration be given to offsetting the corners at Church and Liberty and at Church and Vesey Streets.
- The streets be kept clear of vendors.
- Consideration be given to plantings and greening in general.
- The “lantern” is too large, blocks view corridors should be scaled back and the lighting needs to be reconsidered.
- Adequate provisions be made for management, maintenance and policing frequently, specifically of the memorial panels.
- The design of the temporary plaza for the PATH Station be submitted to CB #1 for review and comment.
- All substantial changes to the location and design of the fence whether as part of the initial construction or as future phases should be likewise submitted to CB #1 for additional review and comment.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 21, 2002

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

BOARD VOTE: 38 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **P.S. 89 Staffing**

WHEREAS: As a result of the September 11th tragedy, PS 89 has seen a dramatic reduction in its student population, and

WHEREAS: Great efforts are now underway to rebuild our residential population including provisions for government grants to induce people to live in this community, and

WHEREAS: A special provision in the government residential grant program offers additional monetary incentives to people with children so as to rebuild what had been a thriving family-friendly neighborhood, and

WHEREAS: Another major inducement for families to live in Lower Manhattan have been our excellent public schools including PS 89, and

WHEREAS: We need to keep this school strong and successful to continue to attract families back to Battery Park City and Lower Manhattan, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 calls on the Board of Education to maintain staffing at PS 89 through the upcoming school year at the September 10, 2001 level so as not to punish this school for the September 11th tragedy and to create an incentive to retain and attract families back to Lower Manhattan.