

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 33 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **166 Duane Street, application to construct a rooftop addition**

WHEREAS: The application is to enlarge the bulkhead, reduce its height and increase the room size, from 180 sq. ft to 500 sq. ft but in doing so reduce the overall visibility, and

WHEREAS: The top of the coping would be only slightly visible with a 6 foot setback, and

WHEREAS: The committee considered the utilitarian design of cement board, clear glass and painted metal overhanging trellis appropriate, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

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: **44 Hudson Street, application to reconfigure the loading dock and to install a barrier free access lift**

WHEREAS: The handicap access lift was ADA compliant and would be painted black, and

WHEREAS: The replacement of the existing transom window with an air duct was felt to be reasonable, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

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: **84-86 Thomas Street, application to remove a granite sidewalk and replace loading dock**

WHEREAS: The application was to replace a badly damaged sidewalk on this narrow street with a permanent solution, and

WHEREAS: The committee noted that since cost was not an issue and it had experience with cutting granite slabs the applicant's solution of using steel framed cement was not felt appropriate, and

WHEREAS: The replacement of the damaged diamond steel plate loading dock with new diamond plate painted black was considered appropriate, and

WHEREAS: The committee suggested the applicant consider the use of bollards to stop trucks mounting the sidewalk, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission reject the application for the sidewalk, and accept the part relating to the loading dock.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 5 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 34 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **280 Broadway, application to install signage on the Reade Street side**

WHEREAS: The application is to install three signs of various sizes and an awning facing on the Sun Building, and

WHEREAS: The “PARK and left directional arrow” of 12” letters in red on the signage band according to the Master Signage Plan for the building was considered appropriate, and

WHEREAS: The “PARK” of 6” letters on the awnings above the entrance was considered appropriate, and

WHEREAS: The 3’ X 4’ sign on the entry return to the parking lot was considered appropriate, and

WHEREAS: The “PARK” of 24” letters on the signage band was not considered appropriate, and

WHEREAS: Although the Master Plan allows for them, the committee preferred non-illuminated signs, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission reject the application because of the 24” size letters and amend the Master Plan for signage on this important landmark.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

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: **176 Church Street, application to legalize the installation of public
pay telephone without LPC permits**

WHEREAS: The applicant did not appear, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission fine the applicant and hold over consideration until CB #1 is given the opportunity to review the proposal.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: EXECUTIVE

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

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

RE: **Capital and Expense Budget Requests for FY 2004**

BE IT
RESOLVED

THAT: Community Board #1 recommends the implementation of the following
(on the attached) budget requests for FY 2004.

02res.oct15

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

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

RE: **EPA building interior testing and cleaning program**

WHEREAS: The U.S. Environmental Protection Agency (EPA) and NYC Department of Environmental (DEP) met with CB #1's Quality of Life Committee on October 7, 2002, and

WHEREAS: DEP and EPA are responsible for exterior building clean-up, and

WHEREAS: It is EPA's responsibility to test and clean up Lower Manhattan using state-of-the-art technology, equipment, methodologies, and personnel available, and

WHEREAS: The EPA in September of 2002 has instituted a residential interior clean-up program for residential homes only on a voluntary basis due to the contamination from the collapse of the WTC Towers as a result of the 9/11 terrorist attacks, and

WHEREAS: There is still a great deal of anxiety that exists among residents regarding the type of pollutants and contaminants that have entered the atmosphere as a result of 9/11, and

WHEREAS: The clean-up program began enrolling candidates in the Summer 2002, by which time, the overwhelming majority of residents had reinhabited apartments cleaned unprofessionally or by workers without government oversight state-of-the-art scientific standards, and

WHEREAS: These pollutants and contaminants are still being found in indoor and outdoor spaces even after cleaning and private independent tests have shown that certain indoor spaces contain mercury, lead, chromium, cadmium, asbestos, fiberglass, dioxins and fine contaminants, and

WHEREAS: There was poor public outreach to the community and too much time was allowed to pass before the program began, and

WHEREAS: The clean-up program does not include schools, public spaces, parks, rooftops, water towers, heating and air conditioner ventilation systems, and

WHEREAS: 95% of small businesses do not have insurance coverage for clean-up purposes, and

WHEREAS: There is no governmental funded comprehensive long-term research and study program to track current conditions and health ramifications, now

THEREFORE

BE IT

RESOLVED

THAT: The clean-up program needs to be extended so that residents can view the published EPA results from the first few buildings and decide whether they wish to sign up for this program, and flyers should be put in all residential buildings, and

BE IT

FURTHER

RESOLVED

THAT: The EPA and the DEP should coordinate interior and exterior clean-up procedures to test and clean-up residential buildings, schools, public spaces, parks, rooftops water towers, heating and air conditioner ventilation systems using the state-of-the-art technology, and

BE IT

FURTHER

RESOLVED

THAT: The EPA testing should include testing for mercury, lead, asbestos and other toxins both before and after any cleanup and all research data obtained from the clean-up should be released as soon as possible to all concerned and accompanied by a complete explanation of all test methodologies used, and

BE IT

FURTHER

RESOLVED

THAT: The Stafford Act be amended so that in the future small businesses can participate in future FEMA programs when necessary, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 calls upon the U.S. Environmental Protection Agency and the NYC Department of Environmental Protection and Comprehensive Environmental Response Compensation and Liability Act (CERCLA) to adhere to and comply with all existing federal and city laws, regulations and standards for decontamination.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 35 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **55 Wall Street, BSA application to permit a physical culture establishment**

WHEREAS: 55 Wall Street, LLC has filed an application for authorization to operate a physical culture establishment, and

WHEREAS: This is an existing physical culture establishment operating as an accessory to the Regent Hotel, and

WHEREAS: The additional patrons to the facility should cause no adverse impact on the surrounding area, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 has no objection to the granting of a special permit to allow a physical culture establishment at 55 Wall Street.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED
BOARD VOTE: 30 IN FAVOR 2 OPPOSED 3 ABSTAINED 1 RECUSED

RE: **190A Duane Street, application for a sidewalk café for 11 tables with 22 seats for Roc Restaurant**

WHEREAS: The applicant currently has 5 tables and 10 seats on Greenwich Street, and

WHEREAS: The applicant is requesting 6 tables and 12 seats on Greenwich Street and 5 tables and 10 seats on Duane Street, and the applicant is requesting one table and two seats on the corner of the platform at Duane and Greenwich Streets, if not approved then the one table and two seats will then be placed on Duane Street, and

WHEREAS: The tables and seats on Duane Street are not to exceed the western boundary of the 2nd east window on Duane Street and the Duane Street door will be kept closed, and

WHEREAS: The applicant has agreed not to submit an application for additional tables for the next six years, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports the application for a sidewalk café license at Roc Restaurant located at 190A Duane Street provided that the above conditions are included in the license.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 35 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **110/118 Church Street, BSA application to permit a physical culture establishment**

WHEREAS: Equinox Fitness club has filed an application for a special permit to allow a physical culture establishment at 110/118 Church Street, and

WHEREAS: Equinox Fitness Club is a well known operator of physical culture establishments, and

WHEREAS: This is one of the first new businesses to open in this area since 9/11 and would be an amenity to the local community, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 has no objection to the granting of a special permit to allow a physical culture establishment at 110/118 Church Street.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 2 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

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

RE: **Proposed newsstand for the N/E corner of Pine Street and Water Street**

WHEREAS: A new newsstand has been proposed for the northeast corner of Pine and Water Streets, and

WHEREAS: There is already an existing newsstand on the block and the committee questioned the need for an additional stand, and

WHEREAS: There is existing art work at this location with would be blocked by the installation of the newsstand, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 rejects this application for a newsstand at the north east corner of Pine and Water Streets.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

RE: **Deutsche Bank Building**

WHEREAS: The Deutsche Bank was severely damaged in the WTC 9/11 attack and the physical structure now is contaminated with mold and contains various toxins and there are broken windows open to the elements, and

WHEREAS: It appears that the structure will have to be dismantled, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 calls upon the EPA and DEP to step into the process and use their emergency powers to expedite this process immediately in accordance with EPA and DEP guidelines because of the threat to the environment and people's health in the surrounding area, and

BE IT

FURTHER

RESOLVED

THAT: The EPA and DEP immediately monitor the toxic levels in the building and instruct the owners of the building to clean the exterior, cover the building completely so that the broken windows are covered and inform the various agency and health organizations of the results so they can take whatever action is necessary, and

BE IT

FURTHER

RESOLVED

THAT: The plan for dismantling the building come before the Community Board before it is implemented.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **416-424 Washington Street, application to amend certificate of appropriateness for rooftop addition**

WHEREAS: This project has a fourteen year history of controversy, and

WHEREAS: The current owners are asking for significant changes to what had already been approved, and

WHEREAS: Most of the changes under consideration are to make this hotel suitable for a residential project, and

WHEREAS: The new owners have hired competent historical and design architects who made an extra ordinarily detailed and impressive presentation to Community Board #1, and

WHEREAS: The proposal includes the consolidation or elimination of much of the visible rooftop mechanicals; the installation of larger windows with eyebrow arches on the warehouse roof extension; the inclusion of wood-frame windows in both the new contractor and the historic warehouse, replacement of the black bricks on the east wall with lighter bricks and re-alignment of the windows, and even the replacement of the surrounding, broken bluestone sidewalks with bluestone, and

WHEREAS: This new program has been vetted by Tribeca Civic groups and individuals who have monitored this site for over a decade and these groups have indicated approval of the modifications herein, and

WHEREAS: The new architects are to be commended for their work here, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application, with the proviso that the subsequent construction be monitored to completion, and that the developer build precisely all of the elements and every item and feature included in the approved designs.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: OCTOBER 15, 2002

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED
PUBLIC VOTE: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 3 RECUSED

RE: **Manhattan Youth's Site 5C Project**

WHEREAS: CB #1 has devoted a tremendous amount of time and effort to bring about a new gymnasium/recreation center to be operated by Manhattan Youth in the proposed Site 5C development, and

WHEREAS: Such a facility would enable Manhattan Youth to greatly expand its programming which already serves hundreds of local children, including over 675 in their after school program alone, and

WHEREAS: Manhattan Youth has committed to make such a facility available to local schools, music schools and other CB #1 youth providers to assist them in their difficult task of finding indoor space, and

WHEREAS: Prior to September 11th, the Community Board, the Economic Development Corporation and the developer had reached an agreement to create this new Manhattan Youth facility on Site 5C, and

WHEREAS: Regrettably, this project was derailed by the events of 9/11, and

WHEREAS: It is our understanding that the Site 5C developer is in the process of putting together a revised proposal for the site, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 reiterates its strong desire that a Manhattan Youth run gymnasium/recreation center be incorporated into any Site 5C development, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 requests that the Economic Development Corporation and developer Scott Resnick work closely and expeditiously with CB #1 and Manhattan Youth on this matter in advance of finalizing any plans for the site, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 asks the LMDC to strongly consider funding the construction of the Manhattan Youth space in the Site 5C development.