

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **105-107 Chambers Street, BSA application to permit a physical culture establishment**

WHEREAS: The Big Workout, Inc. d/b/a 24/7 Fitness Club has filed an application for a special permit to legalize a physical culture establishment open and operating at 105-107 Chambers Street, and

WHEREAS: 24/7 Fitness Club will operate 24 hours a day, seven days a week, and

WHEREAS: The aerobic studio should have adequate soundproofing to mitigate any negative effects on the surrounding buildings, and

WHEREAS: The applicant agreed to remove A-frame sign placed on the sidewalk in front of the premises, 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 objections to the granting of a special permit to allow a physical culture establishment at 105-107 Chambers Street.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 27 In Favor 0 Opposed 1 Abstained 0 Recused

RE: **South Street Seaport Rezoning**

WHEREAS: The New York City Landmarks Preservation Commission describes the South Street Seaport Historic District in its 1977 Designation Report as an area with “a special historical and aesthetic interest” that “retains much of its early 19th century character,” consisting primarily of “small-scale brick buildings which contrast dramatically with the soaring skyscrapers nearby,” and

WHEREAS: In order to retain and build upon the special character and scale of this district, Community Board #1 has put forth a re-zoning proposal to change the zoning from C6-4 to C6-2A, and

WHEREAS: This area was originally zoned C6-4 in 1961, well before the designation of the Historic District in 1977, and

WHEREAS: C6-4 allows development at base 10 F.A.R. with towers over 40 stories, and

WHEREAS: Studies conducted by the Department of City Planning indicate that the vast majority of buildings in the Seaport Historic District are between 4 and 5 F.A.R. and under 60’ in height with no building taller than 96’ in height, and

WHEREAS: The proposed C6-2A zoning would allow buildings up to 120’ in height and or more than double the average sized Seaport building, and

WHEREAS: The same C6-2A zoning is in place in Tribeca and Chelsea, two thriving communities where the City Planning Commission has successfully adopted zoning that reinforces the look and feel of these neighborhoods, and

WHEREAS: The South Street Seaport Historic District has enjoyed a great deal of redevelopment and restoration since its designation and all the property owners have complied with Landmarks Preservation Commission requirements to maintain the scale and quality of the district, and

WHEREAS: A great degree of confidence in the future of the Seaport Historic District was recently indicated when 24 developers responded to an EDC RFP to restore eleven City-owned buildings and three lots, in a small-scale manner, and

WHEREAS: The inherent conflict between the historic district designation and the current zoning has frequently been illustrated in the failure to develop the 250 Water Street site for the past 20 years, during which time the developer has tried unsuccessfully to gain approval for large scale buildings with towers that meet the C6-4 zoning requirements but have been rejected by the Landmarks Preservation Commission because, in the words of LPC in one instance, the proposed building would “dominate and overwhelm neighboring buildings in the district by virtue of its sheer size”, and

WHEREAS: The C6-2A zone is being proposed upon the advice and recommendation of the Department of City Planning following meetings and discussions with the prior Chair of the Commission and officials from the Manhattan Office of Department of City Planning, and

WHEREAS: Prior to certifying this re-zoning proposal, the City, through the Economic Development Corporation, studied the financial feasibility of developing a C6-2A building on 250 Water Street and determined that a developer would receive a fair return on investment under C6-2A zoning, and

WHEREAS: The South Street Seaport C6-2A rezoning proposal has overwhelming support from affected property owners, local residents, local elected officials, and local organizations such as the Seaport North Business Association, the Alliance for Downtown NY, the Seaport Community Coalition, the South Street Seaport Museum and Southbridge Towers Inc., and nearly all of the opposition coming from a single property owner in the district, and

WHEREAS: An architect for the 250 Water Street property was quoted in the NY Times on April 23, 1989 as saying that it may be necessary to consider a downzoning to a floor area ratio of 6 or 7 at 250 Water Street to produce a design that is appropriate, and

WHEREAS: The Community Board has expended considerable time and resources in preparing the current proposal, including retaining the respected planning firm of Buckhurst Fish & Jacquemart to help produce the ULURP application, Environmental Assessment Statement and Rezoning Report, and

WHEREAS: The proposed rezoning represents good comprehensive planning that will retain the essential character of the historic district while allowing appropriate development to go forward, and

WHEREAS: Adoption of the proposed rezoning will encourage the development of housing and other appropriate uses on the vacant 250 Water Street site, to the benefit of the City and all parties, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 strongly supports the South Street Seaport C6-2A rezoning proposal, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 urges the Mayor's Office and the City Planning Commission to abide by the recommendations of the Community Board and the vast majority of individuals and organizations concerned about the future of the South Street Seaport Historic District and adopt this most important rezoning proposal.

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COMMUNITY BOARD #1 - MANHATTAN
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DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **211 Pearl Street, proposal to seek landmarks designation for this 1832 Greek Revival commercial building**

WHEREAS: The building is a fine example of early Greek Revival commercial architecture with an extensive and rich history, and

WHEREAS: The building is one of only four that pre-dates the Great Fire of 1835 and the only one not protected by landmark status, and

WHEREAS: The building is owned by a large developer along with many other buildings in the neighborhood, and

WHEREAS: The Committee congratulated the applicant for his thorough presentation and research, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission urgently move to protect this important building by providing it with individual landmark status.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **183 Duane Street, application to install storefront infill**

WHEREAS: The applicants had been caught constructing a restaurant on the ground floor without necessary permits, and

WHEREAS: The Committee did not feel the current proposal was appropriate, and

WHEREAS: The applicant agreed to amend the proposal to make the design more appropriate for inclusion in this Historic District, and

WHEREAS: The applicant agreed to resubmit amended plans for the Committee's consideration, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission hold over any application until further plans are reviewed.

COMMUNITY BOARD #1 - MANHATTAN
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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 In Favor 0 Opposed 2 Abstained 0 Recused

BOARD VOTE: 29 In Favor 0 Opposed 1 Abstained 0 Recused

RE: **64-66 White Street, application to install a ramp and replace an entrance door**

WHEREAS: The application was made to comply with ADA and would be constructed of diamond plate ramp and steps and a 1 1/2" steel railing, painted black, and

WHEREAS: The Committee noted that the width of the ramp will make it necessary to move the street planters to the edge of the curb, which the applicant agreed to do, and

WHEREAS: The Committee discussed the option of installing an elevator instead of a ramp, which two members favored, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
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DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

Re: **415 Broadway, application to replace signs installed 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: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

Re: **New outdoor signage regulations and enforcement**

WHEREAS: CB #1 has passed resolutions in the past concerning the size and proliferation of signs placed in the downtown area, and

WHEREAS: There are no current regulations on the amount of illumination, and the height of signs, and

WHEREAS: New technology allows signs to project on building walls and extend over sidewalks, and

WHEREAS: The Department of Buildings has now proposed new legislation to address these concerns, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the new regulation #15 (Sec. 26-126-.4) be adopted with the above additions and concerns addressed, and

BE IT

FURTHER

RESOLVED

THAT: Because of the short notice and lack of notification to certain parties, the time period be extended so that interested parties will be given additional time to comment.

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COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

Re: **225 Broadway, beer and wine license application for Canyon of Heroes, Inc.**

WHEREAS: The applicant will conduct a restaurant for 70 people, with 18 tables and 30 seats which will not include a bar, and

WHEREAS: The hours of operation will be 6 AM until 9 PM, Sunday-Saturday, and

WHEREAS: The restaurant 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 beer and wine license for Canyon of Heroes, Inc. at 225 Broadway for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 28 In Favor 0 Opposed 1 Abstained 0 Recused

Re: **Mayor's noise task force**

WHEREAS: CB #1 applauds the Mayor's attempt to address the problems of noise in the City and the establishment of the "Mayor's Noise Task Force" to improve the quality-of-life of New Yorkers, and

WHEREAS: According to NYC Department of Environmental Protection (DEP), four out of five quality-of-life complaints are because of noise, and

WHEREAS: DEP will be reviewing the noise code standards to reflect the residential makeup of the City, and

WHEREAS: "Operation Silent Night" will be a multi-agency initiative headed by DEP and NYPD in conjunction with the Department of Consumer Affairs, State Liquor Authority, and Department of Buildings, and

WHEREAS: CB #1 has been receiving a growing number of complaints about the large amount of disruptive special events in Lower Manhattan and the noise created by certain visitors who think its acceptable to behave in a rowdy manner, and

WHEREAS: The quality of life in the Board area is becoming increasingly intolerable because of the following problems, but not limited to:

- Horn honking
- Car radios (boom boxes)
- Tour buses idling empty on City streets
- Low flying helicopters
- Store and car alarms
- Bars/Clubs
- Building generators (ie. 60 Hudson Street)
- Motorcycles
- River noises (ie., diesel engines running)
- Movie sites
- Construction (at night)
- Low flying planes
- Garbage trucks pick up at night

THEREFORE
BE IT
RESOLVED

THAT: CB #1 requests that the Mayor make the area below Canal Street a "Quiet Zone", and

BE IT
FURTHER
RESOLVED

THAT: The Mayor's Task Force meet with CB #1 to implement certain measures to alleviate these intolerable conditions.

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COMMUNITY BOARD #1 - MANHATTAN
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DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 27 In Favor 1 Opposed 0 Abstained 0 Recused

Re: **Clean up of St. Paul's Church memorial fence**

WHEREAS: Since 9/11, people visiting Ground Zero have been placing flowers and other mementos on the fence surrounding St. Paul's Church creating a spontaneous memorial to the victims of this horrendous event, and

WHEREAS: Over the course of 14 months, the fence has been looking increasingly shabby as the artifacts and flowers have been exposed to weather and soot, and

WHEREAS: The fence has also turned into a major tourist attraction where people pose for photos and vendors try to sell their goods, and

WHEREAS: The Community Board has received a steady and increasing number of complaints about the fence with many asking that the "memorial" be removed, and

WHEREAS: The Community Board was very pleased to read recently that St. Paul's Church is in the process of dismantling the memorial fence and intends to store and identify alternative venues for many of the artifacts and to have the fence cleared by the end of the year, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 applauds the decision of St. Paul's Church to dismantle its memorial fence and urges that this work be completed as soon as possible.

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DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 3 In Favor 1 Opposed 0 Abstained 0 Recused

BOARD VOTE: 21 In Favor 9 Opposed 1 Abstained 0 Recused

Re: **Proposed holiday market on Wall Street between Water and Front Streets**

WHEREAS: A holiday market to benefit surviving family members of firefighters from Engine and Ladder Company #10 who lost their lives on 9/11 has been proposed for the north side of Wall Street between Water and Front Streets, and

WHEREAS: The market is scheduled to operate from November 27-December 24 on the north side of Wall Street between Water and Front Streets with 50% of the gross revenue going to the 10 House Family Fund, and

WHEREAS: The market operator has reduced the size of the market, originally proposed to run from Water to South, in response to Community Board concerns, and

WHEREAS: The operator has received letters from the adjacent property owners (100, 99, 95 Wall Street) indicating that they do not object to the proposed holiday market, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Mayor's Office approve the proposed holiday market on Wall Street.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **100 Broadway, application to install exterior awnings and signage**

WHEREAS: This application calls for the placement by Borders Books of awnings and signage in various places along both the Pine Street and Broadway facades of 100 Broadway, a magnificent individual New York landmark, and

WHEREAS: The applicant's plans call for a single blade sign on the Pine Street façade, 18 feet high and 4½ feet wide, with a depth of 24 inches, and with individual punched-out (raised) letters within the sign of 22 inches each in length, and

WHEREAS: Borders Books intends to use soft-effect blue and red L.E.D. illumination instead of neon for the sign's edging, and white fluorescent lighting for the letters themselves, and

WHEREAS: Eight black "umbrella" awnings are proposed for the 100 linear feet of Broadway frontage, to fill the full width of the façade's window bays, and mounted at the top of the first floor, and

WHEREAS: The program originally called for the mounting of a single, large blade sign on the Broadway façade virtually identical to that on Pine Street, and

WHEREAS: The committee felt it crucial to see a mock-up of the proposed Broadway sign, which the applicant, at significant expense, was kind enough to arrange, and

WHEREAS: The committee members came to the conclusion that, while the enormous verticality of the Broadway façade requires a large sign, the proposed length of the sign is just too big, and

WHEREAS: It is the committee's belief that the Broadway sign should be mounted at the bottom of the second-story spandrel glass and end at the top of the first-story metal framing, extending approximately and twelve feet, and the width should be adjusted proportionately to three feet, and

WHEREAS: The applicant has given verbal agreement to this plan, now

THEREFORE

BE IT

RESOLVED

THAT: The community board recommends that the Landmarks Preservation Commission approve this carefully and tastefully crafted program baring in mind the changes to the Broadway sign with the exception of the Broadway sign, which should be modified as above.

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COMMUNITY BOARD #1 - MANHATTAN
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DATE: NOVEMBER 19, 2002

COMMITTEE OF ORIGIN: CANAL STREET TASK FORCE

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Replace traffic signal at the N/W and S/E corners of Canal and Greenwich Streets and safety concerns**

WHEREAS: The intersection of Canal and Greenwich Streets has been a dangerous crossing and the scene of many vehicle to vehicle and vehicle to pedestrian accidents over the last several years, and

WHEREAS: In recent years the Department of Transportation (DOT) and other agencies, in conjunction with community efforts, have made improvements to the intersection which have helped mitigate vehicular and pedestrian traffic, and

WHEREAS: However, there needs to be additional improvements to make this intersection as safe as possible, minus a Police Officer and/or a Traffic Enforcement Officer, and

WHEREAS: Two recent separate vehicle accidents have destroyed the traffic signal lights at the north/west and south/east corners, and

WHEREAS: Gridlock is a continuing problem, and

WHEREAS: The west side of Greenwich Street is predominantly used by pedestrians to cross Canal Street, and

WHEREAS: The length, curb to curb, to cross Canal Street on the west side of Greenwich Street is a longer walking distance than the east side of Greenwich, and

WHEREAS: The current pedestrian crossing time allowed to walk across Canal Street is approximately 10 seconds before the "DON'T WALK" signal flashes red, and

WHEREAS: There is only a total of approximately 27 seconds to cross Canal Street, and

WHEREAS: There is not a "WALK / DON'T WALK" signal at the Southwest corner of Canal and Greenwich for Canal Street crossing purposes, and

WHEREAS: There are no "DON'T BLOCK THE BOX - Fine + 2 points" or "NO HORN HONKING \$350. Fine" signs, now

THEREFORE
BE IT
RESOLVED

THAT: To make the intersection of Canal and Greenwich Street safer, Community Board No. 1 respectfully asks DOT to immediately implement the following recommendations:

- 1) Replace the two traffic signal lights "WALK / DON'T WALK" signals at the Northwest and Southeast corners along with the signal at the N/W/C.
- 2) Install a "WALK / DON'T WALK" signal at the Southwest corner for Canal Street crossing purposes.
- 3) Increase the pedestrian crossing time to walk across Canal Street.
- 4) Install "DON'T BLOCK THE BOX - Fine + 2 points" visible signage.
- 5) Install "NO HORN HONKING - \$350. Fine" visible signage.
- 6) At the Canal Street east bound white stop line, approximately 20 feet from the corner, install a "STOP HERE ON RED SIGNAL" sign with arrow pointing downward.