

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

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

RE:           WTC Site Plan by Daniel Libeskind

WHEREAS: Prior to 9/11, CB #1 was a thriving commercial district as well as the fastest growing residential neighborhood in New York City, and

WHEREAS: No other community in our nation has ever experienced the level of destruction inflicted upon Lower Manhattan on 9/11, and

WHEREAS: In spite of the trauma and devastation of 9/11, the vast majority of those who lived and worked in the area prior to the attack have remained or returned to rebuild our district, and

WHEREAS: Upwards of 335,000 people now live or work in Community Board #1, and

WHEREAS: The World Trade Center served Lower Manhattan as a place to see a concert, eat a meal, shop, and as a place that connected the distinct neighborhoods surrounding the WTC site, and

WHEREAS: CB #1 is determined to see the life and vitality embodied by the WTC restored and to insure that the rebuilding process restores the WTC as the hub of our community and reinvigorates Lower Manhattan to make it better than ever as a place to live, work or visit, now

THEREFORE

BE IT

RESOLVED

THAT:           Community Board #1 is confident that the Libeskind plan can and will serve as the basis for the restoration and resurrection of the WTC site into something even better than before, and

BE IT

FURTHER

RESOLVED

THAT:           CB #1 strongly urges that the WTC site must be rebuilt in a manner that re-connects and integrates the WTC with the surrounding neighborhoods of Battery Park City, the Financial District, Tribeca and the South Street Seaport, and

BE IT  
FURTHER  
RESOLVED

THAT: Attractive and well-planned pedestrian connections which go through the WTC site must be provided both at grade and below grade to ensure the desired level of connectivity for people who live and work around the site, and

BE IT  
FURTHER  
RESOLVED

THAT: We must also ensure that the WTC site is redeveloped in a balanced manner whereby the memorial is one critical component but that also addressed such important community needs as flexible public open space, new cultural facilities, and provisions for the off-street storage of tour buses.

03res.may20th

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Temporary siting of a sculpture by Bill Barrett on Finn Square  
for a 6 month period

WHEREAS: Bill Barrett, a local Tribeca artist, has proposed the temporary siting of his  
sculpture "Stargate" on Finn Square at Varick St., West Broadway,  
Leonard St. and Franklin St., and

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

WHEREAS: The proposed sculpture has the support of Friends of Finn Square, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the installation of "Stargate" by Bill Barrett at Finn  
Square for a period of 6 months, and

BE IT

FURTHER

RESOLVED

THAT: CB #1, due to the expense of insurance and installation, urges NYC  
Department of Parks to also grant the artist the option of a 6 month  
renewal.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 30 In Favor 5 Opposed 0 Abstained 0 Recused

RE: 48 Laight Street, modification of a BSA variance to allow an increase from 5 residential units to 10

WHEREAS: A BSA variance is necessary for the construction of a new loft dwelling in an M1-5 district, and

WHEREAS: This building was approved by LPC for its appropriateness, and

WHEREAS: The Community Board resolution of July 31, 2001 was unanimously passed not to oppose the BSA application for the construction of a new residential building with 5 units, and

WHEREAS: The proposed application to build the new 6 story building at 48 Laight Street has met the BSA standards test for a waiver, and was approved, and

WHEREAS: Due to market conditions, the developer would like to change the number of units from 5 to 10 units with no changes to the footprint, facade or FAR, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 is not opposed to the BSA application for a new 6 story residential building at 48 Laight Street with 10 units, and

BE IT

FURTHER

RESOLVED

THAT: This resolution is not intended to establish any precedent for waiver amendments of this sort.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained 0 Recused  
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Proposed farmers market at Liberty Plaza

WHEREAS: The Governor has proposed that the farmers market which was at the WTC prior to 9/11 be sited on Liberty Plaza from June 3<sup>rd</sup> to September 2<sup>nd</sup>, and

WHEREAS: The farmers market was a welcome amenity for residents and workers alike for many years, and

WHEREAS: CB #1 greatly appreciates that Brookfield Properties is allowing the farmers market to return to Lower Manhattan on their property at Liberty Plaza, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 enthusiastically supports the opening of the farmers market on Liberty Plaza for the 2003 season and calls upon the LMDC and City agencies to find a permanent location for this important market.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 38 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 115 Chambers Street, replace sidewalk and provide new  
handicap ramp and railings

WHEREAS: The applicant needs to provide a secure handicapped-accessible entrance  
to this trade union health center, and

WHEREAS: The existing handicapped-accessible machinery has proven dangerous,  
and recently injured a wheelchair user, and

WHEREAS: This proposal calls for a simple ramp with an 11-foot run and a 5-foot  
landing at the west side of the current entrance, and

WHEREAS: The ramp will be constructed of concrete, with ½" steel railings, anodized  
to match existing building trim, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board recommends that the Landmarks Preservation  
Commission approve this simple proposal.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 85 Leonard Street, application to install new storefront and to  
construct new elevator bulkhead

WHEREAS: The applicant did not appear before the committee, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks Preservation Commission hold over this application until  
the applicant makes its presentation before the Landmarks Committee of  
Community Board #1 Manhattan.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 211 West Broadway, application to renovate the penthouse

WHEREAS: The applicant wishes to lower the existing penthouse to the north and add a large clerestory to the south, and

WHEREAS: The north renovation would reduce the height of that portion of the penthouse from 13 feet 9 inches to 12 feet, and would be painted black, and

WHEREAS: The clerestory would be of stucco and glass, and would connect a bulkhead to the newly reconstructed penthouse, and would admit sunlight into an already sun-flooded loft, but would not provide additional living space, despite its large bulk, and

WHEREAS: While the penthouse reconfiguration appears to be an improvement to the existing condition, the clerestory significantly alters the important and wide-open sightline of Tribeca looking north from almost any point on lower West Broadway, and is a dramatic and empty interior gesture that throws off not only the balance of this classical building but of the general landscape of Finn Square, and

WHEREAS: The final fillip is a new center chimney stack in front of the clerestory, and

WHEREAS: At the least, the clerestory should be narrowed, and the chimney should not be the most prominent element of the top of the building, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve the northern penthouse reconfiguration, and reject the clerestory proposal as currently fashioned.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 377-383 Greenwich Street, application to construct a new six story building

WHEREAS: The proposal for a new 80 room hotel on this vacant lot a N. Moore Street was very exciting and in the main well designed, and

WHEREAS: The design incorporating deeply recessed punched windows out of a rich mortar joint brick facade with smaller fixed niche windows was appropriate, and

WHEREAS: The 17' high wood, metal and glass storefront with 11' steel canopy was a little unusual but not inappropriate, and

WHEREAS: The use of a glazed terracotta belt-line and cornice was not felt to be in character for the District, and

WHEREAS: The wooden operable shutters were inappropriate and a fire hazard and steel shutters would be a better solution, and

WHEREAS: The internal stone fronted courtyard and rounded corner detailing was very appealing, and

WHEREAS: There were no visibility studies available for the poorly designed 20' mechanical and penthouse, and

WHEREAS: There were no street site plans and the committee was concerned that the windows would not align adjoining buildings, and

WHEREAS: The committee commended the overall quality of the design, presentation, and innovation and massing with the exception of the roof, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission hold over the application, while further consideration is made to the matters referred to.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 408-410 Greenwich Street, application to demolish existing building and construct a new 11 story building

WHEREAS: This 146' high new building at Hubert Street of tripartite design with base, arched floors, cornice and corner columns of masonry construction was huge in scale, and

WHEREAS: The high base and massing did not help the building look contextual, and

WHEREAS: The concrete and terracotta arches on the full height blank northern lot line facade was depressing and completely wrong, and

WHEREAS: The overall design exaggerated the massing issues, now

THEREFORE

BE IT

RESOLVED

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

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 109 Reade Street, application to legalize security gates installed without LPC approval

WHEREAS: The applicant needs to legalize externally mounted security gates installed without approval, and

WHEREAS: The Committee was told that there would be no hardship suffered by the applicant if the shutters were to be mounted internally as is LPC policy, and

WHEREAS: The Committee agreed that there are other illegally mounted external security gates in the Historic District, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board recommends that the Landmarks Preservation Commission reject this application unless the proposal is amended to show internally mounted security gates.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 114 Greenwich Street, liquor license application for La Bamba

WHEREAS: The applicant will operate a restaurant for 68 people, with 20 tables and 58 seats which will include a bar not to exceed 10 seats, and

WHEREAS: The hours of operation will be 12:00 PM (noon) until 11:00 PM, Sunday – Saturday, and

WHEREAS: The restaurant will not have music,

WHEREAS: The applicant will not be seeking a sidewalk cafe 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 the liquor license application for La Bamba at 114 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: MAY 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 52 Walker Street, liquor license application for a proposed eating and drinking establishment

WHEREAS: Several residents appeared before the committee to express their opposition of the applicant, and

WHEREAS: The residents objected to the 1 AM and 4 AM closing times since Walker Street is a small street and the spaces above the ground floors are residential, and

WHEREAS: The zoning does not allow bars and restaurants on side streets in the M1-5 B1 Limited Mixed Use Area unless grandfathered, and

WHEREAS: The Department of Buildings has not yet rendered a decision on whether or not there was a use group six at this location, and

WHEREAS: Residents of Walker Street stated there was no such use prior to this application, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 requests that if the Department of Buildings rules in favor of the applicant that a 500 foot hearing be conducted and the applicant return to CB #1.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 32 Broadway, beer and wine license application for the Liberty  
Cafe

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 beer and wine license  
application for Liberty Café located at 32 Broadway until they appear.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 145 Duane Street, beer and wine license application for Natsu Inc. d/b/a Takahachi Tribeca

WHEREAS: The applicant will operate a restaurant for 56 people with 15 tables and 56 seats, and

WHEREAS: The hours of operation will be 12:00 PM (noon) until 12:00 AM (midnight), Sunday – Saturday, and

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

WHEREAS: The applicant will be seeking a sidewalk cafe permit and will not be seeking 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 the liquor license application for Natsu Inc d/b/a Takahachi Tribeca at 145 Duane 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 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 142-144 Beekman Street, liquor license application for the  
Salud Restaurant and Bar

WHEREAS: The applicant will operate a restaurant for 70 people with 18 tables and 46  
seats which will include a bar not to exceed 8 seats, and

WHEREAS: The hours of operation will be 12:00 PM (noon) until 12:00 AM  
(midnight), Sunday – Thursday and 12:00 PM (noon) until 1:00 AM  
Friday and Saturday, and

WHEREAS: The restaurant will have live and recorded music and agrees to add  
adequate sound proofing, and

WHEREAS: The applicant will be seeking a sidewalk cafe permit and will not be  
seeking a cabaret license, and

WHEREAS: The hours of non-amplified music will be for one hour from 7:30 PM to  
8:30 PM Tuesday thru Saturday with no dancing, 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 the liquor license application for  
Salud Restaurant and Bar at 142-144 Beekman 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 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 285 West Broadway, transfer liquor license application for  
H & M Bar LLC

WHEREAS: The current liquor license and zoning allows a maximum capacity of 200 persons with dancing, and

WHEREAS: The current zoning in the M1-5 B1 Limited Mixed Use Area requires a special permit from the Board of Standards and Appeals as provided in Section 73-244 to exceed that limit, and

WHEREAS: The applicant was made aware of the procedures to exceed that limit and agreed therefore not to exceed the 200 persons limit, and

WHEREAS: The applicant has agreed to monitor the inside and outside of the establishment to control crowds, now

WHEREAS: CB #1 approves the transfer for the above establishment for only 200 persons.

03res.may20th

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 249 West Broadway, renewal application for a sidewalk cafe with 8 tables and 16 seats for Anotherroom, Inc.

WHEREAS: The applicant has applied for a renewal sidewalk cafe license for 8 tables with 16 seats, and

WHEREAS: The hours of operation will be 5:00 PM until 11:00 PM Sunday-Saturday, and

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

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

WHEREAS: Community Board #1 has not received any complaints of loud noise, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports a two year renewal for the sidewalk cafe license for Anotherroom at 249 West Broadway provided the above conditions are included in the license.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 110 Duane Street, renewal liquor license application for Lush

WHEREAS: Seven community residents and the owner of the building have appeared before the committee to report numerous instances of noise, rowdy crowds, double parked cars and submitted 14 letters to attest to these conditions and only one person and one letter was in favor of the establishment, and

WHEREAS: The community appeared before the committee last year to complain of these same conditions concerning this establishment, and

WHEREAS: It was reported that the applicant advertises parties with a capacity of 250 when the liquor license and the Department of Buildings public assembly permit states the space is for only 150 people, and

WHEREAS: The Department of Buildings file shows the applicants never completed their application for a Certificate of Occupancy to operate a bar, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 requests that the SLA not approve the renewal application for a liquor license because of the above conditions.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 21-23 Peck Slip, renewal application for a sidewalk café with 10 tables and 24 seats for Quartino

WHEREAS: The applicant has applied for a renewal sidewalk cafe license for 10 tables with 24 seats, and

WHEREAS: The hours of operation will be 12:00 PM (noon) until 12:00 PM (midnight) Sunday-Thursday and 12:00 PM (noon) until 1:00 Am Friday and Saturday, and

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

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

WHEREAS: Community Board #1 has not received any 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 two year renewal for the sidewalk cafe license for Quartino at 21-23 Peck Slip provided the above conditions are included in the license.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

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

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 2 Recused

RE: 385 Greenwich Street, renewal application for a sidewalk café with 7 tables and 14 seats for Alik Enterprises d/b/a Ivy's Bistro

WHEREAS: The applicant has applied for a renewal sidewalk cafe license for 7 tables with 14 seats, and

WHEREAS: The hours of operation will be 12:00 PM (noon) until 11:00 PM Monday-Friday, 5:00 PM until 11:00 PM Saturday and 4:00 PM until 10:00 PM Sunday, and

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

WHEREAS: The applicant will enclose the boundaries of the sidewalk café with a thinner railing, and

WHEREAS: Community Board #1 has not received any 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 two year renewal for the sidewalk cafe license for Alik Enterprises d/b/a Ivy's Bistro at 385 Greenwich Street provided the above conditions are included in the license.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: BATTERY PARK CITY

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

BOARD VOTE: 33 In Favor 0 Opposed 3 Abstained 0 Recused

RE: BPCA refinancing to purchase City properties

WHEREAS: Governor Pataki has proposed legislation to enable the Battery Park City Authority (BPCA) to produce increased revenue for NYC, and

WHEREAS: One component of this proposal is a \$150 million increase to the Authority's debt ceiling so that it can purchase Pier A as well as the Hudson River Park Trust properties adjacent to Battery Park City and provide the City with much needed revenue, and

WHEREAS: The City's efforts over many years to restore Pier A have regrettably been most unsuccessful while the BPCA has a good track record of carrying out their development projects, and

WHEREAS: The Hudson River Park Trust will continue to play the lead role and oversee the development of the HRPT properties adjacent to Battery Park City, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the NYS legislature approve the pending legislation enabling the BPCA to purchase Pier A and Hudson River Park Trust properties contiguous to Battery Park City for the purpose of providing increased revenue to New York City, and

BE IT

FURTHER

RESOLVED

THAT: The development of these properties as well as any plans by the BPCA to acquire additional City properties must be subject to Community Board review and input.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: WATERFRONT

BOARD VOTE:        36 In Favor 0 Opposed 0 Abstained 0 Recused

RE:                Intro. 261, The Accessible Passenger Ferry Services  
                         Transportation Act (APFSTA)

WHEREAS:        City Council Intro. 261 is legislation to ensure that all individuals have  
                         access to the public ferry transportation system, now

THEREFORE

BE IT

RESOLVED

THAT:             Community Board #1 supports Intro. 261, The Accessible Passenger Ferry  
                         Services Transportation Act.

.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 35 In Favor 0 Opposed 1 Abstained 1 Recused

RE: Historic buildings in vicinity of MTA transit hub

WHEREAS: Community Board #1 is cognizant of the need for a transit facility in the area of Fulton Street and Broadway, and strongly supports the urgent transportation and reconstruction initiatives moving forward in the vicinity of the World Trade Center site, and

WHEREAS: The Board has also been a champion of preservation, recognizing the need to cherish the historic fabric of this great built environment much as it is necessary to preserve forests and open land in rural areas, and

WHEREAS: Members of the Landmarks Committee, realizing that the establishment of a Fulton Street Corridor Historic District is not a realistic goal when faced with the pressing, countervailing issues at hand, have taken pains to identify the handful of extremely important architectural masterpieces most worth preserving here, and

WHEREAS: Those structures include:

- Most immediately, the Corbin Building, a/k/a 11 John Street, a glorious early skyscraper built in 1889 and designed by Francis H. Kimball with a riot of terra-cotta ornamentation, Renaissance revival details and carved brownstone;
- 130 Fulton Street, at Nassau, an almost unbelievable “Renaissance fantasy” with huge, airy penetrations and ebullient details mixing limestone, brick and terra cotta, designed by DeLemos & Cordes in 1893, and a building whose uncanny scale even today seizes its turf, and
- 127 Fulton Street, east of Nassau, a slender seven-story Renaissance revival loft building in the architectural mold of the Corbin Building, but with a cast-iron storefront and deep, lush window frames, spandrels, and other details, designed by Keuffel & Esser in 1892 for a drafting company, to which many of the details refer, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 urges the Lower Manhattan Redevelopment Corporation, the Landmarks Preservation Commission and other relevant agencies to integrate the facades of, or all of, these three buildings in their future plans, and, in the future exploration of open space for the downtown community, to consider 127 Fulton Street as a portal to the possible plaza that is being discussed in the vicinity.

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

DATE: MAY 20, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 177 Hudson Street

WHEREAS: The applicant did not appear before the committee, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks Preservation Commission hold over this application until the applicant makes its presentation before the Landmarks Committee of Community Board #1 Manhattan.

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

DATE: May 20, 2003

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **408-410 Greenwich Street, application to demolish existing building and construct a new 11-story building**

WHEREAS: Community Board #1 is opposed to the height of this building, and was very concerned with its proposed design, and

WHEREAS: The Board recognizes the enormous progress the applicants have made in both scale and architecture in the short time between committee consultations and the full community board meeting during the third week of May, and

WHEREAS: While the issue of height will be dealt with in another resolution, the board acknowledges the proposed reduction to nine stories, and

WHEREAS: The revised design plan is enormously improved, and begins to reveal the creativity this architect has shown in previous works blending contextuality with astounding innovation, now

THEREFORE  
BE IT  
RESOLVED

THAT: The Community Board remains concerned with the overall size of the project, but urges the Landmarks Preservation Commission to work with the applicant along the lines of the applicant's most recent revisions, and direct the applicant to return to the Landmarks Committee of Community Board #1 at its June 2003 meeting.