

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:   6 In Favor   0 Opposed   0 Abstained   0 Recused  
PUBLIC VOTE:       2 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:       35 In Favor   0 Opposed   0 Abstained   0 Recused

RE:               **Creation of BPC Community Emergency Response Team (CERT)**

WHEREAS: Local residents, with the support of the Battery Park City Neighbors & Parents Association, have begun the process of establishing a Community Emergency Response Team (CERT) for Battery Park City, and

WHEREAS: The CERT Program was created by FEMA and is administered by State & local OEM and provides 20 hours of training to residents who have organized to augment first responders, and

WHEREAS: The BPC CERT Team has the support of the Battery Park City Authority, has presented their plan to the Borough President's office and have a corps of 60 volunteers, and

WHEREAS: While this team will be, as all CERT Teams must be, organized to serve their specific community, the BPC CERT Team hopes to be the model for other CERT teams within New York City, now

THEREFORE

BE IT

RESOLVED

THAT:           Community Board #1 supports the BPC CERT Team and calls upon all State and City officials, especially the Governor's, Mayor's & Borough President's Office, to support these volunteer's efforts, and recognize their status as the first model CERT Team in New York.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: **320 Pearl Street, application to legalize unauthorized construction in noncompliance with the certificate of appropriateness and to modify the design of the facade**

WHEREAS: This application seeks to legalize a wholly new structure, and

WHEREAS: Community members representing the 50-unit co-operative next door to this project appeared at the Community Board hearing to voice their objections to the way the project has proceeded and the developers' lack of communication with them, and

WHEREAS: In their cynical disregard or contempt for the public sector and the public review process now and in a previous project, the developers and architect seem to dare the Landmarks Preservation Commission, the Buildings Department and Community Board One to catch them, and

WHEREAS: In the instance under consideration, the rare opportunity existed for ground-up new construction in a landmarks district, beginning with a clean sheet of paper and ending with approvals for the project, and

WHEREAS: Nevertheless, the almost-finished product is breathtaking in its non-compliance and barely resembles the original application, and

WHEREAS: The most glaring and incurable deficit is on the roof, where an enormous bulkhead AND a setback floor now appear in steel and masonry which did not appear in the approved plans, and

WHEREAS: Somehow, the entire façade is in a different place than that which was approved, for which the applicants wish to create a 4-inch shadow line or projection line to rectify the "missing" street wall, and

WHEREAS: Relatively minor errors (what else is left?) were also made, such as to the cornice, and

WHEREAS: The applicants' blank-faced, unmindful presentation of this non-compliance left the committee dumbfounded. No matter how many times we were told we were looking at a bobcat, we knew we were staring at an elephant, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board strongly urges the Landmarks Preservation Commission to force the finished project to conform to the sightline drawings approved originally, which is to say, to have all visible additions removed, and

BE IT

FURTHER

RESOLVED

THAT: The Community Board has no strong objection to the proposed rectification of the facade, and does not take a position on the cornice detailing.

03res.july29

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: **144 Beekman Street, application to install storefront infill signage**

\WHEREAS: The proposal to install wood and clear glass French doors between the original cast iron columns was considered appropriate and in keeping with the district as it matched buildings down the street and the South Street Seaport Museum, even though there was no evidence that this design was used historically in the South Street Seaport Historic District and historic photographs for the building could not be found, and

WHEREAS: The Committee did not like, nor felt it necessary to install, new awnings, which the applicant agreed to remove from the application, and

WHEREAS: The painted signage on the signage band above the columns on the Beekman and Front Street facades was considered appropriate, but the committee did not like the vertical signage to be painted on the corner cast iron column, which the applicant agreed to remove from the application, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission approve this application with the amendments referred to above.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: **87 Walker St., application to enlarge the bulkhead and raise the parapet wall**

WHEREAS: The application is necessary to meet code for a new elevator and would increase the length of the existing bulkhead by 4' (from 7' to 11'), the height by 6" (from 10' 6" to 11') while the width would remain the same (9' 9"), and

WHEREAS: The application had been amended and the parapet wall is not to be changed, and

WHEREAS: The rest of the work consisting of a 1 1/2" wide code railing, wider staircase bulkhead and HVAC equipment would not be visible from any position, and

WHEREAS: The applicant agreed to paint the stucco bulkhead and railings a historically appropriate dark color, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 has no objection to the proposal and recommends that the Landmarks Preservation Commission approve this application.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: **Proposed rule instituting fees for LPC Permits**

WHEREAS: The LPC is required by the Mayor to raise approximately \$1 million to help fund its \$3 million budget, and

WHEREAS: The proposal issued by LPC is to levy a fee based on the value of proposed work with a minimum of \$50 for the first \$5,000 of work then and an additional \$3 for every additional \$1,000 of work, and

WHEREAS: The Committee was reminded that the Mayor had promised in his election campaign to increase the efforts the City made to support preservation but not to make it a source for raising revenue from owners of historic homes, and

WHEREAS: The Committee felt that the revenue should be raised from those that take up most of the Commission's time and this could be achieved simply by raising the threshold below which fees were not charged to much higher amounts to effectively exclude many individual homeowner restoration projects, and

WHEREAS: The Committee urges the Landmarks Preservation Commission to levy fees on violations to potentially generate much higher revenue as well as discourage people from ignoring the law, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 strongly urges that the Landmarks Preservation Commission amend its proposals to generate revenue as noted above and agrees to review all means of generating revenue as soon as practicable.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: **71 Hudson St., application to replace the slate roof with a copper roof**

WHEREAS: The application was to restore the side 10' wide alley wall and vertical gable roof to this magnificent Italianate Flemish Revival style building, which signifies the Tribeca West Historic District, to a very high and historic quality like the rest of the building's restoration, and

WHEREAS: The work to remove the tar from the wall and restore the original brick work and mortar pointing was applauded, and

WHEREAS: The only slightly visible gable roof and hidden window posed a problem as they are covered with the original vertically fixed slate roof tiles which are hard to maintain, and

WHEREAS: The applicant had considered using either copper or a copper-like material welded in roof bands to provide a longer term maintainable solution, and

WHEREAS: A majority of the Committee favored copper over a copper-like material or using slate but later considered an alternative idea of using lead welded into shingle style tile as a preferable solution, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB#1 recommends that the Landmarks Preservation Commission work with the applicant to identify an appropriate material that will maintain the high quality of restoration to this magnificent building.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: **88 Reade Street, application to legalize the installation of storefront infill in non-compliance with certificate of no effect, to replace awnings installed without LPC permits, and to install signage and lighting**

WHEREAS: To the extent that this application involves illegal alterations, the committee does not condone such activity, and

WHEREAS: The original building and its alterations over the years are so hideous that it is not necessary to go over every detail of the present application here, but suffice it to say that, and

WHEREAS: The extended signage as suggested by the Landmarks Preservation Commission is an idea the committee endorses, and

WHEREAS: The awning color should match the signage, and should be a solid green, and

WHEREAS: The exterior security gates should be removed, and

WHEREAS: The committee suggests that the anodized infill be replaced with something more appropriate, or even painted to blend; that the landlord get rid of the graffiti, and that the landlord come up with a master plan for the rest of the building, and

WHEREAS: In other respects, this presentation seemed a reasonable response to a mission impossible, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board recommends that the Landmarks Preservation Commission approve this application, bearing in mind the suggested changes.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 2 Abstained 0 Recused

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

RE: **131 Duane Street, application to construct a one-story rooftop addition, enlarge an elevator bulkhead, and to install a canopy and menu boxes at the ground floor**

WHEREAS: This application calls for a rooftop addition, all clad in lead-coated copper, which would set back 10 feet from the parapet wall, rise 11 feet, slope back, and rise another 13 feet 2 inches, and

WHEREAS: It also adds a street-level entrance canopy in line with the current roll-up awnings mounted at the spring line of the building's arches, and

WHEREAS: The fire escape will be removed and the building's elegant façade will be restored, with the columns painted linen white, and

WHEREAS: A vitrine menu box will be installed in the sidewalk, and

WHEREAS: While the restoration is in good hands, and the materials chosen are elegant and appropriate, the committee believes that the rooftop addition and bulkhead are too tall, and

WHEREAS: Although the canopy has many compelling design elements, it still needs to be "fleshed out," especially as regards its size, and

WHEREAS: Unfortunately, as presently conceived, the vitrine menu box looks like "a chicklet on stilts," as one member put it, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board trusts that a workable plan can be achieved, but recommends that the Landmarks Preservation reject this application as currently offered.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

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

RE: **New elementary/intermediate school for Lower Manhattan**

WHEREAS: Lower Manhattan is experiencing a dramatic increase in its residential population with 12,000 additional housing units scheduled to be created between 2000 and 2005, and

WHEREAS: The LMDC and the Mayor's Office are planning to create many new residential sites which are likely to add thousands of additional residential units to Lower Manhattan in the foreseeable future, and

WHEREAS: The elementary and intermediate schools serving our community are already overcrowded with PS 234 expecting to operate at 150 children over capacity in the fall, and

WHEREAS: Many new Lower Manhattan residents are likely to raise families which will create still greater demand for school seats, and

WHEREAS: One of the key attractions to Lower Manhattan has been our excellent public schools which are now in jeopardy due to overcrowding, and

WHEREAS: In order to attract and maintain residents, we need to provide them with good public schools, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 calls upon the School Construction Authority to add a new elementary/intermediate zoned school for Community Board #1 to its five year capital plan in recognition of the rapid residential growth which has taken place, and is expected to continue, here in Lower Manhattan.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

BOARD VOTE: WITHDRAWN

RE: **Millennium High School**

WHEREAS: In July 2002, CB#1 adopted a resolution in support of the new Millennium High School contingent upon the Department of Education agreeing to an admissions policy for the school wherein:

1. The student body will be recruited from youth living in the geographic area south of Houston Street, river to river. If slots remain open students are eligible if they reside in School Board #2 boundaries.
2. No less than 75% of the slots be assigned to level 3 and 4 students.
3. All students residing below Houston Street who make this school their first choice will be admitted provided there are enough slots while still maintaining the minimum of 75% level 3 and 4 students.
4. The curriculum be academically rigorous.
5. Additional support and assistance must be provided to students who struggle or fall behind so that they keep pace with the academically rigorous environment.
6. The school must have a high caliber and certified staff, and

WHEREAS: CB #1 has kept to its commitment to raise substantial funds (\$12 million to date) to build this new high school by obtaining contributions from the Lower Manhattan Development Corporation, the NY Stock Exchange, the Goldman Sachs Foundation, The NFL Foundation, Speaker Silver, Assembly Member Glick, Council Member Gerson, and the New Visions for Public Education, and

WHEREAS: The Chancellor committed, in writing, to implement the zoning and academic policies out-lined in the CB #1, July 2002 resolution, and

WHEREAS: The Chancellor has failed to implement the zoning and academic policies designed to make the Millennium High School an institution which is attractive to and serves our Lower Manhattan community as it was specifically intended to do, and

WHEREAS: We believe that the failure to incorporate these zoning and academic policies in the Millennium High School will result in a school which fails to attract the very students it was created to serve, now

THEREFORE

BE IT

RESOLVED

THAT:

In light of the failure of the Department of Education to make the policy commitments that we feel are necessary to insure that the Millennium High School serves the youth of Lower Manhattan, CB#1 calls upon the above listed group of donors and the Friends of CB #1 to hold their donations until the School's Chancellor carries through on his commitment regarding the academic and zoning integrity of Millennium High School.

03res.july29

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: **253-263 Water Street, application to legalize the installation of windows without LPC permits**

WHEREAS: The applicant seeks to legalize the replacement of three original six-over-six wooden windows with conventional double-hung aluminum-frame windows, and

WHEREAS: This relatively small change gives the building the look of a mouth with its three front teeth missing, now

THEREFORE

BE IT

RESOLVED

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

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: **80 Reade Street, application to install storefront infill**

WHEREAS: This application, for a building at the northeast corner of Church and Reade Streets, is a worthy attempt to clean up a mess, and

WHEREAS: The program calls for the paint to be stripped and the masonry restored, and for the four Reade Street bays to be reopened and restored, and

WHEREAS: The presenter stated that there will be no exterior signage, and

WHEREAS: The committee believes that, rather than have lower glass transoms on Reade Street, as proposed, the original wood infill should be used, and

WHEREAS: The air conditioning louvers in the east bays should be painted to blend in with the mullions, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board recommends that the Landmarks Preservation Commission approve this application, with the exception of the glass transoms.

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

DATE: JULY 29, 2003

COMMITTEES OF ORIGIN: FINANCIAL DISTRICT  
SEAPORT/CIVIC CENTER  
TRIBECA

COMMITTEE VOTE:	23 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **Improvements to local/parks open spaces**

WHEREAS: The NYC Parks Department, through funding from the Lower Manhattan Development Corporation, is planning to make short-term capital improvements to the following local parks/open spaces in CB #1:

- Battery Park
- Bowling Green
- Coenties Slip
- Old Slip
- Wall Street
- Drumgoole Square
- Canal Street Park
- Varick Street Park
- Tribeca Park
- Washington Market Park

WHEREAS: These projects will enable the City to improve the majority of the City owned park/open spaces in our district within less than two years, and

WHEREAS: These projects, creating attractive open spaces, will also serve to attract and retain residents, businesses and visitors to the area, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 applauds the Parks Department and LMDC for pursuing these important park/open space improvements throughout Lower Manhattan, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 is very supportive of the proposed design plans for the parks and the aggressive schedule for completion of this work, and

BE IT  
FURTHER  
RESOLVED

THAT: With regards to Varick Laight Park, we offer the following comments/question:

1. The park should be locked at night and please clarify who will lock/unlock this facility
2. Adequate width should be provided on the perimeter sidewalk
3. The entrances should be situated to accommodate safe pedestrian crossings, and

BE IT  
FURTHER  
RESOLVED

THAT: With regard to Drumgoole Square, netting should be installed to address the pigeon problem at this location, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 urges that the Parks Department make every effort to retain the current James Garvey artwork at Coenties Slip and, if this is not possible, we support the offer put forth by the Downtown Alliance to work with the Parks Department, artist James Garvey and the community to relocate the artwork to be removed from Coenties Slip to another appropriate Downtown location, and

BE IT  
FURTHER  
RESOLVED

THAT: Where possible and appropriate, rotating public artwork should be placed at some of these sites, and

BE IT  
FURTHER  
RESOLVED

THAT: Additional Parks Department resources must be allocated to make necessary repairs and improvements at Pearl Street Park, Finn Square and the Greening of Greenwich Street as requested by the Community Board, and

BE IT  
FURTHER  
RESOLVED

THAT: We request that the Parks Department keep us posted on the progress of these projects and return to the Community Board if major changes in the designs are being considered.

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

DATE: JULY 29, 2003

COMMITTEES OF ORIGIN: FINANCIAL DISTRICT  
SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 15 In Favor 0 Opposed 0 Abstained 0 Recused  
PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **2<sup>nd</sup> Avenue subway, proposed entrances and facilities**

WHEREAS: Planning is proceeding for the proposed Second Avenue Subway which is to have two stations in our district, one near the Seaport and one near Hanover Square, and

WHEREAS: MTA NYC Transit recently offered our committees a more detailed update on proposed station locations and where other needed facilities are to be located, and

WHEREAS: In the case of both of these stations, NYC Transit proposals would displace, during several years of construction, important park spaces including the heavily used Pearl Street Park, Coenties Slip and the new open space slated for Wall Street between Water and South Streets, and

WHEREAS: Given the severe shortage of public open space on the east side of our district, the fast growing residential population in these areas, and our strong desire to revitalize Lower Manhattan, we believe it is vitally important to protect and preserve our precious open space which helps to retain and attract residents, businesses and visitors, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 continues to support the construction of a full length Second Avenue Subway with two stops in Lower Manhattan, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 is opposed to using new or existing park space for subway station entrances/exits and air vents and strongly urges NYC Transit to identify alternative spaces to locate these stairways and air vents which do not impinge on our local parks and open spaces, and

BE IT  
FURTHER  
RESOLVED

THAT: If any park space must be utilized during construction, nearby interim replacement park spaces should be created and remain open throughout construction and Pearl Street Park should be enlarged after construction, and

BE IT  
FURTHER  
RESOLVED

THAT: All efforts must also be made to accommodate local residents during the lengthy construction period, in particular the many elderly residents living in Southbridge Towers and St. Margaret's House.

03res.july29

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:   8 In Favor   0 Opposed   0 Abstained   0 Recused  
PUBLIC VOTE:       2 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:       35 In Favor   0 Opposed   0 Abstained   0 Recused

RE:                **British Memorial Garden design**

WHEREAS: In response to September 11<sup>th</sup>, the British community in New York under the leadership of the St. George Society and the British Consul General have come together to establish a British Memorial Garden (BMG) at Hanover Square as a gift to the people of the City of NY, and

WHEREAS: The garden is intended as both a living memorial and place of solitude as well as a place for the community to experience a truly British garden with many elements of historic British Gardens, and

WHEREAS: A competition was held among British landscape architects wherein the team of Julian and Isabel Bannerman were chosen to design the garden, and

WHEREAS: The BMG NY Trust has formed a not for profit organization to fund the establishment and on going maintenance of the garden, and

WHEREAS: The BMG NY Trust has worked closely with the NYC Parks Department and the Downtown community on this worthy project, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 approves the proposed design of the British Memorial Garden at Hanover Square and thanks the BMG NY Trust for this gift to the Downtown community.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused  
PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 1 Recused

RE: **11 Broadway, eating place beer license for the News Cafe LLC**

WHEREAS: The applicant will operate a restaurant for 21 people, with 10 tables and 21 seats which will not include a bar, and

WHEREAS: The hours of operation will be 7 AM until 7 PM Monday – Friday, and

WHEREAS: The applicant will have no music, and

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 a beer license application for New Cafe at 11 Broadway for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 32 In Favor 0 Opposed 1 Abstained 2 Recused

RE: **93 South Street, sidewalk cafe application for The Heart Land Brewery**

WHEREAS: The applicant has applied for a sidewalk cafe license for 11 tables and 22 seats, and

WHEREAS: The hours of operation will be 11 AM until 10 PM Sunday – Thursday and 11 AM until 11 PM Friday and Saturday, and

WHEREAS: The applicant will remove the tables and chairs after October, and

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

WHEREAS: CB #1 has not received any opposition from the community, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 supports the application for Heart Land Brewery for a sidewalk cafe license at 93 South Street provided the above conditions are included in the license.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused  
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **145 Hudson Street, City Planning Commission minor modifications of special permit**

WHEREAS: The developer of 145 Hudson Street has applied to the CPC for modification of the special permit granted July 26, 2000 pursuant to section 74-711 of the zoning resolution, and

WHEREAS: The requested modification will result in the following changes to the approved plans:

- 1) Reconfiguration of mechanical space reflecting a change in the air conditioning system and equipment.
- 2) Elimination of the residential infrastructure riser reflecting engineering changes to the mechanical distribution system.
- 3) Elimination of rooftop recreation reflecting a decrease in the number of dwelling units.
- 4) Facade change to the entrance reflecting a change in the lobby from a shared residential/commercial lobby to separate residential and commercial lobbies.
- 5) Elimination of commercial use of the 11<sup>th</sup> floor through February 1, 2005 reflecting a buyout of the commercial lease and vacancy of the floor, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 has no objections to the proposed minor modifications to the CPC special permit for 145 Hudson Street.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 1 Recused  
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 32 In Favor 1 Opposed 0 Abstained 2 Recused

RE: **78-82 Reade Street, liquor license application for Cup Cafe**

WHEREAS: The applicant will operate a restaurant for 300 people, with 25 tables and 100 seats which will include a bar not to exceed 8 seats, and

WHEREAS: The hours of operation will be 6 AM until midnight Monday – Thursday, 9 AM until 1 AM on Saturday and on Sunday from 11 AM until midnight, and

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

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

WHEREAS: The applicant agreed to have an indoor refrigerated garbage area, and

WHEREAS: The applicant said there would be no on premises cooking and liquor, and

WHEREAS: The applicant indicated that it would be served only in connection with specialty coffee drink items, 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 new liquor license application for Cup Cafe at 78-82 Reade Street for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 1 Recused  
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 32 In Favor 1 Opposed 0 Abstained 2 Recused

RE: **41 Murray Street, liquor license application for Shore**

WHEREAS: The applicant will operate a restaurant for 120 people, with 13 tables and 85 seats which will include a bar not to exceed 24 seats, and

WHEREAS: The hours of operation will be 11 AM until 11 PM Sunday – Thursday and 5 PM until 11 PM Friday and Saturday, and

WHEREAS: The applicant will have background music only, and

WHEREAS: The applicant will not be seeking a sidewalk cafe 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 application for Shore at 41 Murray Street for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 1 Recused  
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 32 In Favor 1 Opposed 0 Abstained 2 Recused

RE: **301 Church Street, sidewalk cafe application for Bread in Tribeca**

WHEREAS: The applicant has applied for a sidewalk cafe license and submitted a revised plan for eliminating tables on the Walker Street side of the building, or the area directly in front of the restaurant entrance, and reducing the scope of the application to 11 tables and 23 seats, and

WHEREAS: The hours of operation will be 11 AM until 11 PM Sunday – Thursday and 11 AM until midnight 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 with a removal railing, and

WHEREAS: CB #1 has not received any complaints of loud noise or opposition from the community, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 supports a one year license and the applicant returns after one year for a sidewalk cafe license at 301 Church Street provided the above conditions are included in the license.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 32 In Favor 0 Opposed 1 Abstained 2 Recused

RE: **160 South Street, liquor license application**

WHEREAS: The applicant will operate a restaurant for 65 people, and

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

WHEREAS: The applicant will have background music only, and

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 a liquor license application for 160 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: JULY 29, 2003

COMMITTEE OF ORIGIN: WTC/REDEVELOPMENT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: **WTC Environmental Impact Statement**

BE IT  
RESOLVED

THAT: Listed below are the comments and suggestions from Community Board #1 regarding the proposed draft EIS being prepared for the WTC site:

1. Pedestrian Access Across the WTC Site - A great number of visitors and shoppers will be attracted by the 600,000 to 1,000,000 sf of retail, the Memorial, the 10,000,000 sf of office space, the newly renovated Fulton Street, new housing, and residential that is planned for the area. The question is, will Fulton Street, Vesey Street and Liberty Street be enough to be the only pedestrian streets to go across or will we need another pedestrian street. This evaluation should include the impact on Battery Park City for parking, not just bus parking, but parking at the site and also to the east.
2. Other alternatives should be considered for waste removal and general delivery. We need to consider ways to minimize the number of trucks, the congestion and the emissions. Consider impact of overall truck traffic [construction and delivery] which will spread pollution and carry and possibly release debris. Low sulfur fuel and other pollution lowering equipment should be mandated for the trucks working in Lower Manhattan. Impact of construction, truck traffic etc should be specifically studied vis-a vis the many people in our district suffering from asthma and other respiratory problems.
3. Consider cumulative impact (transportation, pollution) of building demolition (Deutsch Bank, Fitterman Hall) and overall construction going on throughout Lower Manhattan.
4. The Church Street Post Office, when it reopens, is expected to handle increased volume from the 8<sup>th</sup> Avenue Main Post office which is scheduled for a major overhaul. Does the EIS consider the anticipated increase in Post Office truck trips into the WTC area?
5. The impact of the Fulton Transit Hub construction should be assessed.
6. Opportunities to create additional green space/open space should be identified.
7. Assess how the memorial and the overall WTC development will impact nearby residential areas.
8. The EIS should study how the new development will handle security issues. The CB1 recommends that security measures, which are effective, attractive and create only minimal pedestrian/vehicular disruption, should be considered.
9. The needs of people with disabilities to utilize the site, both during and after construction, should be considered.

10. The primary study area needs to be increased to all of Lower Manhattan south of Chambers Street when considering the anticipated traffic and pollution impacts.
11. The impact of tour buses on the streets of Lower Manhattan should be fully assessed and workable solutions to handle the off street storage of these vehicles must be identified
12. All EIS data should be fully available on-line including air monitoring and type of equipment utilized.
13. A full explanation regarding the type of air monitoring and for what substances should be provided.
14. Provisions must be made to insure that all mitigation measures are fully funded for the foreseeable future.
15. The cost of the proposed underground bus parking garage in Battery Park City or elsewhere should not exceed what would be incurred at the site of the WTC. The goal is not to incur any additional costs at Battery Park City.
16. Study the impact of street closures necessitated by security and construction.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: WTC/REDEVELOPMENT

COMMITTEE VOTE:	8 In Favor	1 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	25 In Favor	10 Opposed	3 Abstained	0 Recused

RE: **West Street Short By-Pass**

WHEREAS: A recent random telephone survey of CB #1 residents conducted by the Community Board revealed the proposed West Street by-pass to be the lowest ranked transportation priority and there has been considerable community opposition from Battery Park City residents to the proposed West Street by-pass, and

WHEREAS: Among the concerns raised regarding the by-pass are:

- The very high cost of the project;
- The time it will take to complete the by-pass project;
- The impact that many years of construction will have on local residents and businesses (e.g., noise, pollution, and altered pedestrian and vehicular patterns);
- The effect the completed by-pass will have on traffic flowing from adjacent neighborhoods on to West Street;
- The effect that the tunnel entrances will have on pedestrian crossings at the Albany and Murray street intersections; and

WHEREAS: The high cost of this project is of particular concern given the many vitally important capital improvements needed at the WTC site and throughout Lower Manhattan and with the understanding that there clearly are not sufficient funds available for all these projects, and

WHEREAS: CB #1 supports efforts to reduce traffic congestion and to improve pedestrian movement across West Street, and

WHEREAS: There remain many unanswered questions regarding the long and short term impacts of the by-pass and it is not clear that it will provide a net benefit to the community given its high cost in both dollars and negative impacts, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 has serious reservations regarding the cost effectiveness of the West Street by-pass, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 calls upon NYS DOT and the LMDC to conduct a more thorough review of potential less costly alternatives to the West Street by-pass, including at grade solutions keeping in mind the concerns raised in this resolution, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 requests that NYS DOT and LMDC report back to the Community Board and to our community on their findings regarding all potential West Street alternative designs so that we can jointly agree to an acceptable West Street re-design that responsibly addresses the needs of pedestrians, vehicular traffic, and our community.

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

DATE: JULY 29, 2003

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 1 Abstained 3 Recused

RE: **Projects that LMDC should fund**

WHEREAS: The LMDC is now seeking public input on how to best utilize the remaining funds (\$1.3 billion) to rebuild and revitalize Lower Manhattan, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 strongly recommends that the following projects be funded as they are critically important to the successful rebuilding of Lower Manhattan:

**Non-Transportation Needs of Lower Manhattan**

It is imperative that sufficient funding be set aside for non-transportation improvements throughout Lower Manhattan. If we are truly dedicated to the rebuilding and revitalization of Lower Manhattan, we need to rebuild not only the 16-acre site but also the adjacent areas, which were also seriously damaged by the 9/11 attacks. Lower Manhattan suffered the brunt of the 9/11 attack and the City, State and nation should see to it that our CB #1 district comes back better and stronger than ever.

**Open Space**

- a) We support **the revitalization of the East River Waterfront** as outlined in the CB #1/Downtown Alliance East River Waterfront Plan. It will provide increased access to the water and enhanced open space. We remain concerned with proposals for decking over the river and bringing the FDR down to grade. Both projects would be subject to long scoping and review processes that could create delays to the point of paralysis. Both projects would necessitate massive construction projects that would further disrupt the business and residential communities downtown.
- b) We support **the completion of Segment 3 of the Hudson River Park** which runs from Chambers Street to Clarkson Street. The Hudson River Park will not only provide additional recreation space to an area lacking open space but it will also serve as an economic development project and should particularly help the restaurants and retailers in Tribeca who have been hurting since September 11<sup>th</sup>.
- c) We support **the creation of new parks/open spaces along Fulton and Liberty Streets.**
- d) We support **the redesign and beautification of security barricades throughout Lower Manhattan** in order to make the area more attractive and reduce barriers to both vehicular and pedestrian traffic. Consideration should be given to utilizing local artists in their re-redesign.

## Cultural Needs

- a) Downtown needs a **full-service community recreation and cultural center**, and we support efforts **by the 92nd Street Y** to operate it.
- b) We need **outdoor performance spaces** that include an appropriate stage for full-scale world-class productions. We recognize and support the Lower Manhattan Cultural Council's 30-year history of developing the downtown cultural community and support their ongoing involvement.
- c) Downtown should be home to a **multi purpose, multi-sized set of theater/performance spaces** serving various cultural institutions.
- d) **Limited funds** should also be allocated to **smaller cultural and recreation organizations** for capital projects impacted by the 9/11 event. Community Board #1 is already on record recommending that funds for this purpose be allocated to Manhattan Youth Recreation and Resources site 5C project.
- e) We believe that space for **public art installations** should be included, when appropriate, in new/improved park spaces.
- f) The on-site WTC museum should include an **arts museum** to serve Lower Manhattan.
- g) **Siting of new cultural facilities need not be limited to the WTC site.**

## Civic Amenities

- a) **An additional elementary and intermediate school zoned for Lower Manhattan** must be created to address the fast growing residential population.
- b) We support the **completion of** all the necessary capital improvements for the new **Millennium High School**.
- c) Downtown needs its own **Lower Manhattan Police Precinct**.
- d) The Lower Manhattan Development Corp. should explore how they can help our only hospital, **NYU Downtown Hospital**, address their serious fiscal and operational issues.

## Housing

- a) We support **the conversion of obsolete office buildings into new residences**.
- b) We support **the development of Lower Greenwich as a residential neighborhood**.
- c) The City and State should work with the Lower Manhattan Development Corporation to **save the IPN Mitchell-Lama units**. Additional affordable housing funds, other than the \$50 million already announced, should be provided by HFC, HPD, HDC and DHCR rather than utilizing additional CDBS (federal) funds dedicated to the rebuilding of Lower Manhattan.
- d) No funds from the LMDC's Residential Grant Program should be transferred into the \$50 million affordable housing fund announced on July 21, 2003, until all applications have been processed and a report on program expenditures is made public.

## Transportation Improvements

We recommend that the \$4.55 billion transportation budget be reallocated in accordance with the following recommendations:

- a) Downtown needs a **one-seat ride to JFK/commuter rail link to Long Island** in order to remain competitive with midtown for major commercial tenants.
- b) We need **an improved Fulton Street transit center** for easier connections among subway lines and also as a potential site for connection to the commuter rail link. This hub should go forward as part of the larger effort to strengthen retail along Broadway and Fulton Streets. It should also support and enhance the commercial development that happens on the WTC site.
- c) We support the use of Fulton Street for **improved east/west access** from West Street through the WTC site to the Seaport. We recommend that an electric bus route be established on Fulton Street. Further, we believe that Downtown's distinctive neighborhoods – the Financial District, Battery Park City, Civic Center/Seaport and Tribeca - must continue to support one another, so connectivity among them for both vehicular traffic and pedestrians should be a priority.
- d) We support the placement of **a bus storage facility** under the WTC site. Downtown is expected to have more than 160 tourists buses visiting the site each day – in addition to the hundreds of tourist and commuter buses that already come downtown. We cannot have these buses parking on our already overcrowded streets or idling in front of our buildings and schools. If Battery Park City's Site 26 and the Deutsch Bank site are being considered, we request a full EIS on all issues and that no more than \$185 million be allocated for this project.
- e) We strongly believe that **no funds should be set aside for the South Ferry project**. This \$400 million can and should be spent on other more pressing transportation needs.
- f) **The Community Board has serious concerns regarding** the cost, lengthy and disruptive construction schedule, and other negative impacts of **a West Street by-pass**. We urge further study, and consideration of less costly alternatives to enable pedestrians to move easily and safely across West Street.