

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEES OF ORIGIN: YOUTH & EDUCATION AND
SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 17 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 1 Recused

RE: New elementary/intermediate school at NYU Downtown Hospital parking lot site

WHEREAS: Community Board #1 is in critical need of a new elementary and middle school to serve our fast growing residential population, and

WHEREAS: Our local elementary schools, and in particular PS 234, are already suffering from severe overcrowding which threatens to lower the quality of these high performing schools, and

WHEREAS: The need for additional school seats will be further exacerbated by the 13,000 units of new residential housing that have come on line since 2000 or are in the planning or construction phases, and

WHEREAS: It would be highly desirable to locate a new elementary/middle school on the east-side of our district since this area has no such schools and is where much of the new residential construction is taking place, and

WHEREAS: NYU Downtown Hospital is currently in the process of selecting a developer and identifying tenants and uses for a new building to be constructed on its parking lot site, and

WHEREAS: This site would be very desirable for a new school due to its size, location and the fact that it is slated for development in the near future, and

WHEREAS: Time is of the essence to identify a site for, and to begin design and construction of, a new school before the overcrowding gets completely out of hand, and

WHEREAS: High performing local schools have played a most significant role in attracting families to our district and we must do everything in our power to continue to provide residents with quality schools if we wish to encourage the continued growth of our district, and

WHEREAS: The inclusion of such a school on the hospital parking lot site would address a critical need of the community, and

WHEREAS: The inclusion of an elementary and intermediate school (PS/IS 89) in the base of a Battery Park City residential building indicates that this can be done quite successfully and will in no way decrease the viability and attractiveness of the rental units located atop the school, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 strongly supports creation of a new 800 seat, 100,000 s.f. elementary/intermediate school to serve the children of CB #1 on the NYU Downtown Hospital parking lot site, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 calls upon all the parties involved in planning this site including NYU Downtown Hospital, EDC, Cushman and Wakefield, Pace University, and the chosen developer to work with the Community Board, Department of Education, local elected officials and local neighborhood residents to insure that a new elementary/intermediate school is incorporated into the plans for this site, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 hopes to work collaboratively with Pace University officials to accomplish our mutual goal of utilizing a portion of the NYU Downtown Hospital site without compromising the financial interests of NYU Downtown Hospital to create much needed additional school space for local children wishing to attend our elementary and middle schools as well as the students of Pace University.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 33 In Favor 0 Opposed 1 Abstained 0 Recused

RE: City Hall Park Temporary Artwork

WHEREAS: Community Board #1 wishes to applaud the Public Art Fund and the participating artists on the success of their soon to conclude temporary art exhibition in City Hall Park, and

WHEREAS: The Public Art Fund is now proposing the temporary installation of two new sculptures by artist Roy Lichtenstein in City Hall Park, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the installation of two pieces of temporary artwork proposed by the Public Art Fund and artist Roy Lichtenstein for City Hall Park, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 strongly urges the NYC Parks Department, the Public Art Fund and artist Ken Landauer to retain the enormously popular "Picnic Tables" artwork located in City Hall Park adjacent to the Brooklyn Bridge which also provide much needed seating at this very busy and popular spot.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

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

RE: Fireworks

WHEREAS: Lower Manhattan is frequently used as a venue for fireworks shows, and

WHEREAS: There is no prior notification of the Community Board or the community of these fireworks shows, and

WHEREAS: In the aftermath of September 11th, there is heightened anxiety among many residents towards unexpected explosions occurring in the area, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 calls upon the City to notify affected Community Boards of scheduled fireworks shows in their communities several weeks in advance so that we can inform the public of these pending events.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: EXECUTIVE

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

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

RE: Capital and Expense Budget Requests for FY 2005

BE IT
RESOLVED

THAT: Community Board #1 recommends the implementation of the following
(on the attached) budget requests for FY 2005.

03resoct21

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

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

RE: 32 Cliff Street, liquor license application

WHEREAS: The applicant will operate a restaurant for 56 people, with 10 tables and 50 seats which will include a bar not to exceed 2 tables and 6 seats, and

WHEREAS: The hours of operation will be 11 AM until 2 AM, Sunday-Thursday and 11 AM until 4 PM Friday and Saturday, and

WHEREAS: The restaurant will have recorded music and agrees to add adequate sound proofing, 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 new liquor license for Kevin Moulton at 32 Cliff Street two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

BOARD VOTE: 37 In Favor 0 Opposed 1 Abstained 0 Recused

RE: The New Staten Island (Whitehall) Ferry Terminal, percent for art projects

BE IT
RESOLVED

THAT: CB #1 approves of Ming Fay's "Reed Seats" proposed for the new Whitehall Ferry Terminal waiting room and Dennis Adams "Slips" for the viewing deck as presented to the committee, and

BE IT
FURTHER
RESOLVED

THAT: Funding be found for "Fish Isle" for the traffic island west of the terminal which is a proposal by Ming Fay which would include aluminum hex pavers with fish motifs.

03resoct21

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: TRIBECA

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

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

RE: 448 Greenwich Street, City Planning application to allow residential conversion of the cellar, first floor and second floor

WHEREAS: Sun-Ho Corporation has submitted an application to the City Planning Commission for authorization to allow two loft dwellings on the first floor, second floor and a portion of the cellar of an existing 6-story residential building located at 448 Greenwich Street, and

WHEREAS: This proposed residential conversion is not expected to have an adverse impact on manufacturing in the area, and

WHEREAS: The neighborhood in which the proposed conversion will take place is currently primarily residential and will not be excessively burdened by increased residential activity, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends approval of this application subject to compliance with the limitations and conditions set forth herein.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 10 In Favor 0 Opposed 1 Abstained 0 Recused

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

RE: 349 Greenwich Street, sidewalk cafe application for Dominicks

WHEREAS: The applicant has applied for a sidewalk cafe license for a maximum of 6 tables and 12 seats, and

WHEREAS: The proposed maximum hours of operation will be noon until midnight Sunday – Thursday and noon until 1 AM Friday and Saturday, and

WHEREAS: The applicant has agreed to post a sign in the window indicating hours of operation, to mark the sidewalk with the boundary of the café in a clear and appropriate manner and to maintain an 8 foot passageway on the sidewalk at all times, 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 the sidewalk cafe license for Dominicks at 349 Greenwich Street subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 10 In Favor 0 Opposed 1 Abstained 2 Recused

BOARD VOTE: 28 In Favor 2 Opposed 1 Abstained 0 Recused

RE: 75 Murray Street, liquor license for Bogardus Lounge, Inc.

WHEREAS: The applicant proposed to operate a jazz bar/lounge with a maximum public assembly capacity of 125 people, with 22 tables and 88 seats, and

WHEREAS: The proposed maximum hours of operation will be noon until 4 AM Sunday to Saturday, and

WHEREAS: The applicant will have live jazz music and agreed to provide adequate sound-proofing so as to ensure that residents in the building and in surrounding areas will not be disturbed, and

WHEREAS: The applicant has represented in its application to Community Board #1 that the proposed establishment will be located in the basement portion of the building with a single entrance on Murray Street and that the total area to be occupied is approximately 2,375 square feet, and

WHEREAS: The applicant will not be seeking a sidewalk cafe license 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 does not oppose the application for a new liquor license for the Bogardus Lounge at 75 Murray Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 2 Recused

BOARD VOTE: 31 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 31 N. Moore Street, liquor license application for Bar Panini Ltd.

WHEREAS: The applicant proposes to operate a restaurant for a maximum of 14 people, with 2 tables and 14 seats which will include a bar, and

WHEREAS: The proposed maximum hours of operation will be 8 AM until 9 PM Monday – Thursday and 9 AM until 9 PM Friday and Saturday, and

WHEREAS: The applicant has represented that it will have quiet background music only as appropriate for an establishment located on the ground floor of a residential building, and

WHEREAS: The applicant has represented in its application to Community Board #1 that the proposed establishment will be located in the ground floor of the building with a single entrance on North Moore Street and that the total area to be occupied is approximately 400 square feet, and

WHEREAS: The applicant has represented that it will operate the proposed establishment strictly in accordance with the limitations and restrictions contained in its lease, and

WHEREAS: The applicant has represented that it will not be seeking a sidewalk cafe license or a cabaret license, and

WHEREAS: The applicant has agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the application for a new liquor license for Bar Panini Ltd. at 31 North Moore for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 2 Recused

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 54 Varick Street, liquor license transfer for Fellas

WHEREAS: The applicant proposed to operate a restaurant for a maximum of 197 people, with 51 tables and 178 seats which will include a bar with 19 seats, and

WHEREAS: The proposed maximum hours of operation will be 5 PM until 2 AM Sunday – Thursday and 5 PM until 4 AM Friday and Saturday, and

WHEREAS: The applicant will have quiet background music only as appropriate for an establishment located on the ground floor of a residential building/neighborhood, and

WHEREAS: The applicant has represented that it will not be seeking a sidewalk cafe license or a cabaret license, and

WHEREAS: The applicant has agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the application for a new liquor license for Fellas LLC at 54 Varick Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 246 Front Street, application to construct a new six story building with penthouse

WHEREAS: This new building on a small through-lot, 19 ½' wide on Front Street and 12' wide on Water Street with a centre courtyard consisting of a five story with setback penthouse on Front Street and four story walkup on Water Street, was well designed and appropriate to the streetscape, and

WHEREAS: The tripartite type building of red brick with deep punched three bay 2-over-2 Hope steel windows and metal cornice and stone bands on the second story on Front Street was appropriate except that the bricks were too dark for the neighborhood, and

WHEREAS: The blue electric light "stars" were considered a maintenance problem and unnecessary detailing and should be removed, and

WHEREAS: The setback penthouse and mechanical bulkhead and plain steel roof railing was appropriate, and

WHEREAS: The painted signage and clever recessed lighting band, simple storefront and the bluestone sidewalk were nice, and

WHEREAS: The narrow building on Water Street with three windows side-by-side was appropriate, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission approve the application with the noted and agreed to modifications.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 1 Harrison Street, application to construct a rooftop addition and install mechanical equipment

WHEREAS: This unusual white terra-cotta structure built in 1919, prominent for its small size, is the home of itself-historic Puffy's Tavern, and

WHEREAS: The standing building already has a one-story non-original roof addition, and its non-original street-level infill is in bad condition, and

WHEREAS: The applicant proposes to replace the current rooftop addition with a much more appealing one-story, nine-foot high extension, composed primarily of structural glass, with silicone sealing, and

WHEREAS: The storefront infill will be restored with wood and steel framing, and

WHEREAS: The composition is simple, tasteful and better than what exists, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 74 Franklin Street, application to install new storefront infill

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

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 5 Beekman Street, application to install storefront infill and to replace windows

WHEREAS: This applicant seeks to replace "some" windows in this incomparable Romanesque individual landmark, and to devise a master plan for replacing the large number of remaining windows at a later time, and

WHEREAS: The proposal also calls for the substitution of plaster for the original smooth marble on the storefront, and the substitution of aluminum "in kind" for the remaining ground-floor infill's original masonry/wood material, the latter to which Landmarks Committee members object, and

WHEREAS: The Landmarks Committee strongly disapproves of the suggested piecemeal approach to window replacement; a building this prominent and important requires a master plan at the outset, and

WHEREAS: The applicant's architect -- despite having made many presentations to the Landmarks Committee of Community Board #1 over the years -- did not offer any window samples and did not have any color swatches, stating that he is unsure of what trim colors he wants to use, and

WHEREAS: The architect has a history of disregard for and contempt of public procedures and the public hearing process, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board urges the Landmarks Preservation Commission to reject this application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

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: 146 Duane Street, application to install new ground floor infill and a barrier-free access lift

WHEREAS: This application has two parts, the first to install exterior barrier-free access, and the second to replace one bay of street-front infill, and

WHEREAS: The relatively novel barrier-free access mode utilizes an “incline platform lift” which runs on rails, is somewhat more compact than a ramp or a conventional elevator, and its platform folds when not in use, and

WHEREAS: The predominant visual element is the lift’s conventional-looking black pipe railings, but of a larger diameter, and

WHEREAS: The existing two railings on 146 Duane Street’s loading dock should be removed and replaced with new ones to match the diameter of the A.D.A.-compliant railings of the lift, and

WHEREAS: The proposed single-bay storefront infill, almost entirely of plate glass, would replace a crude plywood doorway, and would essentially match the building’s “modernized” retail bays to the west, and

WHEREAS: The Landmarks Committee felt this would be a lost opportunity to correctly rebuild all the bays of ground-level infill, on a block of almost unbroken 19th-century cast-iron structures, which include the adjoining edifice, currently being converted in an historically appropriate manner, now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board recommends that the Landmarks Preservation Commission approve the incline platform lift as long as the other two sets of railings on the dock match, and to reject the ground-floor infill.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 200 Church Street, application to construct a two story rooftop addition

WHEREAS: The applicant was returning as requested after the Committee's initial review and resolution on June 17, 2003, and

WHEREAS: The overall height of the building has been reduced between 6" and 1 1/2' and set back further which the Committee appreciated, and

WHEREAS: The Committee does not generally approve of two-story additions but this one was largely hidden because of the very high parapet wall, and

WHEREAS: The reduced visibility now seemed appropriate except from the unusually wide sidewalk created by the telecommunications tower across the street, and

WHEREAS: The bronze emergency fire door exit from the basement was not right by the nice original limestone entrance, and it was felt that a limestone veneer would be much better material, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEES OF ORIGIN: EXECUTIVE & TRIBECA

COMMITTEE VOTE: 18 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 37 In Favor 0 Opposed 1 Abstained 1 Recused

RE: Proposed Development on Tribeca Sites 5B/5C

WHEREAS: For more than fifteen years Community Board #1 has expressed grave concerns about the nature and size of various large projects planned by the City of New York for undeveloped parcels of City land located in Tribeca between Greenwich Street, West Street, Chambers Street and Murray Street, known as Sites 5B & 5C in the now expired Washington Street Urban Renewal Plan, and

WHEREAS: Community Board #1 has for years encouraged the City to develop these large important parcels of land together as part of a comprehensive urban planning process rather than as a simple disposition of individual parcels of City owned land, and

WHEREAS: The Tribeca community and neighboring areas in Battery Park City North and in the City Hall-Woolworth Building district have experienced dramatic residential growth over the last decade with the completion of many new residential developments and the conversions of several large commercial buildings, and

WHEREAS: More than 35,000 students attending the Borough of Manhattan Community College, Stuyvesant High School, PS 234, PS/IS 89, and PS 150 converge near Sites 5B & 5C every day, most of whom traverse especially on the overcrowded Chambers Street corridor and Chambers Street station on the west side IRT and IND subway lines, and

WHEREAS: Our community facilities and services are already used beyond capacity, PS 234 is seriously overcrowded, and our principal provider of youth and after-school programs (Manhattan Youth Recreation & Resources) cannot accommodate all who need its services, and

WHEREAS: The planned development for Site 5C by the Resnick Group calls for a residential tower 360 feet tall with a 12 FAR approximately 460 apartments, with a bulk well-beyond that permitted on adjacent parcels in Tribeca and the 12 FAR maximum permitted by the Zoning Resolution (a limit which itself is a relic from pre-Tribeca Lower Manhattan) through gimmicks such as the use of a "plaza bonus," the transfer of "air rights" from the neighboring community dog run and the adjacent sidewalks and street bed, result in a building which would be completely out of scale and context with the rest of Tribeca, and

WHEREAS: Community Board # 1 is concerned that New York City EDC is moving ahead with a separate plan to develop the adjacent 5B site with an even larger building, one which may contain 750 or more additional apartments and 1,500 new residents, and

WHEREAS: The proposed Resnick Site 5C development will have many adverse effects on our community, including:

- Further aggravating the already critical traffic condition in the Chambers Street corridor, the main east-west artery in our neighborhood and a direct conduit to the Brooklyn Bridge and West Side Highway;
- Adding thousands more people to the sea of pedestrians who move up and down Chambers Street day and night and the jammed subway stations along this route;
- Straining our infrastructure and negatively impacting the delivery of essential services (sanitation, fire, police & medical)
- Devastating our fine local schools and after-school programs, which do not have the space or resources to accommodate the hundreds of school age children these developments undoubtedly will bring;
- Further burdening the tiny Washington Market Park, the Tribeca community's only true neighborhood park (which is directly across Chambers Street from the 5C project), which will, along with the PS 234 school yard, be cast into shadow from the 5C Resnick building and the contemplated tower on Site 5B during prime usage hours most of the year; and

WHEREAS: The Resnick 5C project now contemplates inclusion of a community space of just 18,000 square feet, most of which is in the cellar, which is the same amount of space as was proposed for the pre-9/11/2001 approved 5C Resnick project for this site, which was for a building of approximately 135 feet in height, or less than 1/3 the height of that now planned, when Manhattan Youth's needs are being increased by the development, and require a space of at least 40,000 square feet, as we have specified in our previous resolutions, and

WHEREAS: The planned development at the adjacent Site 5B, as well as continued development in Battery Park City North and at The World Trade Center site, which is just one block south of Site 5B, will exacerbate these problems, and neither the developers nor the City has offered any effective remedies for any of these known problems, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 rejects the current development plans for Site 5C and calls upon the developer, New York City EDC, the Mayor, Borough President, City Council, the Borough Board, and all of our elected representatives mandate that the size and bulk of this project be greatly reduced, to at most a building with an FAR of 7.5 and height of 25 floors, which is what Community Board # 1 and our not-for-profit community organization, Save Our Space, Inc., have demanded in the past as the guidelines for development of Sites 5B and 5C, as presented to EDC during the ULURP Environmental Impact Statement scoping hearing held for Site 5B in September 2001, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 calls upon the City and the developer to set aside 40,000 s.f. in order to create a significant community resource that allows Manhattan Youth Recreation and Resources to conduct after school and community enrichment programs, as we have specified in our many previous resolutions over the years, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 further calls upon the City and the developer to provide solutions to all of the problems identified above that will be caused by even a smaller development on this site, which should include, but not be limited to, the opening of a new entrance to the Chambers Street subway station on the IRT line located at the southern end of the station, near Murray or Warren Streets, and

BE IT
FURTHER
RESOLVED

THAT: EDC coordinate all plans for development of Site 5B with those for Site 5C and with this Community Board.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: EXECUTIVE

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

BOARD VOTE: 37 In Favor 1 Opposed 0 Abstained 0 Recused

RE: Street co-namings for 9/11 victims

WHEREAS: The Community Board has been approached to co-name streets in our district for victims of the September 11th terrorist attack, and

WHEREAS: The LMDC is currently in the process of selecting a memorial design at the WTC site to honor all the victims of this horrendous attack, and

WHEREAS: A single appropriate memorial to honor the victims of September 11th is in many respects more sensible and manageable than considering the co-naming of specific streets for those who lived or worked in our district, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the City institute a moratorium on the co-naming of streets in Lower Manhattan for the victims of September 11th until the LMDC completes its memorial design process, and

BE IT

FURTHER

RESOLVED

THAT: After reviewing the selected memorial design, we should again discuss and consider whether to consider co-naming specific streets for the victims of September 11th.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

TABLED VOTE: 21 In Favor 15 Opposed 0 Abstained 0 Recused

RE: Revised site plan for new park at Coenties Slip between Water and Pearl Streets

WHEREAS: The NYC Parks Department has presented to Community Board #1 a revised site plan for the area known as Coenties Slip, and

WHEREAS: The new design will include bluestone paving and a fountain in the center surrounded by additional benches and seating areas, , and

WHEREAS: The NYC Parks Department and the Downtown Alliance have identified a suitable site to relocate the James Garvey art work, and

WHEREAS: The NYC Parks Department has agreed to return to the Community Board when the final design for the fountain element has been determined, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports the new design proposed for Coenties Slip.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: TABLED

RE: 130 Duane Street, Community Concerns

WHEREAS: A number of downtown Manhattan residents, representing local community groups, appeared at the October 2003 meeting of Community Board #1's Landmarks Committee to voice their concerns over the proposed development slated for the open lot at 130 Duane Street, and

WHEREAS: Much of the concern, which has existed for years, re-emerged after the fiasco at 320 Pearl Street, designed by the same architect as 130 Duane Street, and with the involvement of the same developer, and

WHEREAS: The development plans for 130 Duane Street have shifted from a hotel to a residential building to a hotel again, yet the sponsors claim that virtually no difference exists in the Landmarks Preservation Commission's approved specifications for the project, and

WHEREAS: It is understood that in the shifting usage proposals, the Landmarks Preservation Commission approved modifications – such as entrance locations – at the staff level, offering no opportunity for Community Board #1 to review the changes, now

THEREFORE

BE IT

RESOLVED

THAT: Given both the history of the development and the development team, the Community Board wishes to express its apprehension at the what may be the lack of a full disclosure process here, and respectfully asks that the Landmarks Preservation Commission re-examine 130 Duane Street's approved plans and prospects with the neighborhood.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: OCTOBER 21, 2003

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 8 In Favor 1 Opposed 0 Abstained 0 Recused

BOARD VOTE: 36 In Favor 2 Opposed 1 Abstained 0 Recused

RE: WTC Revised Site Plan

WHEREAS: Community Board #1 supported the selection of Studio Daniel Libeskind by the Lower Manhattan Development Corporation and the Port Authority to design a master plan for the redevelopment of the WTC site including the designation of a significant portion of the site to a memorial to the victims of the tragic events of September 11, 2001, and a forward looking proposal to reestablish a portion of the street grid in Lower Manhattan, construct a new Lower Manhattan transportation center, preserve open space and create new parks, establish a new cultural center including venues for the performing and visual arts, and rebuild a significant portion of the commercial office and retail space formerly on the site, including new retail locations at street level; and

WHEREAS: Community Board #1 commented in resolutions dated January 21, 2003, March 18, 2003, and June 17, 2003, on various issues relating to the redevelopment of the WTC site and on particular elements of the proposed master plan, and

WHEREAS: At a meeting of the community held on September 29, 2003, the designers presented revised plans for the construction of a new commercial office tower on the former site of 7 WTC and representatives of the Lower Manhattan Development Commission presented the current master site plan as revised by Studio Daniel Libeskind, and

WHEREAS: We believe that changes made in both plans in response to comments from the community are moving in the right direction but wish to make the following additional recommendations as representatives of the people of Lower Manhattan, as part of our continuing effort to contribute in a constructive manner to the rebuilding process and to help Lower Manhattan return to its historic place as a center of financial, cultural and residential development in the 21st Century, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends the following additional modifications to the master site plan for the redevelopment of the WTC site as proposed by Studio Daniel Libeskind:

- We continue to believe that the uninterrupted length of the slurry wall along West Street creates an unacceptable barrier between the site and the businesses and residents of Battery Park City. Adequate pedestrian and

vehicular access into and out of Battery Park City as well as easy access to the World Financial Center site should be a primary focus of the master planning process.

- Adequate underground storage facility for tour buses must be provided in the immediate area of the WTC site to avoid massive congestion, intolerable levels of pollution, and to properly address safety concerns in Lower Manhattan. While we are sympathetic to the effort to relocate all or a portion of the proposed bus storage facility to alternative sites, the two locations currently being considered do not appear to provide sufficient space for the anticipated number of tour buses expected to bring visitors to the memorial and other parts of the redeveloped WTC site. One of the proposed alternative locations, Site 26 on the west side of West Street, also poses significant logistical problems getting passengers to and from the WTC site. We strongly urge the Lower Manhattan Development Corporation and the Port Authority not to rule out the use of any portion of the WTC site for an underground bus storage facility and consider expanding the storage facility to accommodate the anticipated number of buses expected to arrive daily at the site.
- We continue to believe that NYCDOT must work with CB1 to develop a traffic management plan that evaluates the fully-populated impact of the new commercial, residential, retail construction, and tour buses including an integrated plan for black cars which appear to have been completely forgotten in the planning process. This should be based on traffic studies and other reasonable considerations, to ensure that circulation, parking, delivery, emergency vehicle and pollution issues are properly addressed. In particular, we are concerned about the location of a staging area for the tour buses expected to bring visitors to the memorial and other parts of the redeveloped WTC site and believe that any such area should be located on West Street rather than on any of the narrower streets surrounding the site or within the WTC site.
- There must be significant street level retail development throughout the WTC site, including in particular street level retail development on Church, Fulton and Greenwich Streets, as well as underground retail stores located in other portions of the site. We support the City's recommendations on this matter recently submitted to the Port Authority including the suggestion that building cores be placed in the center of development sites to allow for additional ground floor retail space and that the office towers include third floor sky lobbies.
- Additional open space/green space should also be included at grade throughout the WTC site to provide public gathering spaces and support the establishment of a vibrant street life. We are unhappy that the Park of Heroes and Liberty Park have been reduced in size and now provide an inconsequential amount of open space. We applaud the Port Authority's decision to create a large open space south of Liberty Street and request that the siting of the church be as far west as possible so as not to impede on the space utilized for outdoor performances and special events.

We reiterate our view that the memorial should be balanced and integrated into the rest of the site, the other uses, and the transportation plan. It should not be too large or overwhelm other uses and the entire site should be planned to insure that anticipated crowds of visitors do not have an adverse impact on the quality of life of residents and workers

- Cortlandt Street should be remapped as a public open street lined with street level retail establishments. The continuation of Cortlandt Street through the site to Greenwich Street would also enable drivers to make a left turn onto Greenwich Street and move further south into the Financial District and onto West Street. The Community Board agrees with the City and urges the elimination of the ground level pedestrian walkway which, in the site plan, runs from Liberty Plaza to the PATH Station. We oppose efforts to recreate a mall-like retail environment and favor a street oriented City retail experience.
- Vesey Street should be a two way street between West and Greenwich Street, if size permits, which would enable cars to go to West Street and avoid the congested streets of Lower Manhattan.
- New buildings built in the WTC should be set back, in the spirit of the NYC Zoning Resolution, allowing for more street level retail development and also for more light and air particularly on Church Street.
- Additional means of access to and through the site to public transportation are essential, particularly for Battery Park City residents and workers, including pedestrian friendly connections above and below ground.
- The illustrations accompany the revised plans show submerged West Street lanes between Liberty and Vesey Streets with submerging lanes running between Albany and Liberty Streets and between Murray and Vesey Streets. The Board continues to support our resolution of July 29, 2003 that suggests less costly alternatives, including at-grade solutions. CB1 has concerns regarding the desirability, feasibility and cost of submerging any part of West Street and urges that no decision regarding West Street be made without evaluating the complete costs, impact and timing along with full consideration of at-grade site alternatives and complete traffic management studies that consider impacts on Battery Park City and the other surrounding areas.
- The Liberty Street truck, bus or car entrance should be moved to the southern portion of Liberty Street to allow for Liberty Street to be a two way street between Greenwich and West Streets.
- Regular meetings should be scheduled including the LMDC, Port Authority, Silverstein Properties, NYS and NYC Departments of Transportation, and CB #1 to review and discuss ongoing site development and transportation issues.