

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: BSA Cal. No. 822-87-BZ application to extend the term of the special permit for the Battery Park Swim and Fitness Center a physical culture establishment for an additional term of 10 years

WHEREAS: The Lefrak organization has been operating the Battery Park Swim and Fitness Center since the inception of Gateway Plaza, and

WHEREAS: Such an establishment is zoned for accessory use only, namely for residents and their guests, and

WHEREAS: The club was operated for years in an non-confirming manner, having invited members of the public to join the club, and

WHEREAS: In 1988, the Gateway Plaza Tenant's Association along with the Battery Park City Committee of Community Board #1, forced the Lefrak Organization to legalize this use by applying to the BSA for a special permit and gave such approval based on compliance with the resolution of security issues with regard to public membership, i.e. a separate entrance not accessible to the building where the health club is situated, and granting residents access to the esplanade gate behind Gateway, and

WHEREAS: This committee has approved the granting of the Special Permit and several extensions since 1988, and

WHEREAS: The landlord has indicated that it intends to make certain repairs to the club, in particular to the retractable roof of the swimming pool, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the BSA grant an extension to the special permit but for a term of three years and not for the ten years requested to allow the landlord to make the necessary repairs and resolve the maintenance and cleanliness issues brought out at the committee meeting.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 13 In Favor 1 Opposed 1 Abstained 0 Recused
BOARD VOTE: 41 In Favor 4 Opposed 0 Abstained 0 Recused

RE: Mixed-use development of the WTC site

WHEREAS: Over the course of the last three and a half years, many public forums involving family members, civic leaders, residents and workers in the Downtown community and other concerned citizens, including Listening to the City, the Master Site Plan competition and the Memorial competition considered the many issues involved in rebuilding the World Trade Center site following the terrorist attacks on September 11, 2001, and

WHEREAS: The consensus developed as a result of many years of public dialogue was for rebuilding and revitalizing the WTC site and surrounding areas in Lower Manhattan and for creating an appropriate and respectful memorial to the victims of the terrorist bombing of the World Trade Center on February 26, 1993 and the terrorist attacks on September 11, 2001, while at the same time offering residents, workers and visitors a mix of business, retail and cultural facilities and open space, and

WHEREAS: Community Board #1 has participated from the beginning in the lengthy process of planning the redevelopment of the WTC site following September 11 and has stated and reaffirmed its position in the attached resolutions dated September 2002, January 2003, July 2003, April 2004 that the rebuilt site should include a powerful memorial integrated into the very fabric of downtown in such a way that it is balanced with other uses and is compatible with the goals of developing a vibrant economy and a livable and dynamic mixed-use community, and

WHEREAS: The Community Board has strongly and consistently recommended that the WTC site be redeveloped to contain open space/green space, a performing arts complex and cultural center, significant street level and underground retail stores to serve the community and less total commercial redevelopment, and

WHEREAS: Community Board # 1 is concerned that certain groups and individuals have demanded significant changes to the approved WTC site master plan, including the elimination of cultural facilities and retail uses that are strongly supported by this Community Board and the residents and workers of Lower Manhattan, and

WHEREAS: Community Board #1 is opposed to any governmental attempts to limit freedom of expression and the content of programs developed by the cultural institutions on the World Trade Center site, that would violate First Amendment principles, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 strongly reiterates its support for the mixed-use redevelopment of the World Trade Center site including a powerful and respectful memorial, open space/green space, independently operated cultural facilities, significant retail development and less total commercial redevelopment, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 urges Governor Pataki and the LMDC to reaffirm their support for a performing arts complex and cultural center and significant street level and underground retail stores at the WTC site as integral parts of the WTC master site plan, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 further urges Governor Pataki to take all necessary steps to implement redevelopment of the WTC site to create an inspirational memorial within the context of a revitalized mixed-use development that will serve the needs and interests of all of the residents, workers and visitors in Lower Manhattan.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	1 Recused
PUBLIC MEMBER:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	6 Opposed	3 Abstained	2 Recused

RE: Community Center at Site 5C Operations and Ownership

WHEREAS: As a result of negotiations led by Community Board #1 and Councilmember Alan Gerson, the New York City Economic Development Corporation and the developer of Site 5C have agreed that a 28,000 square foot Community Center will be part of the Site 5C development project, and the developer has further agreed to provide substantial funding (the "Community Center Funding") for the build out of the Community Center, and

WHEREAS: In such negotiations, the CB #1 community gave up considerable value – including added height and bulk for the projects at Sites 5B and 5C, even though the planned development will result in shadows being cast on Washington Market Park and the school yards of PS 234 and PS/IS 89 – in exchange for receiving the Community Center as a community facility, and

WHEREAS: Now that the Community Center construction has commenced, discussions are ongoing to determine how the Community Center at Site 5C can best be organized to insure that the operations and ownership remain in the control of our community in order that future generations of the CB #1 community receive the highest quality level of services, and

WHEREAS: CB #1, in numerous resolutions and community forums dating back many years, has supported Manhattan Youth as the operator of this Community Center, and CB #1 continues to support Manhattan Youth as the operator of this Community Center, and

WHEREAS: Manhattan Youth, which has an annual budget of \$2 million and 125 staff members, has had a tremendous record of serving the many children in Lower Manhattan and has the resources to fund the operations of this type of Community Center, and

WHEREAS: To maintain the current level of community support, CB #1 has requested and Manhattan Youth has agreed to broaden the membership of its Board of Directors and has further agreed to amend its By-Laws to reflect this new Board of Directors composition, and

WHEREAS: Manhattan Youth has agreed that its new Board of Directors will be expanded and that such Board shall include members appointed by the Chair of CB #1, such that greater than one-third, but less than one-half, of the Board's members shall have been named by, and may be removed by, the Chair of CB #1, and

WHEREAS: Manhattan Youth has agreed to certain Operating Principles for its operation of the Community Center, and that such Operating Principles may be enforced by means of a deed restriction; the precise scope and wording of these Operating Principles will be developed in the coming weeks, but examples of the types of principles that have been agreed in concept include:

1. Manhattan Youth will operate the Community Center in a manner primarily intended to serve the local CB #1 youth population and will organize and operate a range of after school, early evening and weekend programs and other activities. The center will also provide limited programs for other groups including senior citizens.
2. In general, the center will operate 7 days a week, except holidays, and will generally be open to serve the public from early morning hours (including for community swim) until 10 pm.
3. Manhattan Youth will properly supervise the programs and provide a wide range of programs and services for children from toddlers through teenagers consistent with its operation to date.
4. The facility will also be made available for use by other local organizations that offer youth and adult programming for a reasonable fee at times mutually agreeable to Manhattan Youth and such other providers. Manhattan Youth will seek to identify outside programmers and organizations to run programs in the facility during the hours that they have no scheduled programs. Manhattan Youth will establish policies with respect to their proper supervision and liability insurance.
5. Manhattan Youth will maintain sufficient property and liability insurance for its operation.
6. Manhattan Youth will submit to CB #1 an annual report on the operation of the community center with respect to the Operating Principles set forth in this resolution. It shall also submit a copy of its annual tax return and audit. These documents will be furnished to CB #1 by 120 days after the close of the Manhattan Youth fiscal year.
7. Manhattan Youth will make the community center available for site visits by CB #1 representatives and shall appear, when requested, at CB #1 meetings to report on the community center operation and to respond to questions, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 strongly recommends that The City of New York deed title to the Community Center at Site 5C to the newly reconstituted Manhattan Youth, subject to (1) deed restrictions that (a) require that the Community Center be operated as a community center serving the CB #1 community in accordance with the Operating Principles referred to in the eighth “Whereas” clause of this Resolution; (b) provide that if Manhattan Youth fails, or is unable to, operate the Community Center in such manner, that title to the Community Center shall revert to the City of New York; and (c) such deed restrictions shall run with the land to require that the land use shall always be as a community center serving the local CB #1 youth population; and (2) Manhattan Youth having entered the agreement with CB #1 referred to in the second be-it-resolved clause of this Resolution, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 shall enter an agreement with Manhattan Youth, the terms of which will include, the extent not prohibited by law: (1) the guidelines referred to in the eighth Whereas clause of this Resolution; (2) the Chair of CB #1 shall be authorized to name more than one-third, but less than one-half, of the members of the Board of Manhattan Youth; (3) the By-Laws of Manhattan Youth shall provide that the Chair of CB #1 shall likewise have the power to remove, at any time and for any reason, any such members that he or she names or that were named by his or her predecessor; (4) the members of the Board of Manhattan Youth named by the Chair of CB #1 shall be subject to the same obligations to and benefits from Manhattan Youth, and subject to the same discipline by the Board of Manhattan Youth, as any other member of the Board of Manhattan Youth; (5) if any Manhattan Youth Board member that was named by the Chair of CB #1 is removed for any reason, such member shall be replaced by another member named by the Chair of CB #1; and (6) Manhattan Youth shall agree to indemnify the members of its Board of Directors to the full extent permitted by law, and shall secure D&O insurance for such members with coverage and limits of liability equal to or greater than that which is customary by the then-current standards for similar organizations, and

BE IT
FURTHER
RESOLVED

THAT: The Chair of CB 1 is authorized and directed to fill its initial allocation of Members of the Board of Manhattan Youth as follows: three of the initial nominations shall be the Chair of CB 1 (or his or her designee) and the Chair and Co-Chair of the Youth Committee of CB 1; the fourth nomination shall be determined by the Chair of CB 1 in consultation with the Principals of PS 234, PS 89, IS 89 and PS 150; the remaining nominations, if any, shall be determined by the Chair of CB 1 in consultation with the Youth Committee, and

BE IT

FURTHER
RESOLVED

THAT: The Community Center Funding be granted to Manhattan Youth, with appropriate safeguards to assure that such Funding is used for the build out of the Community Center.

05resjuly26

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: WATERFRONT

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

BOARD VOTE: 41 In Favor 0 Opposed 1 Abstained 2 Recused

RE: Proposed temporary locations for current community-based operations on Piers 25 & 26 during reconstruction by the HRPT of Segment 3

WHEREAS: Community Board #1 is extremely pleased that the Segment 3 design for the Hudson River Park will be moving forward, and that the HRPT has recently come before the Waterfront Committee to present the current design and discuss changes that have been made and those that still need to be fleshed out, and

WHEREAS: The HRPT has worked in consultation with the Community Board and has listened to and incorporated our suggestions and requests into their design for the new Segment, and

WHEREAS: There are several community based organizations that operate on Piers 25 & 26 that have requested that the HRPT help find suitable temporary locations for them to continue their operations while the piers are under construction, and

WHEREAS: The community-based organizations are a great resource to the residents and workers in the area, and are used by people within as well as outside our community. We believe it would be a great benefit to the public to allow these organizations to continue operation during reconstruction, and

WHEREAS: The Community Board realizes that with the construction of the new piers, there are no guarantees for these organizations to return to their sites, therefore, we request that the HRPT make a concerted effort to work with these organizations during the reconstruction, as well as on the feasibility of finding a suitable site for them once construction is completed, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 supports the request of the community-based organizations for temporary sites while Piers 25 & 26 are under construction, and that the HRPT make every effort to work with these organizations to find suitable locations for them.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Street activity permits by J & R Music World for promotional events on August 4, 5 and August 25 to August 27

WHEREAS: J & R Music World has applied for streets activity permits to utilize the sidewalks along Park Row between Ann and Beekman Street to install 10 tents on August 4 and 5 and on August 25 to August 27, and

WHEREAS: J & R has also applied to utilize the parking lane on the east side of Broadway between Park Place and Barclay Street to park three trucks on August 25 to 27, and

WHEREAS: J & R Music World representatives failed to appear at the July 19th Seaport Committee meeting, and

WHEREAS: Community Board #1 has, in the past, received many complaints regarding J & R's events and activities, and their disruption to the community, now

THEREFORE
BE IT
RESOLVED

THAT: CB # 1 opposes the granting of the proposed street activity permits to J & R Music World on August 4, 5 and August 25 to 27.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Traffic signals on Gold Street

WHEREAS: Gold Street between Fulton Street and Frankfort Street is a difficult and dangerous street to cross for pedestrians since speeding vehicles frequently ignore the STOP signs at the intersections, and

WHEREAS: Crossing this street is particularly challenging and frightening for the many senior citizens living at nearby Southbridge Towers and St. Margaret's House, and

WHEREAS: The pending construction of a new 75-story residential tower and a K-8 grade public school on Beekman Street is certain to add considerable traffic to an already busy area, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board # 1 strongly urges the DOT to install traffic signals at the intersections of Gold and Spruce Streets, and Gold and Beekman Streets, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 urges that the necessary wiring and infrastructure needed for these signals be installed during the upcoming reconstruction of Beekman Street between Gold Street and Park Row.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	10 In Favor	0 Opposed	2 Abstained	1 Recused
PUBLIC MEMBER:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	3 Abstained	0 Recused

RE: 131 Duane Street, eviction of rent stabilized tenants for building demolition

WHEREAS: Duane Street Realty, owners of 131 Duane Street, applied to the Division of Housing and Community Renewal (DHCR) for approval to evict the long term rent stabilized tenants of the building for the sole purpose of "demolishing" the interior of the building with the exception of the first floor and a portion of the second floor in order to create an "Extended Stay Hotel", and

WHEREAS: The tenants of the building have all resided in the building as rent stabilized tenants for many years and are active members of the Tribeca community, and

WHEREAS: Duane Street Realty owners, without fully explaining why only the rent stabilized portions of the building are being demolished, have given varying descriptions of the interior renovations, and

WHEREAS: DHCR has approved Duane Street Realty's application based on their input, and

WHEREAS: The DHCR decision threatens all residential tenants in rent-stabilized buildings, not just in Tribeca, but citywide, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 requests that DHCR reverse their decision granting Duane Street Realty owners application, based on existing Rent Control and Rent Stabilized laws that were enacted to protect tenants from owners and to maintain a stable housing stock in NYC.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: TRIBECA

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

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

RE: 145 West Broadway, street activity permit to close sidewalk and one lane of West Broadway in front of the Odeon for the restaurant's 25th anniversary

WHEREAS: The Odeon Restaurant has applied for a permit to place a tent and close the parking lane in front of the restaurant in order to celebrate their 25th year of business in Tribeca, and

WHEREAS: Community Board #1 has received no complaints in the past concerning the premises, and

WHEREAS: The applicant agreed that the music will be inside their restaurant and will not be piped to the outside premises, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board # 1 approves the application to allow the Odeon Restaurant to close the sidewalk and the parking lane in front of the premises from 7:00 PM to 12:00 PM on October 11, 2005.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: TRIBECA

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

PUBLIC MEMBERS: 1 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: 190-A Duane Street, application to modify a sidewalk cafe license for Roc Restaurant for 20 tables and 40 seats

WHEREAS: The applicant has applied for modification to an existing sidewalk cafe license for an increase to 20 tables and 40 seats, and

WHEREAS: The proposed hours of operation will be until 11 PM Sunday to Thursday and until 12 AM on Friday and Saturday, and

WHEREAS: The applicant agreed to have no outside music, and

WHEREAS: The applicant has operated for over five years with no complaints from the residents and has proven to be an asset to the neighborhood, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not object to the modification of the sidewalk café license for Roc Restaurant at 190-A Duane 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: JULY 26, 2005

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 13 In Favor 2 Opposed 0 Abstained 0 Recused

PUBLIC MEMBERS: 3 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

RE: 100 Lafayette Street, liquor license application for 100 Lafayette, LLC

WHEREAS: The applicant proposes to operate a nightclub with a public assembly capacity for 570 patrons, and

WHEREAS: The proposed maximum hours of operation will be 7:00 PM until 4:00 AM Sunday through Saturday, and

WHEREAS: The proposed nightclub will feature live concerts and visual arts performances as well as large scale private social events. The applicant proposed the installation of floating walls and ceilings in order to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will be seeking a cabaret license but will not seek a sidewalk café license, and

WHEREAS: The New York City Rescue Mission which houses on average 90 to 100 clients per night is located next door to this proposed nightclub and there are several residents living on Walker Street, and

WHEREAS: The numbers of persons entering and leaving the premises at all hours of the night will cause considerable noise and traffic congestion in the surrounding area affecting the quality of life for the residents, and

WHEREAS: The committee felt that this proposal was out of scale and context to the surrounding neighborhood, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes the liquor license application for 100 Lafayette, LLC at 100 Lafayette Street.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 13 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC MEMBERS: 1 In Favor 0 Opposed 1 Abstained 0 Recused

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

RE: 275 Greenwich Street, beer and wine license application for Kyromina, Inc. d/b/a Twin Café

WHEREAS: The applicant currently operates a restaurant with 8 tables and 20 seats, and

WHEREAS: The hours of operation are 6:00 AM until 12:00 AM Monday through Saturday, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license nor a sidewalk café 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 beer and wine license application for Kyromina, Inc. d/b/a Twin Café at 275 Greenwich 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: JULY 26, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 141 Duane Street, application for a storefront alteration

WHEREAS: The air conditioning units need to be vented from the front of the building,
and

WHEREAS: The proposal was to match the neighboring buildings grille detail to cover
the venting units, and

WHEREAS: The Committee liked the proposal, and

WHEREAS: The Committee suggested that the molding above the door be continued
above the entrance to the residential unit, which the applicant agreed to,
and

WHEREAS: The Committee also felt the base of the doors should match the base of the
building and the applicant agreed to make the change, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 329 Greenwich Street, application for a storefront renovation

WHEREAS: The new storefront would replace the doorways that had been poorly installed many years ago without LPC permission, and

WHEREAS: The roll down gates will be removed, and

WHEREAS: The new doors are good quality with clear glass and painted wooden frame, and

WHEREAS: The signage will comply with LPC guidelines, and

WHEREAS: Lighting will be provided by recessed down lights, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 55 N. Moore Street, application to restore loading dock and storefront

WHEREAS: This storefront, between Greenwich and Hudson Streets, represents the classic fabric of a Tribeca West Historic District warehouse building, with a well-proportioned canopy and loading dock, and virtually intact full-width cast-iron folding doors, and

WHEREAS: The applicant's proposal actually improves on what exists currently, and

WHEREAS: The plan calls for two sets of louvers – barely visible grills, really – to replace jagged openings in a pair of folding door panels where exhaust air is now vented, and

WHEREAS: For what is represented as necessary access compliance, a lift would be added at the eastern corner of the loading dock, and handrails would also be added, with rail pipes almost matching those of the adjoining property, now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 27 N. Moore Street, application to modify the courtyard walls and loading dock and to install a barrier-free access lift

WHEREAS: The restoration to the minimally visible courtyard wall is needed to stop water leaks, and

WHEREAS: The restoration to the minimally visible courtyard wall is need to stop water leaks, and

WHEREAS: The existing wall was made of an "E-Z Wall" brick face wall system which was not rated for this application and has failed, resulting in on-going damage to the building, and

WHEREAS: The courtyard walls will all be repaired and faced with zinc coated copper panels which will be only minimally visible from the street, and

WHEREAS: The very deep four feet window ledges will be modified by installing metal and wire mesh frames to create small balconies, and certain windows will be replaced with doors with red painted aluminum frames matching the existing windows, and

WHEREAS: The permits for the two ADA compliant lifts have expired but the applicant intends to renew these and complete the work, including the installation of a new staircase on Ericsson Place to replace the stair being converted to a lift and the installation or rebuilding of code-compliant stairs and landings on both N. Moore and Ericsson Place as previously approved, and

WHEREAS: The loading dock railings will be removed and replaced with ones that comply with the previously approved plans, and

WHEREAS: The two full length canopies will be replaced with glass canopies to provide more light to the commercial tenants; gutters and drains will be installed as previously approved; and the design of the armature on Ericsson Place will be modified to comply with the historical precedent on N. Moore Street and previously approved plans, and

WHEREAS: The signage will comply with LPC guidelines and previously approved plans, now

THEREFORE
BE IT
RESOLVED
THAT:

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

05resjuly26

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

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: 363-367 Greenwich Street, application for storefront alteration

WHEREAS: The poorly constructed storefront will be replaced and the cast iron columns will be restored, and

WHEREAS: Three small metal canopies were proposed, but the Committee felt a single canopy set above the cast iron transom would be more appropriate as shown in the tax photograph, and

WHEREAS: The Committee felt the railings were not appropriate and suggested that the center rails should be made of wire not the heavy metal pipe that was proposed, and

WHEREAS: The Committee also felt the use of dark glass in the storefront panels was inappropriate and suggested using a frosted or opaque glass instead, and

WHEREAS: The applicant agreed to modify the application as suggested by the Committee, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 1 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 145 Hudson Street, application to modify penthouse

WHEREAS: The applicant had presented to the Committee some months ago at which time the Committee made a number of requests and modifications to the proposal, and

WHEREAS: The applicant amended the plans taking the Committee's recommendations into account but did not review these with the Committee before presenting them to LPC, and

WHEREAS: The modifications were to remove and replace the existing greenhouse style penthouse addition with a less visible glass structure, and

WHEREAS: The penthouse will be entirely made of clear glass similar to that used on the new Seven World Trade Center building, and

WHEREAS: The new penthouse is reduced in size from 3400' to 3200' with a height of 20' to provide for the required recreational space on the roof without using the bulkheads, and

WHEREAS: The chimneys have been reconfigured to be made less visible, and

WHEREAS: The Committee felt the new proposal was a significant improvement and liked the design, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports the Landmarks Preservation Commission approval of this application, but requests that in the future it refers applicants to CB #1 and its Landmarks Committee before scheduling a public hearing.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 119 Chambers Street, application to install a new storefront and rooftop addition

WHEREAS: The program for this small stone-clad building between Church Street and West Broadway is a large one for such a modest structure, calling for a ground-level retail space, a new storefront with residential and commercial entrances, and residential conversion of the upper floors, with rear mezzanines and a rooftop extension, and

WHEREAS: For the storefront -- whose original details are represented as being non-existent -- the applicant proposes new wooden infill, including pilasters, surrounding variously sized window panels, with the wood elements of assorted heights and widths and all the wood to be painted a green/beige, and

WHEREAS: Community Board #1 prefers that the wood elements be of a more horizontal and harmonious motif, with thicker and more consistent wood framing, and

WHEREAS: Rather than being painted, which the applicant asserts is the Landmarks Preservation Commission's recommendation, Community Board #1 and the applicant both prefer that the wood infill be a dark mahogany, as exists elsewhere on Chambers Street, and

WHEREAS: The penthouse proposal calls for an extension rising a total of 7 feet 9 inches from the existing roof parapet, with the visible portion rising only 4 feet 11 inches from the existing parapet, and

WHEREAS: The applicant states that the proposed penthouse will not be visible at all from the south side of Chambers Street (opposite the building's entrance), and will be visible as described above only from one sightline, that is, from Chambers Street well east of the building, looking west, and

WHEREAS: This proposal calls for the penthouse side walls to be clad in two different materials: brick for the front (southern) portions, and standing-seam lead-coated copper for the rear (northern) portions, and

WHEREAS: Community Board #1 believes that the penthouse side walls should be simpler and of a single substance, namely, beige or red brick, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application with the changes noted herein to the wooden storefront design and to the penthouse extension cladding, all of which the applicant accepts.

05resjuly26

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 374-378 Broadway, application to install new store front infill

WHEREAS: This large building, known as Mandarin Plaza, is a modern, non-contributing structure within the boundaries of the Tribeca East Historic District, on the east side of Broadway at the corner of White Street, and

WHEREAS: The plan under consideration calls for the addition of a pair of new residential doors on White Street, and another pair of new residential doors on Broadway, in a part of the street front originally designated for but not used as retail space, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

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

RE: Hoop-It-Up, street activity permit for basketball event on September 17 & 18 on Water Street between Broad and Fulton Streets

WHEREAS: Hoop It Up has applied for a street activity permit for Water Street between Fulton Street and Broad Street on September 17th and 18th, and

WHEREAS: This street closure has been granted for several years for this event, and

WHEREAS: The operator agreed to monitor the music for both content and volume and to provide local residents with his contact information, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the granting of a street activity permit to Hoop It Up for Water Street on September 17th and 18th.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Tribeca South Historic District Extension

WHEREAS: The Committee met with residents who are putting together a group to sponsor the research and request for an extension to the Tribeca South Historic District, and

WHEREAS: The Committee agreed that the area bounded by Broadway to the east, Church Street to the west, Chambers Street to the north and Warren Street to the south meets the criteria for designation on the grounds of both architecture and historic events, and

WHEREAS: The Committee noted that this part of Tribeca is under constant threat of inappropriate redevelopment, and

WHEREAS: The Committee reminded residents that this area was part of the phased designation approach that LPC Chair Paulsen had agreed to with CB #1 in 2002, and

WHEREAS: The Committee noted that the designation will help provide much needed guidance to signage and storefronts for commercial tenants on Chambers Street as well as improve the sense of place of the neighborhood, and

WHEREAS: The Committee encouraged the residents to get building owners' consent and update the existing research with new photographs, and

WHEREAS: The Committee agreed to meet residents again in September to review progress and help draft the application for a public hearing, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 strongly recommends that LPC schedule a public hearing to review an application for an extension to the Tribeca South Historic District.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: BATTERY PARK CITY

BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Community Center Battery Park City

WHEREAS: The Battery Park City Authority had agreed to give the community an additional 5,000 square feet of community space on Site 3 in the southern portion of Battery Park City, and

WHEREAS: The Board representatives thought that it would be more beneficial to add the 5,000 square feet to the community center to be built in northern Battery Park City, and

WHEREAS: The Battery Park City Authority has agreed to this change, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves this change, and

BE IT

FURTHER

RESOLVED

THAT: The Community Board thanks the Battery Park City Authority for its sensitivity to the needs of the community.

05resjuly26

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Street Activity Permit for the closure of Desbrosses Street

WHEREAS: The Community Board was recently approached by Ms. Pia Awal applying to close off Desbrosses Street between Hudson and Greenwich Streets on Saturday, July 30th from 3:30 PM to 5:30 PM in order to have a procession in conjunction with her wedding that evening, and

WHEREAS: Ms. Awal has been battling Acute Myelogenous Leukemia for the past three years which has forced her to reschedule her wedding three times, and

WHEREAS: Traffic on Desbrosses Street on a Saturday afternoon in the summer is rather light, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the proposed closure of Desbrosses Street between Hudson and Greenwich Streets on Saturday, July 30th from 3:30 PM – 5:30 PM.

05resjuly26

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 4 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 44 In Favor 0 Opposed 0 Abstained 0 Recused

RE: BPC Neighbors Association Street Activity Permit

WHEREAS: The BPC Neighbors Association is seeking approval of their permit application to conduct a Block Party on Saturday, September 17th on Vesey Street between West Street and N. End Avenue from noon until 5:00 PM, and

WHEREAS: This is a very popular event which brings the BPC community together and has never generated any complaints during the past three years that this event has been run, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves the street activity permit application put forth by the BPC Neighbors Association for their September 17th Block Party.

05resjuly26

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JULY 26, 2005

COMMITTEE OF ORIGIN: EXECUTIVE

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

RE: Safeway Environmental Corporation and the Demolition of 130 Liberty Street

WHEREAS: Safeway Environmental Corporation was the demolition company cited by the Buildings Department for violations in connection with the July 14th collapse of a partially demolished building on Broadway near 100th Street on the Upper West Side, and

WHEREAS: According to the New York Times, Safeway has been cited several times over the past decade by federal worker safety regulators for serious violations and is currently under investigation by the Manhattan District Attorney's Office and the City's Department of Investigation in conjunction with the July 14th building collapse, and

WHEREAS: Shortly before the building collapse, the LMDC Board approved, but apparently has not yet signed, a \$3 million contract with Safeway Environmental Corporation to do preparatory environmental work in conjunction with the dismantling of 130 Liberty Street, and

WHEREAS: Community Board #1 is extremely concerned that any portion of this most sensitive and complex demolition of a building filled with toxins and contaminants is being put in the hands of a company cited for numerous serious safety violations, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 calls upon the Lower Manhattan Development Corporation to cancel the contract with Safeway Environmental Corporation and hire a contractor without a record of violations, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 requests a clarification on the LMDC's selection mechanism for contractors and their subcontractors and full disclosure of the qualifications of all contractors and subcontractors, and

BE IT
FURTHER
RESOLVED

THAT:

Community Board #1 also requests that the LMDC establish a publicly available and up-to-date administrative record going forward and work very closely with the Environmental Protection Agency on matters that may affect the environment of Lower Manhattan.

05resjuly26