

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEES OF ORIGIN: WATERFRONT/YOUTH & EDUCATION

Waterfront

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

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

Youth

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

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

RE: The needs of the Youth Group/Future Pier 25/Batting cages in Hudson River Park

WHEREAS: New residential buildings and residential conversions Downtown are expected to double the area population in the next decade, and

WHEREAS: This unprecedented growth, especially among families with children, had led to the massive expansion of enrollment in the sports leagues and other organizations serving the recreational needs of these children, causing the Downtown Little League to go from an enrollment in 2001 of 400 to 800 in 2006, and

WHEREAS: Even at present enrollments, existing sports facilities in our community are woefully inadequate – and future growth will turn a difficult situation into a crisis, and

WHEREAS: In light of these realities, Community Board One and the Hudson River Park Trust should make the creation, utilization, and expansion of facilities for structured youth recreation a high priority, and

WHEREAS: Hudson River Park Trust is currently in the process of building out Segment Three of the Park, and has removed the batting cages from this segment due to this construction, and

WHEREAS: The field space at Pier 40 in Hudson River Park is an important facility for Lower Manhattan children and its full utilization is very important, now

THEREFORE

BE IT
RESOLVED

THAT: The open space currently shown on plans for Pier 25 should be made available to the Downtown Little League and/or the Downtown Soccer League for a portion of the week under a reasonable permitting process, for instance (but not limited to), during their respective season every Saturday and Sunday morning from 8am to 2 pm, and

BE IT
FURTHER
RESOLVED

THAT: Any physical changes to accommodate permitted uses that are necessary, such as netting, retractable goals or minimal storage space at Pier 25, should be included by Hudson River Park Trust in all planning and building for Pier 25 henceforth, and this planning should be done corporately with the Downtown Little League, Downtown Soccer League, and Community Board One, and

BE IT
FURTHER
RESOLVED

THAT: Hudson River Park Trust should commit to replacing the six outdoor batting cages with the equivalent number of batting cages earmarked to serve Downtown Little League children, and all efforts should be made to set pitching machines at speeds appropriate for youth, rather than at higher pitch speeds, which do not serve the needs of children, and

BE IT
FURTHER
RESOLVED

THAT: Community Board One requests that HRPT initiate a review on how the field space at pier 40 is permitted so that the field space, when permitted, is actually used, with the goal of maximum efficiency of use.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	23 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Store S414 4 World Financial Center, liquor license application for CLB No. 1 Inc. d/b/a Itsu

WHEREAS: The applicant seeks an On-Premises Liquor License for Store S414 at 4 World Financial Center in the World Financial Center food court, and

WHEREAS: The proposed hours of operation are 11 a.m. to 9 p.m. seven days a week, and

WHEREAS: The applicant will not have sound equipment for music, as sound will be provided by the background music from the common food court, and

WHEREAS: The space has a total square footage of 1,500, and

WHEREAS: The applicant will not seek a cabaret license, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the liquor license application by CLB No. 1 Inc. d/b/a Itsu for Store S414 at 4 World Financial Center subject to compliance by the applicant.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 283 W. Broadway, application for a zoning certification to permit use of a second floor as a loft dwelling

WHEREAS: The request is only to change the second floor use to residential in the existing M1-5 zone, and

WHEREAS: Residential uses are already permitted on the upper floor, and

WHEREAS: The ground floor will remain retail, and

WHEREAS: CB #1 has routinely approved this sort of minor modification, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not object the application for a zoning certification to permit use of a second floor as a loft dwelling at 283 West Broadway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	1 Opposed	3 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	2 Opposed	3 Abstained	0 Recused

RE: 130 Duane Street, aka 188 Church Street, hotel liquor license application for Hersha Hospitality Management, L.P

WHEREAS: The applicant proposes to operate a restaurant with 20 tables and 40 seats, and

WHEREAS: The proposed maximum hours of operation will be for food from 6:00 am to 10:30 pm and for bar until midnight on weekdays and 1:00 am on weekends, and

WHEREAS: The applicant agrees to have background music only as appropriate for an establishment located where it is, and

WHEREAS: The applicant represents that it will not be seeking a cabaret license, and

WHEREAS: The applicant represents that it will not be seeking a sidewalk café license, and

WHEREAS: This property has been under construction for six years, thus reinforcing the concern over whether this will be a competent business, and

WHEREAS: The owner has not been forthcoming with showing the plans for this building to the neighbors, community board or local elected officials, and

WHEREAS: There are around 12 liquor license establishments located on the same block and around 25 within 500 feet and a hearing should be conducted on this matter, and

WHEREAS: There is a full-time school located two doors from the hotel Entrance, and

WHEREAS: The width is only 25 feet and such a small establishment will encourage smokers to congregate outside thus creating a noise problem, and

WHEREAS: This is not the best location for a night-life establishment, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends rejecting the application for a new liquor license at this location.

06resdec19

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: TRIBECA

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

RE: Liquor license renewals – Resolution:

- 385 Greenwich Street for Ivy’s Bistro
(Committee vote: 13 in favor, 0 opposed and 0 abstained)
- 277 Church Street, for 1 & 3 On Church Corp.
(Committee vote: 13 in favor, 0 opposed and 0 abstained)
- 83-85 Worth Street, for 83 Worth Street Restaurant, Inc.
(Committee vote: 9 in favor, 1 opposed and 1 abstained)
- 295 Greenwich Street, for Gee Whiz
(Committee vote: 13 in favor, 0 opposed and 0 abstained)
- 349 Greenwich Street, for Dominic Restaurant
(Committee vote: 13 in favor, 0 opposed and 0 abstained)
- 124 Chambers Street for Ecco 124 Corporation
(Committee vote: 13 in favor, 0 opposed and 0 abstained)

WHEREAS: These applications are renewal applications with no history of community complaints and no one from the public came to comment, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 has no objection to these renewals.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

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

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

RE: EPA's 2006 Final Test and Clean Program

WHEREAS: On December 6, 2006, the U.S. Environmental Protection Agency (EPA) released its Final Lower Manhattan Indoor Test and Clean Program, and declared this program the final phase of EPA's response to the national terrorist attacks of September 11, 2001, and

WHEREAS: Community Board #1 unanimously passed a February 2006 resolution calling upon EPA to abandon its technically and scientifically flawed November/December 2005 Test and Clean Program, and

WHEREAS: One year later, without any input from World Trade Center community residents or workers, or CB#1, the EPA released a program which provides grossly insufficient financial resources (only \$7 million) to test and clean all potentially affected residences and workplaces, and which is substantially the same as, but in some key areas worse than, its previous inadequate plan, and

WHEREAS: EPA's December 2006 program fails to correct the major shortcomings of its 2002-3 test and clean program, cited by EPA's Inspector General in a highly critical August 2003 report, including: failure to address potential residual contamination in HVAC systems, failure to test and clean whole buildings as a system, failure to address potential residual contamination in workplaces, failure to expand testing and cleanup beyond the arbitrarily imposed Canal Street boundary line, and failure to incorporate appropriate science-based testing methods, and

WHEREAS: George M. Gray, the Assistant Administrator for the EPA Office of Research and Development states, that "The vast majority of occupied residential and commercial spaces in Lower Manhattan have been repeatedly cleaned, and we believe the potential for exposure related to dust that may remain from the collapse of the World Trade Center buildings is low." However, the substance of that statement is impossible to verify since the onus for virtually all testing and cleaning undertaken over the past five and a half years was placed upon individual residents,

employers, or landlords without proper guidance, oversight or verification, without centralized information collection, and with little or no financial support, from the Federal, State or City government. Moreover, his statement ignores that, in the absence of an appropriate emergency response by EPA, the health of tens of thousands of residents and workers left to their own devices to conduct unsafe cleanups was placed at risk and that, without further scientifically sound large-scale testing, there is no basis for an assertion that the risk that remains to the community is "low", now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 rejects EPA's December 2006 plan and expresses outrage at the EPA's failed federal response to the September 11th attack on the United States of America which occurred at the World Trade Center in the heart of our neighborhood, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 calls upon EPA to withdraw its December 2006 "test and clean" program and work with the community and elected officials to develop a scientifically sound testing and cleanup plan for World Trade Center residual contamination.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

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

BOARD VOTE: 39 In Favor 0 Opposed 1 Abstained 0 Recused

RE: Proposed Plan Amendments to General Project Plan for the Proposed World Trade Center Memorial and Cultural Program

WHEREAS: The Lower Manhattan Development Corporation has proposed certain amendments (Proposed Plan Amendments) to the General Project Plan for the proposed World Trade Center Memorial and Cultural Program (Project), and

WHEREAS: The Proposed Plan Amendments include, among other things, certain extensions to the proposed boundaries of the site as well as amendments to the proposed design of the memorial and changes to the proposed cultural program, and

WHEREAS: The proposed boundary extensions will expand the areas in which the Port Authority of New York and New Jersey (PANYNJ), Silverstein Properties and others will be doing construction over the coming years, including the installation of rock anchor tie-backs within subsurface portions of Vesey, Church, Liberty, Greenwich and Cedar Streets, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 requests that PANYNJ and others who will be working at the site, including expanded areas in the Northern Site and subsurface areas in the Southern Site covered by the Proposed Program Amendments, make every possible effort to mitigate adverse environmental and structural effects (including air quality, noise, vibrations and congestion) from such construction on surrounding residential areas, and

BE IT

FURTHER

RESOLVED

THAT: CB#1 strongly urges PANNYNJ and others working at the site make every possible effort to perform as much of noisy work (such as jack hammering, pouring concrete or using precision concrete trucks) as possible during normal work hours on weekdays and to minimize the construction and vehicular noise at night and during weekends, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 is on record stating that installation of double windows in residential buildings closest to the site is a very effective measure to reduce noise and recommends taking this action wherever possible, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 is also on record stating that its approval of extended work schedules is specifically conditioned on there being in place a functional program for reporting and responding to complaints relating to work at the site, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 requests that there be a 24-hour phone number that residents can call if there are any problems, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 supports the proposed acquisition of property adjoining former streets, to be incorporated into the newly aligned streets, and the disposition of portions of the former streets that will not be part of the newly aligned streets, in connection with the reintroduction and realignment of streets within the Site, and

BE IT
FINALLY
RESOLVED

THAT: CB #1 notes that the Proposed Plan Amendments codify the elimination of one of the two cultural facilities that were key elements of the Project as originally approved and urgently restates its request that the City of New York, PANYNJ and all other public and private agencies involved in the reconstruction of the WTC site take immediate steps to ensure that the Performing Arts Center is built as soon as possible.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Mark Joseph Steakhouse 261 Water Street, Between Peck Slip and Dover Street

WHEREAS: The applicant has been in business for 6 years at this location, and

WHEREAS: There have been no reported complaints, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the license application for Mark Joseph Steakhouse located at 261 Water Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Pearl Street Park renovation

WHEREAS: The Department of Parks and Recreation presented a timetable for reconstruction of the Pearl Street playground, and

WHEREAS: The Department of Parks and Recreation expressed willingness to fast track completion of reconstruction of the Pearl Street playground, and

WHEREAS: The community does not want to delay reconstruction of the Pearl Street playground until after completion of the Burling Street playground, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 asks the Department of Parks and Recreation to move design and reconstruction of the Pearl Street playground as expeditiously as possible so that construction begins in Fall 2007 and ends in Summer 2008.

06resdec19

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEES OF ORIGIN: SEAPORT/CIVIC CENTER AND LANDMARKS

Seaport/Civic Center:

COMMITTEE VOTE: 7 In Favor 0 Opposed 1 Abstained 0 Recused

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

Landmarks:

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

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

RE: Design proposal for Burling Slip

WHEREAS: The Department of Parks and Recreation and the Rockwell Group presented a design proposal for construction of a playground in Burling Slip, and

WHEREAS: We applaud the design concept, and

WHEREAS: We express concern that appropriate children's playground safety standards and maintenance practices will be addressed and that adequate public comfort stations will be provided for the users of the playground, and

WHEREAS: We find the proposal to be appropriate in the historic district, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the design concept for construction of a playground in Burling Slip.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 36 Peck Slip, liquor license application for Goat Fifty LLC

WHEREAS: The applicant proposes to operate a full liquor license, and

WHEREAS: The proposed maximum hours of operation will be 11:30 am to 1:00 am on weekdays and 3:00 am on weekends, and

WHEREAS: The total square footage is 2,000 and the square footage of the bar area is 152, and the number of tables is 16 and the number of seats is 58 and the number of bar seats is 12 and the maximum public capacity is 85, and

WHEREAS: The music is background only, and

WHEREAS: The applicant does not intend to seek a sidewalk café, and

WHEREAS: The applicant does not intend to seek a cabaret license, and

WHEREAS: The principals are licensed to operate Adrienne's Pizza Bar and Ulysses Folk House on Stone Street, and there are no known complaints, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the license application for Goat Fifty LLC located at 36 Peck Slip, 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: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 14 In Favor 15 Opposed 5 Abstained 0 Recused

RE: A New York State Anti-Tobacco Youth Action Program

WHEREAS: Tobacco use is responsible for nearly 5 million deaths every year worldwide, and

WHEREAS: More than 5,000 youth under the age of 18 try a cigarette for the first time each day in the U.S., and

WHEREAS: More than 3.5 million youth between the ages of 12 and 17 are current smokers in the U.S. and 1/3 of them will eventually die from tobacco related diseases, and

WHEREAS: The Master Settlement Agreement (MSA) was intended to prohibit tobacco companies from marketing their products to youth- including the use of movies as a means of marketing, and

WHEREAS: Tobacco shots in the top-ten grossing movies released from May 2002 to May 2003 were in youth-accessible and youth-marketed G, PG, and PG-13 films, and

WHEREAS: Exposure to smoking in movies recruits more than half (52%) of new adolescent smokers, and

WHEREAS: Youth from across the state have collected petitions and postcards calling on major movie studios to adopt the recommendations of the Smoke Free Movie Project, and

WHEREAS: The World Health Organization, American Medical Association, American Academy of Pediatrics, American Legacy Foundation, American Academy of Allergy, Asthma, and Immunology, Society for Adolescent Medicine, the Los Angeles Department of Health Services, US Public Interest Research Group and Interfaith Center for Corporate Responsibility – have endorsed the Smoke Free Movies Resolution, and

WHEREAS: Reality Check, a statewide youth-led and adult supported tobacco control movement whose primary aim is to expose the manipulative marketing practices of the tobacco industry, is involved in an initiative to educate the public about the impact of tobacco use in movies and to eliminate the use of movies as a promotional tool for tobacco companies through four simple voluntary actions by the motion picture industry:

1. Rate New Smoking Movies “R “

Any new film that shows or implies tobacco should be rated “R.” The only exception should be when the presentation of tobacco clearly and unambiguously reflects the dangers and consequences of tobacco use, or is necessary to represent smoking through a real historical figure.

2. Require Strong Anti-Smoking Ads

Studios and theaters should require a genuinely strong anti-smoking ad (not one produced by a tobacco company) to run before any film with any tobacco presence, regardless of its MPAA rating.

3. Certify No Pay-offs

The producers should post a certificate in the credits at the end of the movie declaring that no one, during the production of the film, received anything of value (cash money, free cigarettes or other gifts, free publicity, interest-free loans, etc.) from anyone in exchange for using or displaying tobacco.

4. Stop Identifying Tobacco Brands

There should be no tobacco brand identification, nor the presence of tobacco brand imagery, e.g. billboards, in the background of any movie scene, now

THEREFORE
BE IT
RESOLVED

THAT: Manhattan Community Board 1 endorses the four objectives of Reality Check Hollywood & Tobacco: Reality Check Strikes Again! Tobacco Free Movie Initiative, and

BE IT
FURTHER
RESOLVED

THAT: The resolution shall be transmitted to the Motion Picture Association of America; and to major motion picture studios and their parent corporations, including: Warner Bros., owned by Time Warner; Disney and Miramax, owned by the Walt Disney Corporation; and Columbia Pictures, owned by Sony Corporation of America; the National Association of Theater Owners; New York State Attorney and Governor-Elect Elliot Spitzer, New York State Health Department Commissioner Antonia Novella; United States Senators Charles Schumer and Hillary

Clinton; New York City Mayor Michael Bloomberg and the Mayor's Office of Film, Theater and Broadcasting; United States Congressman Jerold Nadler; New York State Assembly Speaker Sheldon Silver; New York State Assembly Member Deborah Glick; New York State Senator Martin Connor; Manhattan Borough President Scott Stringer; New York City Council Member Alan J. Gerson; and Manhattan Reality Check.

06resdec19

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 159 Duane Street, application for restoration of the façade, removal of a fire escape, a rooftop addition and a new residential entry way

WHEREAS: The existing fire escape will be removed to the rear of the building and the façade will be restored with matching wooden windows, and

WHEREAS: The retail space will remain as is with the cast iron being painted blue or the original color (if it can be determined), and

WHEREAS: The elevator shaft will be replaced for the residential wood and glass entrance, and

WHEREAS: The one-story rooftop addition will set back 24 feet and will be red brick with black metal and 12.6” high from the cornice line, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the application for restoration of the façade, removal of a fire escape, a rooftop addition and a new residential entry way at 159 Duane Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	28 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Request by the Chinese Chamber of Commerce of NY for support for parking regulation changes

WHEREAS: Community Board 1 recognizes the serious need of additional parking in the Chinatown Community, and

WHEREAS: The lack of on-street parking has negatively effected the much needed tourist trade to the community, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board 1 requests that the Department of Transportation change the parking regulations on the following streets:

- Walker Street on both sides of the street from Broadway to Baxter Street to 2 hour meters from 8:00 A.M. to 7:00 P.M.
- Worth Street from Baxter to Centre Street – amend signage from “No Standing 7:00 A.M. to 7:00 P.M Except Sunday” to “No Standing 7:00 A.M. to 7:00 P.M Monday to Friday”

COMMUNITY BOARD #1 – MANHATTAN
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DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 40 Walker Street, application for modification of use and bulk

WHEREAS: The application is in-conjunction with the Landmark aspects relating to the Special Permit Application for a change in use under the 74-711 procedure which requires an applicant to provide a plan of restoration to the façade and continuing maintenance, and

WHEREAS: The application to change to residential use will be considered by the Tribeca Committee, and

WHEREAS: The new storefront would be clear glass, painted wood frames appropriate to the historic district, with two double door entrances, and

WHEREAS: The façade will be fully restored, including re-casting parts of the original columns, repairing façade cracks, lintels, fire escape, cleaning the brick work, replacing the windows with painted wood and clear glass, and

WHEREAS: Louvres will be installed for both commercial and residential entrances above the transom, and

WHEREAS: The penthouse addition is not visible from any street location, and

WHEREAS: The glass vault will be fully restored with carefully manufactured glass and cement, and

WHEREAS: The existing signage – back painted name on the store and numbers on the transom above the commercial and residential entrances will be repainted, and

WHEREAS: There will be no external lighting, and

WHEREAS: The condominium sales document will include an appropriate maintenance program, and

WHEREAS: The Committee noted that the restoration will be a great improvement to this building which is not in very good condition, now

THEREFORE

BE IT

RESOLVED

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

06resdec19

COMMUNITY BOARD #1 – MANHATTAN
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DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 400 Broadway/ 70-70 Walker Street, application for alterations to the Walker Street entrance

WHEREAS: The application will restore the entrance on Walker Street which is in poor condition, and

WHEREAS: The existing external roller shutters will be removed, and

WHEREAS: The existing entrance will be replaced with a new wood and clear glass appropriate for the historic district, and

WHEREAS: The elevator shaft entrance will be modified internally to provide ADA access with a three panel steel door based on other doors in the district, and

WHEREAS: The diamond plate steps will be repaired, and

WHEREAS: The Committee had no objection but wanted to see the materials board which the applicant agreed to do, now

THEREFORE
BE IT
RESOLVED

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

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DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 23-25 Park Place, aka 20-22 Murray Street, proposed landmark designation

WHEREAS: This wonderful example of the profound impact made by the Italian Renaissance palazzo style introduced to New York by Trench and Snook with their design of the AT Stewart Department Store on Chambers Street, and

WHEREAS: These Park Place Buildings run through block to Murray Street sharing a common façade were designed by Samuel Adams Warner in the late 1850's, and

WHEREAS: Both facades are stone with large window openings above altered ground stories, the original tall cast-iron and glass storefronts were manufactured by Daniel Badger, to provide excellent storage for the textile and dry good trades that moved to this area from Pearl Street after the fire of 1835, and

WHEREAS: Each buildings' facades is treated similarly, with fine masonry work, elegant, skillfully carved detail concentrated around the windows, and

WHEREAS: The window ornamentation reflects a classical design hierarchy, with alternating curved and triangular window pediments at the second story, bracketed flay lintels at the third story, plain flat lintels at the fourth story, and arched windows with molded trim at the fifth story. The cornice is also stone and is ornamented with dentils and modillions, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 commends the Landmarks Preservation Commission for it's leadership on this designation and strongly endorses its designation as a NYC landmark.

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DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 49-51 Chambers Street, application to build 2 ramps at main entrances,
remove revolving doors and replace them with swing doors

WHEREAS: This application requests the installation of disabilities-compliant sidewalk
ramps at both the 49 and 51 Chambers Street entrances to this individual
New York City landmark, which is disrepair, and houses many city
government offices, and

WHEREAS: The ramps will be on the sidewalk, “pointing” toward the center of the
building, and

WHEREAS: The ramps will be of granite, to match the sidewalk, and the railings will
be black painted steel, and

WHEREAS: Unfortunately, the beautiful bronze interior revolving doors would be
removed under this plan, but they are not part of the designation, now

THEREFORE
BE IT
RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 3 Opposed 0 Abstained 0 Recused

RE: 195 Broadway, AT&T Building, application for interior work, including the construction of glass partitions for retail spaces and the addition of escalators, and exterior modifications

WHEREAS: The present application calls for radical adaptive re-use modifications to the lobby of this magnificent, recently designated individual New York City landmark (*see accompanying Community Board #1 designation resolution*), and

WHEREAS: The building was constructed as world headquarters for the American Telephone and Telegraph Company in two stages early in the 20th century, with a breathtaking interior, all of a piece, including columns modeled after the Parthenon, more marble than any other building in New York State, chandeliers of bronze and alabaster, coffered ceilings 40 feet high, sculptures by Paul Manship, and other breathtaking elements, and

WHEREAS: The new program calls for carving part of the lobby into three retail spaces, divided from each other and the office building's public circulation spaces by ten-foot high clear optical glass panels, which would allow the upper reaches of the vast space to remain unbroken, and

WHEREAS: An arcade connecting a new Fulton Street entrance with the principal entrance on Dey Street would be set off in similar glass panels, and would pass along original Manship sculptures and friezes, and

WHEREAS: A closed-off subterranean subway entrance would be reopened, and

WHEREAS: A beautiful ensemble of original stone steps at Dey Street's primary entrance that were butchered a number of years ago would be reconstructed of stone, and

WHEREAS: Disabilities-compliant features would include an interior chair rail made of bronze on Dey Street, a glass elevator outside on Fulton Street, and two interior glass elevators on Broadway, the latter three strictly for ingress and egress to the stores, and

WHEREAS: Three large new interior escalator penetrations would be added in addition to the disabilities-compliant glass elevators on Broadway, escalators that would lead to lower levels of each new proposed store, and

WHEREAS: The Community Board is very concerned about how the retail spaces will be marketed, how the goods and merchandise will be displayed, and signage, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that much of this program be approved, especially as post 9/11 security issues already limit accessibility to much of this lobby, and

BE IT

FURTHER

RESOLVED

THAT: However, the Board cannot abide by the size and location of the elevators and escalators on the Broadway side, and asks that the Landmarks Preservation Commission address this issue, and

BE IT

FURTHER

RESOLVED

THAT: The Board also asks the L.P.C. to direct the applicant to reappear as more decisions are made regarding retail lessees and their display and signage needs.