

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	1 Recused

RE: Capital and Expense Budget Requests for FY 2010

BE IT
RESOLVED

THAT: Community Board #1 recommends the funding of the following (on the attached) budget requests for FY 2010.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 43 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Federal assistance for Lower Manhattan small businesses

WHEREAS: Small businesses in Lower Manhattan experienced extraordinary difficulties due to the attacks of September 11 and the ensuing disruptions and loss of business, and

WHEREAS: The Small Business Administration (SBA) responded to that crisis by providing 6,083 Economic Injury Disaster Loans (EIDLs) for \$513 million, and the federal government provided nearly \$700 million in grant money to companies with 200 or fewer employees, according to the Empire State Development Corporation, and

WHEREAS: Lower Manhattan small businesses have still not recovered from the losses that they suffered in the aftermath of September 11, and the extended schedule of the World Trade Center redevelopment has prolonged the difficulties that small businesses face, and

WHEREAS: The recent crisis in the financial markets has caused severe losses at some of the largest corporations based in Lower Manhattan such as AIG and Merrill Lynch, and has had severe adverse consequences throughout the financial industry centered here, and

WHEREAS: This crisis is expected to worsen, especially for businesses in the FIRE (financial, insurance, real estate) industries that are so crucial to Lower Manhattan, and

WHEREAS: The New York City Comptroller has estimated that New York City will lose 160,000 jobs in coming years as a consequence of this financial crisis, and

WHEREAS: Lower Manhattan small businesses depend in great part on patronage from employees at the large corporations that are now in danger of losing jobs, and

WHEREAS: The federal government has intervened and made large-scale funding available to support large corporations at this time, and

WHEREAS: It is appropriate that the federal government also extend meaningful support to Lower Manhattan small businesses, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board One calls on the federal government and SBA to provide major new grant and loan programs to support and sustain Lower Manhattan small businesses until the Lower Manhattan economy has stabilized and recovered.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 26 Water Street application for installation of handicapped access ramp at Fraunces Tavern

WHEREAS: The application is to install an ADA compliant ramp at the Fraunces Tavern ahead of the celebration of the Magna Carta, Declaration of Independence and the display of other historic original manuscripts – the largest ever in NYC - at the Tavern in September 2009, and

WHEREAS: The Committee noted it had approved a prior proposal in 2004 that was disliked by LPC - who favored the use of an electric elevator, and

WHEREAS: The applicant had hoped for approval of a ramp to reduce the cost of the application and in their opinion reduce the impact of the alteration on the Landmark Building, and

WHEREAS: The Committee agreed the standard ADA ramp was appropriate, noting it would use the existing doors on the Water Street elevation, and

WHEREAS: The Committee recommended using 1 1/4 “ steel pipe for the baluster and that a black paint be used rather than the proposed brown, and the applicant accepted both suggestions, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 recommends that the Landmarks Preservation Commission approve this application subject to the minor modifications noted.

COMMUNITY BOARD #1 PRIORITIZED BUDGET REQUESTS - FY 2010

CAPITAL:

<u>PRIORITY</u>	<u>AGENCY</u>	<u>PROJECT TITLE</u>
1	DOE	Construct new K-8 and high school in CB #1
2	DOT	Construct a Lower Manhattan bus parking facility for commuter and non-WTC tour buses and a WTC memorial tour bus facility
3	DPR	Renovate Peck Slip, Burling Slip, Titanic Park, Collect Pond Park, Battery Park playground, Pearl Street playground, DeLury Triangle, Barnett Newman Triangle and the northern part of City Hall Park, and proceed with the greening of Greenwich Street and the renovation and landscaping of two traffic islands located at the Manhattan approach to the Brooklyn Battery Tunnel
4a	NYPL	Create a public library east of Broadway in Lower Manhattan
4b	DPR	Develop more park and open space east of Broadway in Lower Manhattan
4c	DYCD	Build a community center to serve the community east of Broadway in Lower Manhattan
5	DOE	Construct a gymnasium at the Millennium High School
6	EDC	Rebuild Piers 13 and 14 to accommodate the need for recreational space for the rapidly growing residential community in Lower Manhattan
7	DOT	Create viable pedestrian connections and access to the Battery Maritime Building with open space in front of the building in association with the proposed development there
8	DOT	Install traffic light at the intersection of Greenwich and Duane Streets and stop signs at the pedestrian crossings at the intersection of Walker Street and West Broadway near Tribeca Park
9	DPR	Increase funding for the renovation of Peter Minuit Plaza, so that in addition to the reconstruction work that has already been funded, the plaza can be beautified, a bikeway can be added around the waterfront, and needed amenities can be added
10	EDC	Complete design and construct an estuarium on Pier 26 in Hudson River Park
11	EDC	Complete design and construct East River Waterfront Esplanade
CS	DOT	Reconstruct Fulton St. (between Broadway and Water St.) and Nassau St. (between Liberty Street and Spruce St.) including new sidewalks, lighting and streetscape improvements
CS	DPR	Renovate British Memorial Garden at Hanover Square, the comfort station in Washington Market Park and CaVaLa Park

CS	DOT	Renovate Louise Nevelson Plaza
CS	DOT	Reconstruct and restore the following cobblestone streets within CB #1's historic district: Moore Street, N. Moore Street (Greenwich/Varick), Franklin Street (Greenwich/Varick), Leonard Street (Hudson/West Broadway), Beach Street (Greenwich/Hudson) Staple Street (Duane/Harrison), Vestry Street (West/Hudson), Hubert Street (Greenwich/Hudson), Collister Alley (Laight/Beach) and Duane Street (Greenwich/Hudson); and restore paving stones on Nassau Street
CS	DOE	Construct new K-8 School on Beekman Street and in Battery Park City
CS	DOT	Increase funding for the renovation of Peter Minuit Plaza, so that in addition to the reconstruction work that has already been funded, the plaza can be beautified, a bikeway can be added around the waterfront, and needed amenities can be added
CS	DOT	Reconstruct Harrison St. between West Street and Greenwich Street with cobblestones
CS	DPR	Construct connections between East River Bikeway/Walkway and the Battery Park City esplanade
CS	NYPL	Construct new branch library in Battery Park City
CS	DOT	Complete reconstruction of Peck Slip, Front Street and Beekman Street

Note: CS = "Continued Support" for projects previously funded

EXPENSE:

<u>PRIORITY</u>	<u>AGENCY</u>	<u>PROJECT TITLE</u>
1	OMB	Maintaining current community board operating budget and increase Community Board budget to \$250,000
2	NYPD	Increase personnel of 1st Pct. for quality of life issues such as bus idling, street vendors, crime, traffic enforcement, disruptive bars and clubs-related noise
3	DPR	Increase staff to extend hours of operation for Governors Island and the number of days of the week it is open. Provide staff to program and maintain Governors Island ballfields for children on the weekends and during the summer and funding for regular ferry service to and from the island.
4	NYPD	Provide two crossing guards for PS/IS 89 at West/Chambers Street and West/Warren Streets
5	NYPL	Provide operating funds for the new Battery Park City Library, including funds for Saturday hours
6	DYCD	Fund needed programs at the Downtown Community Center
7	DOB	Increase personnel for day, night and weekend for building and construction site inspections (enforcement teams)
8	LPC	Increase staff budget for the Landmarks Preservation Commission including in the area of enforcement
9	DEP	Increase personnel for air /noise/ idling inspections (enforcement teams)
10	DYCD	Increase funding of After School and Summer Youth and Recreation programs
11	DOS	Increase personnel to address increased residential, workers and visitor population for both collection and basket services
12	NYPL	Provide Saturday service at our New Amsterdam Library and increase funding for books, periodicals and other information resources for The Branch Libraries
13	DPR	Increase personnel for Parks Department maintenance
14	DPR	Provide maintenance funds for East River bikeway/walkway

- | | | |
|----|------|--|
| 15 | OEM | Provide increased funding to support CERT teams in Tribeca and Battery Park City |
| 16 | NYPL | Provide adequate funding for security and maintenance for local libraries |
| 17 | NYPD | Provide traffic enforcement personnel and mitigation measures along Canal Street intersections from West Street to Church Street evening rush, nights and weekends |
| 18 | DOH | Continue funding for WTC environmental health center with WTC consortium to serve residents, students and workers |

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 80 Lafayette Street, application for beer and wine license for Bagel Deluxe and Café Inc.

WHEREAS: The applicant Bagel Deluxe & Café, Inc, proposes to operate a beer and wine license, and

WHEREAS: The proposed establishment is a deli, and

WHEREAS: The total square footage of the dining area is 500 sq. ft, with 12 tables with 30 seats, and

WHEREAS: The establishment proposes to be open from 6:30 am to 8:00 pm on weekdays and 6:30 am 6:00 pm, and

WHEREAS: There will be background music only, and

WHEREAS: The applicant will not apply for a sidewalk café or a cabaret, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose a beer license for Bagel Deluxe & Café, Inc. subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Closure of the United States Postal Service (USPS) Peck Slip Station

WHEREAS: The United States Postal Service (USPS) has announced the closure of the Peck Slip Site, located at 1 Peck Slip, and

WHEREAS: The Peck Slip Station is used beyond capacity serving a population that includes elderly citizens located in St. Margaret's House Senior Residences at 49 Fulton Street residents, as well as immigrants, families, local businesses, and

WHEREAS: The CB#1 population will have increased more than 85% from 34,420 to 63,561 by the year 2013 and projected population growth will occur in the South Street Seaport area upon the completion of the Forest City Ratner building on Beekman Street and other potential mixed-use developments on the waterfront, and

WHEREAS: The closure of the Mobile USPS Unit on South End Avenue in Battery Park City adds more users to the only other post office station, located at Church and Vesey Streets, which contributes to the strain on amenities in Lower Manhattan, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 is concerned about the loss of this vital service in the community and requests that the United States Postal Service inform the Community Board of future plans for this facility.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 16, 2007

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	5 Opposed	0 Abstained	0 Recused

RE: Proposed Rezoning in the Tribeca Mixed Use District

WHEREAS: The Special Tribeca Mixed Use District was established to permit limited residential development in an otherwise industrial 62-block area, and

WHEREAS: In the northern portions of the district where the underlying zoning is manufacturing, certain older manufacturing buildings may be converted to loft dwellings and joint living work quarters for artists, and where the underlying zoning is commercial, new contextual residential development is permitted, and

WHEREAS: In 2005, New York City introduced an addition to the Inclusionary Housing Program which provides a floor area bonus for the construction of affordable housing, and

WHEREAS: Community Board One, the Department of City Planning, Councilmember Gerson's Office and the Manhattan Borough President's Office have worked in a joint effort to develop a comprehensive rezoning plan for the northern part of Tribeca that creates contextual commercial zones that provide, in some areas, for inclusionary housing, and

WHEREAS: In 2006 Community Board One adopted a resolution concerning the Northern Tribeca rezoning, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board One requests that the Department of City Planning rezone the northern area of the Special Tribeca Mixed Use District according to the following provisions:

- 1) From M15- to C6-3A in the area from Watts Street on the north to Hubert Street on the south; from West Street on the west to a line mid block between West Street and Washington Street on the east, with the following bulk provisions:
 - FAR 6.5
 - Height Limit 140 feet
 - Setback 65 feet, and

- 2) From M1-5 to C6-2-A in the area from Watts Street on the north to Hubert Street on the south; from a line mid block between West Street and Washington Street on the west and Washington Street on the east, with the following bulk provisions:
 - Far 5.5
 - Height Limit 110 feet
 - Setback 65 feet, and

- 3) From M1-5 to C6-2A in the area from Canal Street on the north; south on West Street to Watts Street; east on Watts Street to Washington Street; south on Washington Street to Hubert Street; east on Hubert Street to Greenwich Street; south on Greenwich Street to Beach Street; east on Beach Street to Collister Street; north on Collister Street to Laight Street and north on a line mid block between Greenwich Street and Hudson Street to Canal Street; west to West Street, with the following bulk provisions:
 - Far 5.5
 - Height Limit 110 feet
 - Setback 65 feet, and

- 4) From M1-5 to C6-2A in the area from Canal St. on the north; south on a line mid block between Greenwich St. and Hudson St. to Collister St.; south on Collister St. to Beach St.; east on Beach St. to Ericcson Pl.; east on Ericcson Pl. to a line one hundred feet west of Varick St.; south on a line one hundred feet west of Varick Street to N. Moore St.; east on N. Moore St. to West Broadway; north on West Broadway to Avenue of the Americas; north on Avenue of the Americas to Canal St.; west on Canal St. to Vestry St., west on Vestry St. to a line mid block between Hudson St. and Greenwich St.; north on a line mid block between Hudson St. and Greenwich St. to Canal St., with the following bulk provisions:
 - Far 5.4; 7.2 with Inclusionary Housing
 - Height Limit 120 feet
 - Setback 85 feet, and

- 5) From M1-5 to C6-2A in the area from Canal Street on the north; south on Avenue of the Americas to West Broadway; south on West Broadway to Walker Street; east on Walker Street to Broadway; north on Broadway to Canal Street, west on Canal Street to Avenue of the Americas, with the following bulk provisions:
 - Far 5.0
 - Height Limit 120 feet
 - Setback 85 feet, and

BE IT
FURTHER
RESOLVED
THAT:

This resolution replaces the 2006 resolution.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 26, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	21 In Favor	7 Opposed	3 Abstained	0 Recused

RE: Tribeca North Rezoning Uses

WHEREAS: South Tribeca was rezoned in 1995 by the City Planning Commission to preserve its neighborhood character and encourage those elements which make it a successful and vital community, and

WHEREAS: North Tribeca merits the same protection and consideration to protect its neighborhood character and to encourage those elements that make it, in the words of the City Planning Commission on July 12, 2006, “One of the most desirable and successful residential communities in the City,” and

WHEREAS: The purpose of rezoning North Tribeca is to preserve and encourage elements such as light manufacturing that make it a lively, enriched neighborhood in which to live, and

WHEREAS: Certain uses are no longer appropriate in the emerging residential community, and should be restricted, and

WHEREAS: The Tribeca Committee has vigorously discussed the elements that define this neighborhood, and those elements that detract from it, and

WHEREAS: CB #1 has defined for the purposes of this resolution that all west-east streets shall be considered narrow streets, and that Greenwich, Varick, Hudson, Church, Broadway, West Broadway, and West Streets shall be considered wide streets, and

WHEREAS: CB #1 defines Washington Street as a 60 foot wide street that should have a limit of 5,000 sq. ft. of ground floor space for its retail and service establishments, and

WHEREAS: CB #1 has determined that retail, services, and light manufacturing should continue to be encouraged within North Tribeca, and

WHEREAS: CB #1 has also determined that general restrictions of square footage should be enacted to encourage a variety of street life and storefronts to maintain and enhance the North Tribeca neighborhood character, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 Manhattan requests that the Department of City Planning rezone North Tribeca to echo the C6 rezoning in South Tribeca, including all of the TMU restrictions set forth in the 1995 zoning text, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 requests that the rezoning allow the following TMU use groups:

- TMU Use Group 1-2 (Residential)
- TMU Use Group 3-4 (Community Facilities), by CPC Special Permit
- TMU Use Group 5, Transient Hotels, by CPC Special Permit
- TMU Use Group 6 (Retail & Services):
 - 6A. Convenience Retail or Service: All uses allowed with the following restrictions:
 - Dry cleaning to be limited to non-chemical processes only
 - Variety stores limited to 5,000 sq. ft
 - 6B. Offices and 6C. Retail or Service uses allowed.
 - 6D. Public Service Establishments: All uses allowed except:
 - Telephone and/or communications equipment
 - Water or sewage pumping stations
- TMU Use Group 7 (Retail & Services):
 - 7A. Transient Accommodations by CPC Special Permit Only
 - 7B. Retail or Service Establishments except:
 - Gun repairs
 - Taxidermist shops
 - Trade embalmers
 - 7C. Wholesale Establishments and 7D. Auto Service Establishments uses.
- TMU Use Group 8 (Retail & Services)
 - 8B. Retail or Service Establishments uses only.
- TMU Use Group 9 (Retail & Services):
 - All 9A. Retail or Service Establishments uses. Catering establishments will be limited to 10,000 sq. ft. on wide streets, and 2500 sq. ft. on narrow streets.
 - All 9B. Wholesale establishments uses listed in TMU.
- TMU Use Group 10 (Regional Commercial Centers/Amusement)
 - All 10A. Retail or Service establishments with the following restrictions:
 - Eating or drinking establishments shall be no larger than 10,000 sq. ft. on a wide streets, and no more than 2500 sq. ft on narrow streets

- Variety Stores will have a 5,000 sq. ft limit on wide streets, with no more than 1 per 200 ft. block frontage
 - All narrow-street establishments will be limited to 2500 sq. ft
 - TMU Use Group 11 (Regional Commercial Centers/Amusement)
 - 11A. Manufacturing establishments, 11B. Wholesale or Similar establishments, and 11C. Accessory Uses; all uses limited to 10,000 sq. ft.
 - TMU Use Group 12 (Regional Commercial Centers/Amusement)
 - 12B. Retail Establishments, 12E. Accessory Uses; all uses limited to 10,000 sq. ft, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 requests that the following special restrictions be put in place in North Tribeca and that they should apply to the above referenced TMU use groups:

- A general limit of 10,000 sq. ft shall be applied on wide streets, and 2500 sq. ft on narrow streets, on any or all retail, commercial, or service subgroups, regardless of which use group(s) they appear in.
- No dance establishments.
- Banks and/or cell phone stores/kiosks/vendors shall be limited to 2500 sq. ft on the ground floor, and a maximum of 10,000 sq. ft total.
- Banks, cell phone stores/kiosks/vendors, and/or variety stores shall be limited 1 per 200 ft. of block frontage, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 requests that a special North Tribeca Use Group be created for light manufacturing to allow the following TMU Manufacturing Use Groups:

- TMU Use Group 16 (Manufacturing):
 - Only the following shall be allowed from TMU Use Group 16A. Retail or Service Establishments:
 - Carpentry, custom woodworking or custom furniture making shops
 - Electrical, glazing, heating, painting, paper hanging, plumbing, roofing or ventilating contractors' establishments, open or enclosed, with open storage limited to 5,000 sq. ft.
 - Household or office equipment or machinery repair shops
 - Machinery rental or sales establishments
- TMU Use Group 17 (Manufacturing)

- Subgroup 17A. Service or Wholesale Establishments and Subgroup 17D. Miscellaneous Uses will be allowed. However, the following uses will not be allowed from TMU Use Group 17A:
 - Building materials or contractors' yards, open or enclosed
 - Produce or meat markets, wholesale
 - Medium- Heavy Manufacturing establishments
 - Adhesives, including manufacture of basic components
 - Food products, including slaughtering of meat or preparation of fish for packing
 - Experimental (live subjects or otherwise) laboratories/ research facilities
 - Leather products, including shoes, machine belting, or similar products
 - Metal stamping or extrusion of razor blades and bottle caps only
 - Pharmaceutical products
 - Plastic products, including tableware, phonograph records, buttons, or similar products
 - Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, including manufacture of natural or synthetic rubber
 - Shoddy
 - Soap or detergents

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBER VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Tribeca North Rezoning

WHEREAS: CB #1 appreciates the work the Department of City Planning has done in their proposal to rezone the M1-5 area in the Special Tribeca Mixed Use District to C6-2A, and

WHEREAS: CB #1 acknowledges the Department of City Planning proposal to restrict inappropriate light manufacturing uses currently allowed within Use Group 17 in the Special Tribeca Mixed Use District, as recommended by CB #1 but is concerned that not all such uses are restricted, and

WHEREAS: CB#1 also acknowledges the Department of City Planning efforts to encourage inclusionary housing in the area around the Holland Tunnel rotary but is concerned that increased FAR allowed for inclusionary housing not be allowed in existing buildings which are mostly within the Tribeca North Historic District, and that all new inclusionary housing be located within the proposed development site and not outside of it, and

WHEREAS: CB#1 feels that it is not appropriate to include the area along West Street, Washington Street and Greenwich Street from Canal Street to Watts Street in the area being referred to as “Holland Tunnel Rotary” with a proposed FAR of 5.4 to 7.2 and a maximum height of 120 feet once inclusionary housing is incorporated, and should instead have an FAR of 5.5 and a height limit of 110 feet, and that the boundary line between the 5.5 FAR and the inclusionary housing zone be moved back to mid block between Greenwich and Collister Streets as originally proposed by CB#1, and

WHEREAS: CB#1 feels that general restrictions of square footage should be enacted to encourage a variety of street life and storefronts to maintain and enhance the North Tribeca neighborhood character, but remains concerned about the lack of sufficient limitations, in the Department of City Planning proposal, on the size of retail establishments allowed in C6-2A zoning area and feels that retail ground floor space should be limited to 10,000 square feet on wide streets and 5,000 square feet on narrow streets, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 agrees with the Department of City Planning's proposed rezoning of the M1-5 area to C6-2A within the Special Tribeca Mixed Use District, with restrictions on light manufacturing uses and strongly recommends that the manufacture of the following be restricted when determining legal uses:

- Building materials or contractors' yards, open or enclosed
- Produce or meat markets, wholesale
- Medium- Heavy Manufacturing establishments
- Adhesives, including manufacture of basic components
- Food products, including slaughtering of meat or preparation of fish for packing
- Experimental (live subjects or otherwise) laboratories/ research facilities
- Leather products, including shoes, machine belting, or similar products
- Metal stamping or extrusion of razor blades and bottle caps only
- Pharmaceutical products
- Plastic products, including tableware, phonograph records, buttons, or similar products
- Rubber products, such as washers, gloves, footwear, bathing caps, atomizers, or similar products, including manufacture of natural or synthetic rubber
- Shoddy
- Soap or detergents
- Telecom Buildings, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 strongly requests that the Department of City Planning's proposal for the provision of inclusionary housing include provisions limiting it to new construction only and that all new inclusionary housing units be located within the proposed development site, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 strongly requests that the area along West Street, Washington Street and Greenwich Street from Canal Street to Watts Street in the area being referred to as "Holland Tunnel Rotary" proposed for an FAR of 7.2 and a maximum height of 120 feet be rezoned with an FAR 5.5 and a maximum building height of 110 feet and the boundary line between the 5.5 FAR

and the inclusionary housing zone be mid block between Greenwich and Collister Streets, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 strongly urges the Department of City Planning to reconsider the size restrictions on retail establishments and change them from the proposed 20,000 square feet on wide streets and 10,000 square feet on narrow streets, to 10,000 square feet on wide streets and 5,000 square feet on narrow streets, notwithstanding the previously adapted resolution of February 26, 2008, and

BE IT
FURTHER
RESOLVED

THAT: The resolutions adopted by CB #1 on October 16, 2007 and February 26, 2008 (attached) regarding North Tribeca Rezoning remain in effect except where otherwise stated in this resolution.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	4 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBER VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed Street Co-Naming – Corner of Church and Leonard Streets for Lorenzo Da Ponte by American Italian Cultural Roundtable, Inc.

WHEREAS: Lorenzo Da Ponte, born in Italy in 1749, introduced opera to America in a theater in Lower Manhattan, and

WHEREAS: Da Ponte orchestrated the construction of the first grand opera house in the United States, which stood between Church and Leonard Streets in Manhattan, and

WHEREAS: Da Ponte became the first professor of Italian at Columbia University, and

WHEREAS: Frances Bologna, President of the American Italian Cultural Roundtable, has requested that the Community Board honor Lorenzo Da Ponte's contributions to the cultural history of New York, and

WHEREAS: The renaming of the corner of Church Street and Leonard Street would be appropriate as it is the location of the site of the first grand opera in the United States, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 supports the renaming of the corner of Church Street and Leonard Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	4 In Favor	0 Opposed	2 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 12-14 Desbrosses Street, application for catering license for Sunshine Realty Mgt. LLC

WHEREAS: Sunshine Realty currently leases office space to small businesses at the location, and

WHEREAS: The applicant is requesting a catering license to be able to service liquor for events and parties, and

WHEREAS: The total capacity of the space is approximately 300 people, and

WHEREAS: The applicant is proposing to build an open-air rooftop where alcohol would be served, and

WHEREAS: There is currently no C of O for the proposed space, and

WHEREAS: Tribeca Roof Top is a catering establishment currently on Desbrosses Street, and

WHEREAS: At the committee there was overwhelming residential community opposition to a second catering establishment on Desbrosses Street, and

WHEREAS: Some residents submitted a petition opposing the catering license, and

WHEREAS: There were seven people who spoke in favor of a catering license and came to vouch for the character of the owner however it was noted that all have some type of business relationship with Sunshine Realty as a current tenant or past tenant who was going to use the space for events, and

WHEREAS: The residents cited the following reasons for their opposition;
- The existence of the current catering establishment, Tribeca Roof Top and the quality of life problems they feel it has caused them, such as drunken patrons leaving events late in the evening.
- A soon to be built hotel with restaurant on Desbrosses Street.

- A lack of street parking on Desbrosses Street and in the North Tribeca Neighborhood particularly with two parking lots nearby which are expected to be developed.
- The current parking and cueing of black car and limos which often block fire hydrants.
- Catered events require truck deliveries and pickups throughout the day night which currently occurs due to Tribeca Roof Top, now

THEREFORE
BE IT
RESOLVED

THAT: The committee agreed with the value of having a space for small business to conduct events and meeting in Tribeca but felt that with the already diminished quality of life with one existing catering establishment and a hotel soon to be built with a restaurant that adding an additional 300 person catering establishment with an open-air roof top bar and late hours of operation would be incompatible and not in the best interest of the neighborhood, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 strongly urges the SLA to disapprove the catering license to Sunshine Realty citing the reasons above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 175 Franklin Street, application for liquor license for an entity in which Bahram Benaresh is principal

WHEREAS: The applicant Bahram Benaresh and landlord of the building is requesting an OP license, and

WHEREAS: The 3782 square foot space will have 24 tables and 48 seats and a 18 seat bar, and

WHEREAS: The hours of operation will be 11:30am – 2:00 am, Sun. – Thurs. and 10:30 am – 2:00 am, Fri. and Sat., and

WHEREAS: Residents said that the applicant rented the space for a private party where alcohol was served and there was a \$15.00 cover charge at the door as well as loud live music and patron noise until 4:am, the party announcement can still be viewed at:
http://www.whatsupnyc.com/blog/archives/cat_party.php, and

WHEREAS: The applicant Bahram Benaresh admitted renting the space for the party, and

WHEREAS: There have been numerous DOB and ECB violations issued to 175 Franklin Street which can be viewed under the BIN# 1002077 at the DOB website, and

WHEREAS: The residents stated that Mr. Benaresh has not been responsive to their quality of life concerns, now

THEREFORE
BE IT
RESOLVED

THAT: The committee felt considering the applicants negative history with NYC agencies and the community that an OP license would be inappropriate for this locations, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 strongly urges the SLA to disapprove the OP license to Pablo's at 175 Franklin Street citing the reasons above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 323 Church Street, application for beer license for West Side Café Corp.

WHEREAS: The applicant, West Side Café Corp. proposes to operate a beer license for West Side Coffee Shop Restaurant, and

WHEREAS: The proposed establishment is a restaurant with 800 sq. ft. and the number of tables is 8 with 32 seats and there is no bar area, and

WHEREAS: The establishment proposes to be open from 8:00 am to 9:00 pm, and

WHEREAS: There will be no music only, and

WHEREAS: The applicant will not apply for a sidewalk café or a cabaret, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not oppose liquor license application for West Side Café Restaurant at 323 Church Street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	5 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	1 Opposed	1 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 33 Leonard Street, renewal of application for unenclosed sidewalk café for TK Restaurant Corp. d/b/a Square Diner

WHEREAS: The applicant has applied for an renewal of unenclosed sidewalk cafe license for 15 tables and 31 seats, and

WHEREAS: The applicant agreed to operate the proposed sidewalk café no later than midnight pm on weekdays and 1:00 am on weekends, and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 has no objection to the application for renewal of an unenclosed sidewalk café license for Square Diner at 33 Leonard 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 28, 2008

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 281 West Broadway, application for renewal of unenclosed sidewalk café for P.E.C. Group, d/b/a Pepolino

WHEREAS: The applicant has applied for an renewal of unenclosed sidewalk cafe license for 5 tables and 10 seats, and

WHEREAS: The applicant agreed to operate the proposed sidewalk café no later than midnight pm on weekdays and 1:00 am on weekends, and

WHEREAS: The applicant agrees to maintain 8 feet of sidewalk clearance, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 has no objection to the application for renewal of an unenclosed sidewalk café license for Pepolino at 281 West Broadway, 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 28, 2008

COMMITTEE OF ORIGIN: WATERFRONT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Earth Celebrations; Event in BPC & Hudson River Park

WHEREAS: Earth Celebrations has a long history of ecological advocacy through art, and

WHEREAS: For many years Earth celebrations has organized parades through the community gardens of the Lower East Side where children and community residents have participated, and

WHEREAS: The participation has included workshops that have engaged young and old leading up to a wonderful, extremely visual parade that brings the entire community together, and

WHEREAS: Earth celebrations will turn its attention to the ecology of the Hudson River. It has requested approval for a permit along the river from the Hudson River Park Trust, and

WHEREAS: Now, Earth Celebrations with producing partner Manhattan Youth and organizations Friends of Hudson River Park, P3- Pier Park Playground Association, Village Community Boathouse, The River Project and other groups expected to join , will organize a pageant from Battery Park City to 14th Street on May 9th from 2-5 with (rain date May 10th), now

THEREFORE
BE IT
RESOLVED

THAT: CB 1 supports Earth Celebrations event of May 9, 2009 (rain date May 10th) and asks the Battery Park City Authority. The Hudson River Park Trust to be as supportive as possible for this event.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: COMMITTEE OF THE WHOLE

BOARD VOTE: 23 In Favor 16 Opposed 2 Abstained 1 Recused

WHEREAS: General Growth Properties (GGP) is seeking guidance from the Community Board about their feasibility study of a major redevelopment of Pier 17 in the South Street Seaport Historic District, and

WHEREAS: The Community Board will be asked to comment on the proposed 495 foot-high- tower hotel and residential building – of which 390 feet is as-of-right -- during the ULURP process in 2009 as this part of the redevelopment is outside the current City (but not the current State and Federal) Historic District, and

WHEREAS: The Community Board is impressed with the team of advisors GGP has retained for the project, and notes the significant experience SHoP Architects has in working with historically sensitive sites, and

WHEREAS: The Community Board is pleased to see the investment in the esplanade and the increase in open space, and

WHEREAS: The Community Board appreciates that its focus in this resolution -- for the benefit of the LPC -- is to:

- a) Consider the impact the project will have on the area and the historic district
- b) Consider the appropriateness of the demolition of the 1985 Fulton Building
- c) Consider the appropriateness and impact of moving the Tin Building
- d) Consider the scale, design, materials and overall appropriateness of the new 120-foot high and 95-foot high new buildings, and

WHEREAS: Regarding the impact of the project on the area and the historic district the Community Board is pleased with the overall design but laments that even without variances there is an opportunity for an as-of-right 390-foot high building so close to the South Street Seaport Historic District, and

WHEREAS: Regarding the appropriateness of the demolition of the 1985 Fulton Building, the Community Board feels this is appropriate to allow for the redevelopment of the well designed esplanade and mixed use buildings, and

WHEREAS: Regarding the appropriateness and impact of moving the Tin Building, the Community Board

- a) finds this acceptable as long as GGP or any subsequent developer agrees to covenant with guaranteed funding that the Tin Building and all other work in the Historic District will not commence until all funds are committed to complete the approved design and
- b) the owner contractually commits with the City to treat this whole development as if it were in an Historic District (except the New Market Building being the proposed site of the 495 foot-high building) for the purposes of review by the Community Board, City Planning and the LPC, and
- c) supports moving of the Tin Building as long as GGP or any subsequent developer isolates the guaranteed funding to provide for the \$70 million (before escalation clauses) cost of dismantling, moving and rebuilding of the Tin Building as shown in a presentation made in October, 2008, and
- d) requests that the City contractually ensure that GGP or any subsequent developer sequences the work in such a way that milestones are completed in a timely fashion and the Tin Building is dismantled/moved/renovated and rebuilt as a single milestone, and
- e) support is conditional upon GGP or any subsequent developer providing the community with much needed community facilities due to the enormous scope of the proposed project whose impact must be mitigated by facilities such as a school, community center, and a park, which will be discussed in a detailed resolution as part of the subsequent ULURP process in 2009, and

WHEREAS: Regarding the scale, design, materials of the new 120-foot high and 95-foot high buildings and esplanade, the Community Board

- a) finds the design to be of high conceptual quality and not inappropriate for the Historic District, and
- b) requests that the City contractually ensure that GGP or any subsequent developer include affordable housing as at least 20% of the development, and
- c) requests that the City contractually ensure that GGP or any subsequent developer contractually commits with the City to treat the part of the development that falls outside the current City Historic District as if it were in an Historic District for the purposes of review by the Community Board, City Planning and the LPC, and

WHEREAS: The Community Board is very concerned that GGP will be unable to raise the funding for this project and requests that EDC ensure that GGP or any subsequent developer is able to contract with the City not to start any part of the project until there are contractually binding covenants to ensure that all work can be completed in a timely manner and that appropriate

escalation building costs are put into the contract based upon experiences at the WTC site, and

WHEREAS: The Community Board notes the enormous interest that this feasibility study has generated in the community and thanks everyone that has contributed for their insights and input, now

THEREFORE

BE IT

RESOLVED

THAT: CB#1 does not object to the Landmarks Preservation Commission approving this feasibility study as long as the contractual matters are handled by EDC and to the satisfaction of Community Board #1 as herein mentioned, and

BE IT

FURTHER

RESOLVED

THAT: Nothing herein should be considered as approval by CB#1 of the future ULURP process and CB#1 withholds all of its right of consent required by the ULURP process until it is able to meet GGP or a subsequent developer that is financially strong enough to provide guarantees that its proposal can be and in fact is funded by a creditworthy source.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 28, 2008

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

RE: Solutions to PS 89, PS 234 and PS 150 Overcrowding

WHEREAS: The schools of lower Manhattan mentioned above are growing at unprecedented rates, leading to an overcrowding crisis in our community and threatening the quality of education in our schools, and

WHEREAS: Lower Manhattan is the fastest growing part of New York City, and it is estimated that the population of Lower Manhattan has increased over 45% in just two years, between 2006 and 2008, and no new schools have been built or opened in Lower Manhattan since P.S. 89 in 1998, and

WHEREAS: No new Lower Manhattan schools are now expected to open until September, 2010, and

WHEREAS: As part of the development of Site 5B and 5C, the City of New York promised that a *new* Lower Manhattan school would be opened by September 2008 to alleviate overcrowding due to these two new developments and other new Lower Manhattan construction, and

WHEREAS: This new school, the Beekman Street School, will not open until Sept. 2010, at the earliest, and may be delayed until Sept. 2011, and

WHEREAS: The new school planned for Site 2B, 55 Battery Place, is also not scheduled to open until Sept. 2010, and

WHEREAS: The City of New York has allowed and encouraged many new, large residential developments in Lower Manhattan that have overstrained the capacity and resources of our Downtown schools P.S. 89, P.S. 150, and P.S. 234, and

WHEREAS: Many families have chosen lower Manhattan in no small part due to the quality of education provided at P.S. 89, P.S. 234, and P.S. 150, and

WHEREAS: These schools are working under untenable conditions, such as overcrowded classes and too few resources such as art rooms, computer labs, and

THEREFORE
BE IT
RESOLVED

THAT: CB #1 joins elected officials and the parents and PTAs of P.S. 89, P.S. 150, and P.S. 234 in urging the City to work with Lower Manhattan Schools to find interim solutions to overcrowding caused by great enrollment growth, and to provide funds to implement this solution, and to provide a long term solution to address the large increase in Lower Manhattan's school-age population by funding and building needed new schools, and

BE IT
FURTHER
RESOLVED

THAT: Any overcrowding solution should keep students within CB #1 and within their neighborhood and not require them to commute outside of their schools' zoning area, and

BE IT
FURTHER
RESOLVED

THAT: All proposed solutions within either P.S. 89, P.S. 150 or P.S. 234 must allow our schools to retain educationally essential areas, including recreation space, gymnasiums, art, science and computer rooms, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 finds favor in the idea of leasing space in the Cove Club for our youngest students and believes that there is more than enough time to convert that property from its current housing of the BPCA to a viable learning environment, and

BE IT
FURTHER
RESOLVED

THAT: One proposed solution, housing some sort of annex or "incubation" school at 26 Broadway, is unacceptable to our community as it puts students in the middle of a high traffic area designed for business interests and commerce, not the education of New York's youth, especially those still of primary school age, and

BE IT
FURTHER
RESOLVED

THAT: The CB #1 Youth & Education Committee will continue to explore ways to address the overcrowding crisis, in coordination with the PTAs of P.S. 89, P.S. 150, and P.S. 234, and seeks to have a workable solution in place by the start of 2009, with the proviso being that any such solution must be fundamentally safe and premised upon the idea that our students must be in a facility and at a location appropriate to children 11 years old and younger.