

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER/250 WATER STREET

COMMITTEE VOTE: 6 In Favor	0 Opposed	0 Abstained
BOARD VOTE: 28 In Favor	0 Opposed	0 Abstained

RE: 250 Water Street

WHEREAS: Milstein Properties has proposed the construction of a 15 story, 10 FAR, 544,000 sq. ft. office building at 250 Water Street in the South Street Seaport Historic District, and

WHEREAS: The South Street Seaport Historic District is a small and totally unique 10 block area consisting primarily of four and five story brick buildings constructed in the mid-nineteenth century which stands in dramatic contrast to the high rise towers which prevail throughout most of Lower Manhattan, and

WHEREAS: The proposed structure, which is to exceed 200 feet in height and be equivalent to a 22 story residential building, would be four times the height of the average building in the South Street Seaport Historic District, and

WHEREAS: The size, scale, mass and volume of the proposed structure would dominate and overwhelm the neighboring buildings in this low-scale district and clearly relates much more to the adjacent high rise buildings outside of the district, thus confusing the clear boundary of the district, and

WHEREAS: The new high rise building threatens to obstruct many of the most appealing view corridors to the historic district and the Brooklyn Bridge, which now enable so many pedestrians to enjoy the area from a variety of different perspectives at and above street level, and

WHEREAS: Many aspects of the building's design such as large uninterrupted areas of glass, dramatic rounded corners, and ground floor store setbacks and arcades are incompatible with the existing buildings which characterize the historic district, and

WHEREAS: In spite of the fact that many development proposals in recent months and years indicate that it is economically feasible to get a return on investment from a low-scale structure in the South Street Seaport Historic District, it is regrettably clear that this developer insists on utilizing every inch of allowable bulk on this site without regard for the impact of such a development on the integrity of the historic district, and

WHEREAS: The current proposed structure is actually larger than the 1986 proposal which was unanimously voted down by the Landmarks Preservation Commission, which said it would "dominate and overwhelm the neighboring buildings in this low-scale district", now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 finds the proposed structure at 250 Water Street not compatible with the South Street Seaport Historic District and strongly recommends that the Landmarks Preservation Commission deny the pending application for a Certificate of Appropriateness, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 urges the Landmarks Preservation Commission to perpetuate the work of prior Landmark Commissions by making a decision which is consistent with their previous decisions and reject this oversized building and thus preserve and protect this unique historic district which remains as a small vestige of a by-gone era in NYC.

(resoluti.jan1-2/7)

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COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER/250 WATER STREET

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained
FULL BOARD VOTE:	28 In Favor	0 Opposed	0 Abstained

RE: 191 FRONT STREET

WHEREAS: Walking through the streets of the South Street Seaport Historic District is a unique New York experience which must be protected from unnecessary signage and street furniture which can obstruct or overwhelm the existing historic structures, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve the proposed store sign at 191 Front Street, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 recommends disapproval of the proposed banner to be hung on the building because it is too large and would establish a precedent to permit an array unnecessary banners on the historic buildings.

(resoluti.jan#6/jc2)

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	In Favor	Opposed	Abstained
BOARD VOTE:	15 In Favor	6 Opposed	7 Abstained

RE: 100 Old Slip

BE IT
RESOLVED

THAT: Community Board #1 recommends that the Board of Standards and Appeals approve the conversion of the building known as 100 Old Slip into a physical culture establishment (health club).

lma
(resoluti.jan3/7)

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: December 13, 1988

COMMITTEE OF ORIGIN: SOCIAL SERVICES

COMMITTEE VOTE: 3 In Favor	0 Opposed	0 Abstained
BOARD VOTE: 26 In Favor	0 Opposed	0 Abstained

RE: **Citizens Commission on AIDS**

WHEREAS: Over half of the estimated 200,000 IV drug users in New York City are already infected with the Human Immunodeficiency Virus (HIV) and yet the various drug treatment centers in New York can only accommodate about 35,000 IV drug users at any given time, and

WHEREAS: The Citizens Commission on AIDS has determined that expanded drug treatment and education to be the most effective measures in breaking the link between drug use and AIDS, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 endorses the efforts of the Commission as set forth in its four basic goals:

- 1) The immediate provision of treatment for every IV drug user who wants it and expanded efforts to draw IV drug users into treatment;
- 2) Targeted AIDS education and services for all those at risk;
- 3) Equitable distribution of drug treatment facilities throughout our communities;
- 4) Increased federal, state, and local funding sufficient to cover the basic costs of expanded drug treatment and education, supplemented by increased private funding in areas such as capital costs, and the creation and evaluation of innovative treatment and education models.

HH/lma
(resoluti.dec6/7)

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: HOUSING

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
FULL BOARD VOTE:	19 In Favor	0 Opposed	1 Abstained

RE: Residential Metering in Lofts

WHEREAS: Con Edison has indicated that it intends to begin enforcing Public Service Commission provisions which require that each individual residential unit has its own electric meter, and

WHEREAS: In some cases landlords in loft buildings are refusing to allow for the installation of such additional electric meters, and

WHEREAS: Some loft tenants have already been threatened by Con Edison with the imminent shut off of their electric power even though they are willing to have the new meters installed but cannot get permission to do so, and

WHEREAS: Public Service Commission regulations, as presently written, thus enable unscrupulous landlords to use this provision as a tool to unfairly harass some loft tenants, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 requests that the Loft Board and the Public Service Commission immediately review this provision and amend the Public Service Commission rules so that loft tenants who wish to cooperate are not subject to a cut off of electric service, and

BE IT
FURTHER
RESOLVED
THAT:

Con Edison desist from threatening tenants with electric service shut off under these circumstances until this issue is resolved by the Loft Board and Public Service Commission.

BE IT
FURTHER
RESOLVED
THAT:

Urges that the Loft Board and Con Edison intervene with the landlord to set up individual meters with residential rates.

(resoluti.jan#1/jc2)

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: HOUSING

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
FULL BOARD VOTE:	19 In Favor	0 Opposed	1 Abstained

RE: **Variances for Living Lofts**

WHEREAS: In the time of a housing crisis, loft living has become a desirable housing alternative, and therefore a valuable asset to the City's scarce housing stock, and

WHEREAS: Loft buildings, since they were not originally designed for living, contain many minor structure anomalies, and

WHEREAS: The dislocation of these tenants on technicalities would be counter productive not only for the tenants, but also for the general good of the City.

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 recommends that the Department of Buildings and the Board of Standards and Appeals use all due flexibility in consideration of variances for living lofts where serious health and safety issues are not involved.

(resoluti.jan#4/jc2)

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: HOUSING

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
FULL BOARD VOTE:	19 In Favor	0 Opposed	1 Abstained

RE: Lot-line Windows

WHEREAS: There are IMD's whose compliance with Buildings Department regulations is based on lot-line windows which would be blocked if the adjacent lot were fully developed, and

WHEREAS: These tenants currently are required to buy temporary easements from the owners of these adjacent lots, and then secure a variance from BSA based upon these easements, and

WHEREAS: The cooperation is required both of their owner, with whom they are likely to enjoy an adversarial relationship, and also of the owner of the adjacent lot, who would be in a position to make unreasonable demands, and

WHEREAS: The easement does not protect the tenant in question in the event the property is developed, nor does it in any way impede the owner's ability to develop his property.

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 urges the Department of Buildings to grant automatic temporary easements to residential lofts whose compliance with light and air regulations are dependent upon lot-line windows.

(resoluti.jan#2/jc2)

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: HOUSING

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained
FULL BOARD VOTE: 20 In Favor 0 Opposed 0 Abstained

RE: Housing Bill of Rights

WHEREAS: The need for housing is a basic necessity which has priority over other financial considerations, both for the community and for the individual, and

WHEREAS: New York City is currently in a severe housing crisis, and

WHEREAS: It has become clear that the lack of affordable housing in New York hurts all of us.

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 joins advocate groups in endorsing the housing bill of rights, which states:

1. Every New Yorker has the right to a decent home.
2. New Yorkers have a right to know when homelessness will be eliminated.
3. Renters have the right to tenure in their homes and protection from arbitrary rent increases and illegal evictions.
4. Tenants in public housing have the right to clean, safe, and affordable apartments.
5. New Yorkers have the right to live in a community free from crime drugs and with decent public services.
6. New Yorkers have the right to know that government will not allow any neighborhoods to be written off.
7. New Yorkers have the right to expect help from all levels of government - the State of New York and the Federal Government have permanent roles in solving the housing crisis.

(resoluti.jan#5/jc2)

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: HOUSING

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
FULL BOARD VOTE:	16 In Favor	1 Opposed	3 Abstained

RE: Proposed Change in Regulations Governing Underoccupancy in City-Sponsored M-L's

WHEREAS: A M-L apartment is a family's home, and should be considered inviolable except in extreme circumstances, and

WHEREAS: The underoccupied units in M-L's are primarily occupied by senior citizens who are likely to be infirm, and

WHEREAS: These senior citizens would undergo severe distress if they were required to change their home every time there was a change in family composition, and

WHEREAS: In the course of residence, and even while on a waiting list residence, a family can undergo several changes in composition, and

WHEREAS: Currently, if a family changes eligibility status as the result of a change in family composition, they are placed on the new list as of the time when the change occurred, and

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 stongly opposes the change in regulations which would enforce strict compliance with the HPD occupancy standards, and

BE IT

FURTHER

RESOLVED

THAT:

Community Board #1 recommends that, in the event of any change in family composition which results in a change in an applicant's eligibility status, that applicant be placed on the new list as of the original date of application.

(resoluti.jan#3/jc2)

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: January 10, 1989

COMMITTEE OF ORIGIN: LANDMARKS, ARTS AND CULTURAL AFFAIRS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained
FULL BOARD VOTE:	20 In Favor	0 Opposed	0 Abstained

RE: "James Bogardus Triangle"

WHEREAS: James Bogardus was a brilliant new York inventor, engineer and architect who in the 1840's and 1850's created the iron-front building as a new type of structure, and erected unprecedented free standing iron-frames towers, and

WHEREAS: Four such towers were constructed in Manhattan, two as tall fire lookout bell towers and two as high shot towers with brick curtain walls, and

WHEREAS: All of these pioneer iron structures advanced the development of the skyscraper that was to become the world symbol of New York City, and

WHEREAS: The Bogardus factory was located on Duane Street and Centre Street, and

WHEREAS: Although most of the historic Bogardus buildings have long since been demolished, two examples of his iron-front buildings still stand in the area, at 75 Murray Street (built 1857) and 85 Leonard Street (built 1860); Both are designated landmarks, and

WHEREAS: Architects and engineers have received little enduring civic recognition (except for Municipal Art Society's memorial to Richard Morris Hunt on Fifth Avenue at 70th Street), and

WHEREAS: Tribeca, home of James Bogardus, contains an unnamed pie-shaped slice of public space where West Broadway and Hudson Street come together at Chambers Street, and

WHEREAS: The Friends of Cast Iron Architecture, a New York based preservation organization, has sought for the past 18 years to arouse appreciation of the city's heritage off 19th century iron architecture, and to safeguard it, and now ask the City Council to consider their proposal to formally name this small public space "James Bogardus Triangle,"

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 requests that this small, unnamed public space be called "James Bogardus Triangle," to honor one of Manhattan's great inventors.

(resoluti.jan#7,8/jc2)