

**COMMUNITY BOARD #1 MANHATTAN**  
**RESOLUTION**

OCTOBER 15, 1991

**COMMITTEE OF ORIGIN: ARTS & CULTURAL AFFAIRS**

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	24 In Favor	0 Opposed	0 Abstained

RE: **"Sans Dessus Dessous", Mural at 22 Reade St.**

WHEREAS: A mural, "Sans Dessus Dessous" is sited on the west exterior facade of the Department of City Planning/City Planning Commission headquarters at 22 Reade St., and

WHEREAS: The piece, by renowned French artist and New York City resident, Francois Morellet, was executed in 1986 and "presented to the City of New York by the Republic of France on the occasion of the Centennial of the Statue of Liberty and in celebration of French-American friendship", and

WHEREAS: The construction of the Foley Square Federal Office Building threatens to block from future public view, if not obliterate, the Morellet mural, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 calls upon the U.S. Government Services Administration (GSA) to take every measure to preserve this artwork; and further, in the very least, to advise the artist of the impact of the construction of the new building on his work, and to actively invite him to apply to be considered for the "Art-in-Architecture" project at the Foley Square Building.

Note: Resolution was tabled at 9/12/91 Board meeting.

**COMMUNITY BOARD #1 MANHATTAN**  
**RESOLUTION\***

OCTOBER 15, 1991

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE:      3 In Favor              0 Opposed              0 Abstained  
BOARD VOTE: *TABLED*

RE:                      **48-60 Beach St.**

WHEREAS:              The 48-60 Beach Street Tenants Association proposes to add two fire escapes on the front facade of their building, and

WHEREAS:              Original (1905) plans provide for two fire escapes, which were never built, and

WHEREAS:              The architect has committed to design details of the proposed two new fire escapes to conform with typical early fire escape designs, as found on similar buildings in the Tribeca West Historic District, now

THEREFORE  
BE IT  
RESOLVED

THAT:                      CB #1 finds this proposal acceptable.

\* To ratify the resolution of the Committee which was submitted to LPC to meet the Community Board's deadline for review of the application.

**COMMUNITY BOARD #1 MANHATTAN**  
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OCTOBER 15, 1991

**COMMITTEE OF ORIGIN: EXECUTIVE**

COMMITTEE VOTE:	14 In Favor	1 Opposed	0 Abstained
BOARD VOTE:	35 In Favor	5 Opposed	0 Abstained

RE: **Commodity Exchanges Headquarters Project, ULURP Applications:**

- **C 920020 HUM**
- **C 920021 HDM**
- **C 920022 ZSM**
- **N 920048 MEM**

WHEREAS: Community Board #1 supports the retention of the Commodity Exchanges in Lower Manhattan, and

WHEREAS: Lower Manhattan currently has over 22 million square feet of vacant office space on the market and all forecasts predict further vacancies in the years ahead, and

WHEREAS: The Department of City Planning and the Downtown Lower Manhattan Association have begun a major study of Lower Manhattan south of Chambers St. aimed at revitalizing this depressed area and identifying ways to retrofit and re-use existing buildings, and

WHEREAS: The creation of a new 1.2 million square foot building with massive government subsidies including financial incentives to encourage member firms to relocate from existing Lower Manhattan buildings should only be considered if the needs of the Exchanges cannot be met by retrofitting existing space, and

WHEREAS: The Port Authority contends that it has a revised, viable proposal which addresses the programmatic needs of the Exchanges at 4 World Trade Center but which the Exchanges have rejected with barely a perfunctory review, and

WHEREAS: The proposal to construct a 730-foot tall Exchanges complex at Greenwich and Warren Streets in a predominantly residential area will have serious negative environmental consequences including unacceptable noise levels on P.S. 234, which is across the street, traffic safety problems for school children, midday shadows on Washington Market Park and P.S. 234 school yard, and increased traffic congestion on West, Warren, and Canal Streets causing excessive air pollution, and

WHEREAS: Such a massive building is unsuited for that site because it would lie immediately adjacent to and tower over the only park and schools serving the vibrant, fast growing Tribeca residential neighborhood, and

WHEREAS: This project offers absolutely no services to Tribeca or neighboring Lower Manhattan communities which are in serious need of additional parks, schools, and indoor recreation facilities, and

WHEREAS: CB #1 and other City agencies have been asked to vote on a 47 story office tower wherein there is no knowledge of how many member firms will relocate to this building and thus how large a building is actually needed, and

WHEREAS: The Community Board is particularly disturbed that precious City and State tax dollars (\$150 million) are being used to create as big and tall a building as possible (through subsidies to member firms) when the desired "industry center" already exists at 4 World Trade Center and there is little evidence that such space cannot be enlarged and modernized at a much cheaper price to meet the needs of the Exchanges, and

WHEREAS: The EIS fails to examine the viability of any alternative sites for the Exchanges (such as 4 WTC, 1 NY Plaza or site 25 at BPC), and

WHEREAS: The retention of the Exchanges at 4 World Trade Center or at an alternative existing building might well:

1. Provide the Exchanges with an enlarged, modern industry center to meet their current and future needs
2. Set an intelligent urban planning precedent and prove the viability of retrofitting existing buildings to address the needs of businesses seeking technologically efficient space
3. Allow sites 5B & 5C to be developed in a manner that does not destroy but enhances the adjacent community, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 strongly opposes the construction of an oversized and unnecessary 1.2 million square foot, 730 foot tall Commodity Exchanges Headquarters building on site 5B of the Washington St. Urban Renewal Area; and specifically, disapproves the following ULURP applications as proposed:

- C 920020 HUM
- C 920021 HDM
- C 920022 ZSM
- N 920048 MEM

BE IT  
FURTHER  
RESOLVED  
THAT:

CB #1 urges that the Manhattan Borough President, the City Planning Commission and the City Council reject this proposal and instead urges the Exchanges to reconsider, with an open mind, the Port Authority proposal to enlarge and modernize 4 World Trade Center to suit the Exchanges' needs or other existing structures in Lower Manhattan which similarly have the potential to address their needs.

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**RESOLUTION**

OCTOBER 15, 1991

**COMMITTEE OF ORIGIN: EXECUTIVE**

BOARD VOTE:            23 In Favor            0 Opposed            1 Abstained

RE:                    **Capital and Expense Budget Requests for FY 1993**

BE IT

RESOLVED

THAT:                Community Board #1 approves the budget requests for our district as prioritized on the attached.

**COMMUNITY BOARD #1 MANHATTAN**  
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OCTOBER 15, 1991

**COMMITTEE OF ORIGIN: WASHINGTON MARKET**

COMMITTEE VOTE:	2 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	21 In Favor	0 Opposed	0 Abstained

RE:                   **25 Hudson Street (Les Poulets Restaurant)**

WHEREAS:           The owner(s) of Les Poulets at 25 Hudson St., has applied to the Department of Consumer Affairs (DCA) for a Cabaret License for the approx. 10,000 sq. ft. restaurant with a capacity of 400 patrons, and

WHEREAS:           In representing a previous application for a Cabaret License before the Board the owner(s) promised that the cabaret would be carefully managed, would not attract rowdy customers, and would likely be restricted to a small area of the restaurant, and therefore not disturb its neighbors, and

WHEREAS:           Because for several months Les Poulets has been operating as an unlicensed cabaret, and this operation has resulted in numerous complaints to the Community Board regarding loud music and noise emanating from inside and outside the club until 2 or 3 AM and the accompanying rowdy and lawless behavior of patrons in the streets surrounding Les Poulets; and area residents find living next to and on streets near the cabaret an experience other than that which had been previously promised them and the Community Board by the applicant(s), and

WHEREAS:           During the period of its operation as an illegal cabaret Les Poulets has been issued violations by City departments, among them; Police (which has closed down the restaurant at least twice) Buildings, and including a "padlock citation" for operating as an unlicensed cabaret by the Department of Consumer Affairs, and

WHEREAS:           In September 1990 the DCA enacted more stringent rules governing the operation of cabarets, yet it continues the inconsistent practice of accepting and considering applications for Cabaret License "without prejudice" ("overlooking" previous violations against an applicant), and

WHEREAS:           CB #1 finds likewise inconsistent and dismissive the fact that in the "Statement of Basis and Purpose" of the **Rules Governing Cabarets** (9/21/90) the DCA acknowledges that due to their extensive contacts, Community Boards may possess "pertinent information concerning a cabaret applicant that is unknown to the Department"; yet the Board was recently advised by the DCA's legal

counsel that it is virtually impossible for the Department to deny an application for a Cabaret License, and

WHEREAS: Because the space is large, the proposed number of patrons excessive and access is only through one set of doors; a Cabaret License, therefore, is certain to bring pressure on the owners to facilitate access by altering the facade to include new doors to a building which is in the recently designated Tribeca/West Historic District, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 strenuously opposes the granting of a Cabaret License to Les Poulets at 25 Hudson St, and

BE IT  
FURTHER  
RESOLVED  
THAT:

The Community Board urges the DCA (or the City Council to enact legislation to permit the Department) to cease processing "without prejudice" applications for Cabaret License (and other applications under its jurisdiction).

**COMMUNITY BOARD #1 MANHATTAN**  
**RESOLUTION**

OCTOBER 15, 1991

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	21 In Favor	0 Opposed	0 Abstained

RE:                   **Health Club at Millennium Hotel**

BE IT  
RESOLVED

THAT:               Community Board #1 recommends the approval of the application put forth by Sheldon Lobel on behalf of the Millennium Hotel at 55 Church St. for a physical culture/health club establishment.