

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: TRIBECA/LANDMARKS SUB-COMMITTEE

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|-----------------|-------------|-----------|-------------|
| COMMITTEE VOTE: | 2 In Favor | 0 Opposed | 0 Abstained |
| BOARD VOTE: | 24 In Favor | 0 Opposed | 0 Abstained |

RE: Application to the Landmarks Preservation Commission for Certificate of Appropriateness for 17 Jay St. (one third of the row of loft buildings) for a rooftop and new storefront, including ramp, windows and iron work

WHEREAS: The applicant will be replicating the two over two wooden windows, cleaning the facade and creating a new, appropriate, three-bay storefront with no gates, and

WHEREAS: The new addition (made possible by the removal of floor area from the rear of the upper floors) is not visible from the adjacent street and the applicant will use colors similar to the rest of the building and wooden windows (but whose pattern raises some concern since it does not seem to conform to the rest of the building),
now

THEREFORE
BE IT
RESOLVED

THAT: CB #1's recommends that LPC approve the application; meanwhile the Board expresses some concern over the design of the rooftop addition, and encourages the applicant to remove and maintain the building free of graffiti.

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| COMMITTEE VOTE: | 2 In Favor | 0 Opposed | 0 Abstained |
| BOARD VOTE: | 24 In Favor | 0 Opposed | 0 Abstained |

RE: Application to the Landmarks Preservation Commission for Certificate of Appropriateness for 317-319 Greenwich St. for a new storefront, including work on the doors, columns, glass, stoop and signage

WHEREAS: The applicant is improving the storefront by exposing all existing cast iron columns, removing the roll up doors and aluminum metal work, restoring and painting the remaining metal, and installing new glass and wooden panels, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1's recommends that LPC approve the application as submitted; but encourages the applicant to remove the existing awning framework that covers part of the storefront and find a more appropriate means of signage than covering that existing frame with a canvas sign; and encourages the applicant to remove and maintain the building free of graffiti.

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| COMMITTEE VOTE: | 2 In Favor | 0 Opposed | 0 Abstained |
| BOARD VOTE: | 24 In Favor | 0 Opposed | 0 Abstained |

RE: Application to the Landmarks Preservation Commission for Certificate of Appropriateness for 342 Canal St. for the combination and creation of a new storefront out of two former fronts

WHEREAS: The applicant proposes retaining the existing yellow canvas awning sign and matching the new one with the existing one, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1's recommends that LPC approve the application as submitted; but encourages the applicant to remove the two billboard signs that are in addition to the canvas awning signs, and encourages the applicant to remove and maintain the building free of graffiti.

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DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: TRIBECA/LANDMARKS SUB-COMMITTEE

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|-----------------|-------------|-----------|-------------|
| COMMITTEE VOTE: | 2 In Favor | 0 Opposed | 0 Abstained |
| BOARD VOTE: | 24 In Favor | 0 Opposed | 0 Abstained |

RE: Application to the Landmarks Preservation Commission for Certificate of Appropriateness for 107 Franklin St. for construction of a barrier - free access ramp and changes to the windows and fire escapes

WHEREAS: The applicant is creating a ramp to make the building accessible to persons with disabilities by using steel plate loading docks as a model, and

WHEREAS: The Building Code requires that the fire escape windows be enlarged and recessed, and the applicant is using as much glass as possible for these new doors, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1's recommends that LPC approve the application as submitted; and encourages the applicant to maintain the building free of graffiti.

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DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: TRIBECA/LANDMARKS SUB-COMMITTEE

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| COMMITTEE VOTE: | 2 In Favor | 0 Opposed | 0 Abstained |
| BOARD VOTE: | 23 In Favor | 0 Opposed | 1 Abstained |

RE: Tree planting in sidewalks of the Tribeca Historic Districts

WHEREAS: The Landmarks Preservation Commission's publication, "Tribeca West Historic District Manual" sets forth the Commission's policy with regard to street trees: "Street trees have rarely if ever been planted in this district; stone paving, sidewalk vaults, and the commercial use in the district precluded them. Therefore, street trees are discouraged within the sidewalk area" (p.24), and

WHEREAS: All four Tribeca Historic Districts are mixed-use districts with an ever growing residential community, and

WHEREAS: Department of City Planning's proposed zoning changes will continue to reflect the residential nature of these districts, and

WHEREAS: Tree-lined streets greatly enhance streetscapes and the quality of life in residential and mixed-use neighborhoods, and

WHEREAS: The NYC Department of Transportation is proposing to plant up to 30 street trees on Hudson St. (Canal St. to Chambers St.) in conjunction with the ongoing project to reconstruct this roadway, and

WHEREAS: The planting of street trees is in conflict with the above-cited LPC policy and this policy jeopardizes DOT's planting of these trees, and

WHEREAS: The NYC Department of Parks and Recreation's Street Tree Planting Program promotes and provides for the planting of trees curbside throughout the Community Board, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 urges the LPC to reconsider its policy regarding the planting of street trees in the Tribeca West Historic District (as well as the Tribeca North, South and East Historic Districts) and instead encourage the planting of street trees wherever possible i.e., where sidewalk vaults or other subsurface conditions do not preclude their planting, and

BE IT
FURTHER
RESOLVED

THAT: Specifically, the Commission authorize NYCDOT to plant the maximum number possible of the 30 proposed street trees along Hudson St. from Canal St. to Chambers St.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: CITY SERVICES

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained

BOARD VOTE: Withdrawn at the request of DPR

RE: Department of Parks & Recreation Request for Proposals (RFP) for Automatic public toilets and public services kiosks

WHEREAS: The Borough of Manhattan is at present woefully under served with public toilets, and

WHEREAS: Public parkland is a precious resource in our city, and

WHEREAS: The Manhattan Borough Board (MBB) welcomes the introduction of additional public toilets to Manhattan, and

WHEREAS: The MBB questions the appropriateness of installing commercial advertisements in public parks, and

WHEREAS: More time is needed for the city to consider alternatives to subsidizing toilets with advertising, either on the toilets themselves or on separate kiosks such as leasing the toilets outright using public revenues or increasing the proposed charge to toilet users, and

WHEREAS: Issues of concern to the Borough Board include but are not limited to the size and the design of the toilets and the advertising kiosks, and

WHEREAS: Proposed siting criteria have been drafted by both the MBB Land Use Committee and by the Parks Department for consideration by the Community Boards and MBB, and

WHEREAS: The Community Boards have not been given enough time to review, either these siting criteria or the various policy and design issues described above, much less to reach broad-based consensus on them, and

WHEREAS: The MBB intends to consider appropriate siting guidelines for Manhattan in the near future and -- as evidence of its interest -- has attached a draft of such guidelines as a discussion document to be circulated among the Community Boards, and

WHEREAS: At this time the MBB recommends to the Manhattan Community Boards that they not approve any structures bearing advertising proposed for their community districts, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 endorses the resolution (above) and recommendation of the MBB in the matter of DPR's RFP for Automatic Public Toilets and Public Service Kiosks, and

BE IT

FURTHER

RESOLVED

THAT: If and when the DPR has concluded that "public service kiosks" (PSK) are absolutely necessary, i.e. that automatic public toilets could not be sited without subsidies generated by PSK's, then CB #1 recommends that both DPR's RFP and the NYC Department of Transportation's franchise for automatic public toilets be combined so as to reduce the per/toilet lease cost and as a result the amount of advertising and number of "public service kiosks" needed to subsidize the public toilets.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: CITY SERVICES

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|-----------------|-------------|-----------|-------------|
| COMMITTEE VOTE: | 5 In Favor | 0 Opposed | 0 Abstained |
| BOARD VOTE: | 36 In Favor | 0 Opposed | 0 Abstained |

RE: Automatic Public Toilets, Department of Transportation ULURP application #940054 GFY

WHEREAS: The City of New York, including Lower Manhattan, is at present woefully under served with public toilets, and

WHEREAS: The sidewalks in Lower Manhattan are already replete with "street furniture" including newsstands, telephone booths (some of which contain advertising) making easy movement along sidewalks, particularly during rush hours, difficult if not nearly impossible, and

WHEREAS: The CB #1 welcomes the introduction of automatic public toilets to areas of the district where their presence will not further impede pedestrian flow, and

WHEREAS: Because it is the strong belief of many that citizens are already bombarded visually by an overabundance of advertising, CB #1 questions the appropriateness of installing yet more commercial advertising on city streets, and

WHEREAS: The Community Board believes that it is incumbent upon the city to consider alternatives to subsidizing toilets with advertising, either on the toilets themselves or on separate kiosks, such as leasing the toilets outright using public revenues or increasing the proposed charge for toilet users, and

WHEREAS: Issues of concern to the Board include but are not limited to the size, design and aesthetics of the toilets and the advertising kiosks, the proposed 400 ft. spacing between them, the 3 to 1 ratio of advertising kiosks to toilets in some community boards, the absence of a specified ratio between public service and advertising space on toilets and kiosks, the absence of the absolute veto power of community boards over the siting of toilets and public service kiosks in DOT's application that is included in the Department of Parks and Recreation's RFP, and

WHEREAS: The certification of this application during the summer (August 2nd) has placed a serious time constraint on the ability of community boards to thoroughly review this application, including the various policy and design issues described above, much less to reach broad-based consensus, and

WHEREAS: CB #1 in conjunction with other Manhattan boards and the Manhattan Borough Board intends to consider appropriate siting guidelines for Manhattan in the near future, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 joins Manhattan Boards 2, 4 and 8 (to date) in calling on the Commissioner of the Department of Transportation to withdraw the above referenced ULURP application so that when it is resubmitted the final public-toilets program will have the widest possible understanding and enjoy the fullest acceptance, and

BE IT

FURTHER

RESOLVED

THAT: If and when the Department of Transportation has concluded that "public service kiosks" are absolutely necessary, i.e. that automatic public toilets could not be sited without subsidies generated by PSK's, and the ULURP application is re-entered, then CB #1 recommends that DOT's franchise and the Department of Parks and Recreation's RFP for automatic public toilets be combined so as to reduce the per/toilet lease cost, and as a result, the amount of advertising and number of "public service kiosks" needed to subsidize the public toilets, and

BE IT

FURTHER

RESOLVED

THAT: Should NYC DOT not agree to withdraw the ULURP application (#940054GFY) then CB #1 recommends that the City Planning Commission not approve it as being unresponsive to the formula for the funding of the public toilets raised in the fifth, and design and siting issues raised by the Board in the sixth WHEREAS clauses above, and

BE IT

FURTHER

RESOLVED

THAT: Should the current application be approved, CB #1 reserves the right to reject the installation of any and all public toilets or PSK's within its boundaries if the concerns discussed above have not been addressed to its full satisfaction.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: TRIBECA/WASHINGTON MARKET

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| COMMITTEE VOTE: | 10 In Favor | 0 Opposed | 0 Abstained |
| BOARD VOTE: | 32 In Favor | 0 Opposed | 0 Abstained |

RE: 179 West Broadway, Renegayde, Application to the Department of Consumer Affairs for a Cabaret License

WHEREAS: Renegayde began operating as a club at 179 W. Broadway approximately 7 months ago without a Cabaret License, and

WHEREAS: Since realizing that a Cabaret License was needed to operate the club legally, its operators have and continue to operate illegally without a license, and

WHEREAS: The NYPD Public Morals Division entered Renegayde on April 24th of this year and made 7 arrests, including one for gun possession, and

WHEREAS: There appears to be evidence that alcohol has been served at the Club although it possess no NYS on-premise liquor license, and

WHEREAS: CB #1 has heard the complaints of residential tenants of 39 Worth St. and residential and commercial tenants of 177 W. Broadway next door to the Club about problems currently associated with its operation namely; loud music, particularly bass levels, until 6:30 or 7:00 AM; boisterous and rowdy patrons entering and leaving the premises, and

WHEREAS: The Tribeca Community Precinct Association has characterized the operation of Renegayde as "a center of noise and general community disruption" since April 1993, and the Association as well as the residents of the above mentioned buildings have requested that CB #1 not approve this application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 urges strenuously that the Dept. of Consumer Affairs deny the application by Renegayde for a Cabaret License.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: TRIBECA/WASHINGTON MARKET

| | | | |
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| COMMITTEE VOTE: | 8 In Favor | 0 Opposed | 2 Abstained |
| BOARD VOTE: | 27 In Favor | 3 Opposed | 1 Abstained |

RE: 349 Broadway, Peppers and Club Fahrenheit, Application to the Department of Consumer Affairs for a Cabaret License

WHEREAS: The applicant is seeking a Cabaret License for what he describes as an "upscale" restaurant on the ground floor and a club at the basement level with a capacity of 206 patrons, i.e. exclusive of the restaurant, and

WHEREAS: CB #1 has heard and is sympathetic to the concerns of residential tenants of Leonard St. (the entrance to both restaurant and club will be on Leonard St.) who have in the recent past had to endure serious problems which resulted from the operation of discos that previously operated at the same location including: loud music, particularly bass levels, boisterous patrons entering and leaving the club, arrests for weapons possession and loud music from car stereos of patrons of these clubs, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the Dept. of Consumer Affairs' granting of a Cabaret License to Peppers and Club Fahrenheit, however contingent upon the applicant's employing all means possible, in advance of opening, to assure that the problems associated with the operation of former clubs at this site do not recur.

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DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: TRIBECA/WASHINGTON MARKET

COMMITTEE VOTE: 7 In Favor 1 Opposed 2 Abstained
BOARD VOTE: 16 In Favor 3 Opposed 14 Abstained*

Note: Resolution failed

RE: New York State Urban Development Corporation (UDC), "Notice of Proposed Lead Agency Designation, Hudson River Park"

WHEREAS: The UDC proposes to serve as lead agency for the environmental review process to be carried out in connection with the proposed creation of the Hudson River Park, and

WHEREAS: CB #1 is unenthusiastic at the prospect of UDC assuming the above mentioned role due, in part to:

- a. CB #1's past experience with the Corporation, including specifically, the Community Board's belief that UDC was deceptive and insincere with the Board in its role as "lead agency" on the Comex project, and
- b. To CB #1's knowledge UDC has never been involved in a park project, all of its undertakings have rather involved economic development projects, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 prefers that and encourages a New York City or New York State agency with knowledge of the creation of parks to step forward to assume the role of lead agency for the environmental review process for the creation of the Hudson River Park that UDC has proposed to take, and

BE IT

FURTHER

RESOLVED

THAT: Should, however, UDC prevail in becoming the "lead agency" as it proposes, then CB #1 expects the Corporation to:

1. Prepare and issue a Draft Environmental Impact Statement (DEIS) free of UDC's historically developmental preferences
2. Pay fees for an environmental consultant to be retained by CB #1 to analyze the DEIS
3. Honor all commitments made by the Hudson River Park Conservancy to

community boards including the implementation of the "Community Design Process" intended to maximize public (and community board) involvement in the design of Hudson River Park, and specifically the allocation to monies to each community board for the hiring of a design consultant(s).

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: SEPTEMBER 21, 1993

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

| | | | |
|-----------------|-------------|-----------|-------------|
| COMMITTEE VOTE: | 5 In Favor | 0 Opposed | 0 Abstained |
| BOARD VOTE: | 35 In Favor | 0 Opposed | 2 Abstained |

RE: Tour bus parking lot exchange for the East River waterfront

WHEREAS: The present tour bus parking area, which uses City space near the FDR between Maiden La. and Wall St., has been successful in keeping such buses off our streets since it was implemented in 1989, and

WHEREAS: The community and CB #1 are presently engaged in developing input to be used for a new East River Waterfront Plan to be created with EDC, and

WHEREAS: This "Exchange Plan" would commit a significant portion of our waterfront to long term leases for parking, which we are on record to eliminate, and

WHEREAS: The reasons given by EDC for proposing such an "Exchange" have proven to be erroneous, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 rejects the "Parking Lot Exchange Proposal" as unnecessary and unwanted by this community.