

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: DECEMBER 17, 1996

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER & LANDMARKS

COMMITTEE VOTE:	11 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	25 In Favor	0 Opposed	3 Abstained

RE: 250 Water Street

Issue to review: Proposed construction of a 300 ft. high (30 stories) twin towered residential building containing 420,000 s.f. and 64,000 s.f. of commercial/retail space as well as 123 parking spaces.

WHEREAS: This revised proposal for 250 Water Street has resulted in only insignificant changes which is no way address the concerns stated in our May 21, 1996 Community Board resolution (attached) and therefore that resolution still reflects our position, and

WHEREAS: The proximity and scale of this proposed building dwarfs and shatters the relationship between the last remaining low-scale historic district roof-scape and the majestic Brooklyn Bridge, and

WHEREAS: The paramount significance of the simple mercantile buildings are their scale and commercial character as described in the South Street Historic District designation report by the Landmarks Preservation Commission dated May 10, 1977, "... the small scale brick buildings which contrast dramatically with the soaring skyscrapers nearby," and

WHEREAS: The proposed design as presented to the Community Board on December 2, 1996 cannot be considered appropriate as it is in gross violation of the essence of the character of the South Street Seaport Historic District, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 reiterates its previous objections to the 250 Water St. proposal and strongly demands that this revised high-rise glass tower be found inappropriate.

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COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	21 In Favor	0 Opposed	0 Abstained

RE: Probation office at 40 Worth Street

WHEREAS: CB #1 has been advised by the Department of Probation that no probationers will be visiting this administrative site, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 has no objection to the siting of this facility at 40 Worth St, and

BE IT

FURTHER

RESOLVED

THAT: There be no additional permitted on street parking, and

BE IT

FURTHER

RESOLVED

THAT: Any change in the programming of this office be subject to full Community Board review and input.

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COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	5 In Favor	1 Opposed	1 Abstained
BOARD VOTE:	22 In Favor	0 Opposed	0 Abstained 1 Recused

RE: Atalanta Building, amendment to special permit at 25 N. Moore Street

BE IT
RESOLVED

THAT: CB #1 requests that the traffic study be supplied to the Community Board as well as to the interested community, and

BE IT
FURTHER
RESOLVED

THAT: A task force be created with members from the community as well as the developers to address quality of life issues and said task force meet as soon as possible, preferably within 30 days, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 will further review this matter based on the progress of meetings of the task force intended to address community concerns.

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COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	5 In Favor	1 Opposed	1 Abstained
BOARD VOTE:	21 In Favor	0 Opposed	0 Abstained

RE: Piers 25 and 26, reconstruction schedule

BE IT
RESOLVED

THAT: CB #1 directs NYSDOT to prioritize its stabilization project for Piers 25 and 26 as follows:

- 1) Pile wrapping of usable portion of Pier 26 and up to bent 47 on Pier 25.
- 2) Repairs up to bent 96 on Pier 25 and usable portion of Pier 26.
- 3) Repairs on remainder of Pier 25, depending on cost estimates.
- 4) Pile wrapping beyond bent 47 on Pier 25, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 requests NYSDOT to look for ways to save money on other areas of the pier and to allocate enough additional money to wrap the pilings on the base area of Pier 25 up to bent 68.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	16 In Favor	0 Opposed	0 Abstained

RE: 25 Leonard St., storefront renovation and penthouse
71 Broadway, handicap accessible wheelchair lift

WHEREAS: The committee found the designs, as proposed, to be appropriate, to the Historic District, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission approve the applications for this work.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	16 In Favor	0 Opposed	0 Abstained

RE: 79 Chambers St., legalize storefront

WHEREAS: The owner was aware of the violation, and

WHEREAS: The owner, applicant or their representatives did not show up at the committee meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission disapprove the application for this work.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	16 In Favor	0 Opposed	0 Abstained

RE: 20-26 North Moore St., new lot line windows

WHEREAS: The size, type and location of the proposed windows do not relate to any on this secondary facade, and

WHEREAS: There exists on this elevation an arrangement of windows which could be followed to achieve the purpose of the applicant to increase the amount of light, and

WHEREAS: The committee found the design, as proposed, to be inappropriate, to the Historic District, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission disapprove the application for this work.

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COMMITTEE OF ORIGIN: URBAN PLANNING AND DESIGN

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	26 In Favor	0 Opposed	0 Abstained

RE: Governor's Island

WHEREAS: Governor Island is a unique historic and open space resource, more than half of which is a National Historic Landmark, and also a New York City landmarked district, and

WHEREAS: The location of this 172 acre island, at the confluence of the Hudson and East Rivers, within close proximity of Manhattan, Brooklyn, Ellis Island, and the Statue of Liberty -- at the traditional entryway to America -- provides a spectacular setting which is known throughout the world, and

WHEREAS: Existing options for public benefit use are available for the island to become either a state or city park, without the need for a purchase, where income from buildings and facilities could be used to maintain the island and its services, and

WHEREAS: CB #1 strongly believes that Governor's Island must be open and accessible to the public to the maximum degree possible and that Lower Manhattan residents in particular should be able to utilize the open space resources and school which are needed to address our growing residential population, and

WHEREAS: CB #1 is heartened by the recommendations put forth by the Urban Land Institute workshop which recommended that Governor's Island could and should become a City/State park, and

WHEREAS: The recent conversion of the 1480 acre Presidio in San Francisco from a military facility to a park should serve as a model of how a similar plan could be implemented on Governor's Island, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 urgently requests our Federal, State and City public officials to enact legislation which would allow for the transfer of Governor's Island to the City and/or State at no cost for the purpose of creating a public park, and

BE IT
FURTHER
RESOLVED

THAT: Options compatible with public and park uses should be explored to insure that Governor's Island generates enough income to be operated in an economically self-sufficient manner primarily through the re-use of existing buildings and facilities, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 wishes to be a full participant in all government deliberations regarding the future use of Governor's Island which lies within the CB #1 district.

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DATE: DECEMBER 17, 1996

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

RE: ULURP applications, City Hall Senior Center at 100 Gold St.

BE IT
RESOLVED

THAT: CB #1 approves ULURP applications C960180PCM and C960181HUM to allow for the relocation of the City Hall Senior Center to 100 Gold St.