



TITLE: THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
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January 2003 Resolutions

At its January 2003 monthly meeting, Community Board #3 passed the following motions:

TITLE: Letter to Assembly Speaker Sheldon Silver – Delay Replacing Community Boards

To advise you that our Human Services Committee is conducting a public hearing in February on replacing Community School Boards and to request that the State officials delay a final decision until our Board hears the public and formulates a position.

TITLE: UDAAP for 222 East 13th

To approve the Urban Development Action Area Project (UDAAP) application for the disposition of 222 East 13th Street to the NYS Office of Mental Retardation and Development Disabilities Program.

TITLE: Cooper Union 26 Astor Place Plaza Bonus

WHEREAS the Joint Task Force has been meeting for more than a year and a half in an attempt to work constructively with Cooper Union regarding that institution's development plans for several sites in the Astor Place/Cooper Square area bordering Community Boards 2 and 3;

WHEREAS Cooper Union introduced and ultimately gained ULURP approval for a General Large Scale Development Plan (GLSDP) including three sites in this area. This plan was the subject of extraordinary community opposition and was only approved, as modified by various bodies, at the City Council three months ago – in October 2002;

WHEREAS from the earliest point in the process and consistently throughout, the Joint Task Force stated that Cooper Union's failure to include the Parking Lot Site (26 Astor Place) in the GLSDP was unacceptable. The exclusion of this site made comprehensive consideration of the impacts of Cooper Union's development proposal and the GLSDP impossible;

WHEREAS Cooper Union consistently explained that the omission of the Parking Lot Site from the GLSDP was based on the fact that the site would be developed "as of right" and therefore did not have a significant affect on the community;

WHEREAS Cooper Union asserted at the culmination of the ULURP process, that there were no specific plans for the Parking Lot Site which could be shared with the community;

WHEREAS on November 29, 2002, approximately one month after the conclusion of the ULURP process, the Department of Building's acted on a filing, prompting a Board of Standards and

Appeals Application for a Special Permit for the construction of a new 22 story mixed use building on the Parking Lot site.

Now Therefore the Community Board #2 and #3 Joint Task Force on Cooper Union finds that the development plan submitted jointly by Cooper as owner and The Related Companies as developer, is unacceptable because:

A special permit seeking the use of the M1-5B segment of the site as part of the C6-2 district is not "as of right". This accommodation would allow approximately 21,600 extra zoning square feet to be built on the lot. If this extra bulk were not built, the proposed building would be approximately four stories lower.

The building as proposed avails itself of the plaza bonus increasing the allowable FAR from 6.02 to 7.1. This increase is justified in the zoning resolution because plazas allegedly provide a public benefit. The Task Force does not find any such benefit, and feels that the plaza is not needed. During the long discussions between Cooper and the Task Force, we have clearly stated that we did not want plaza bonuses to be used to increase bulk, and this desire was acknowledged by Cooper Union in the two other development sites. The proposed building at the Engineering Site across the street will have a public space and Cooper Park exists just to immediately to the south east of the Parking Lot site.

The 22 story building being proposed will be approximately 280 feet above grade at the highest point of the mechanical tower and 250 feet high at the roof of the residential portion. This is higher than any other building in the vicinity, including the Wanamaker Building. The Wanamaker Building at approximately 225 feet, was consistently used during the ULURP discussions on the GLSDP as the benchmark for height, and City Planning ultimately scaled back the proposed building on the Engineering Site to a height below this level.

The BSA application seeks to assert that the building would be economically infeasible without the transfer of the majority of the lot area in the M1-5B district to C6-2 use. The Task Force counters that this building, which is to include only 40 fabulously large and exquisitely designed apartments, could be built more modestly in another configuration.

Because we understand that City Planning and City Council approved the GLSDP based on Cooper Union's repeated assertions regarding the Parking Lot's development "as of right", and it is now clear that this is not the case, the validity ULURP approval is called into question.

In conclusion, the Community Board #2 and #3 Joint Task Force on Cooper Union states its strong opposition to the proposal for the Related Companies/Cooper Union proposal for the 26 Astor Place (Parking Lot site). We urge the Commissioner of City Planning to not certify the plaza bonus and the BSA to rule against the Special Permit. We issue this statement as advisory to the CB #2 Zoning Committee which will hold a public hearing on this item at its meeting on February 13, 2002.

TITLE: Cooper Square Urban Renewal Area Plan

WHEREAS, Community Board 3 remains in full support of the Cooper Square Urban Renewal Area plan,

WHEREAS, Community Board 3 believes it has a vital role in the ongoing monitoring of the plan as it goes through planning and development,

WHEREAS, Community Board 3 wants Housing Preservation and Development to 1) keep Community Board 3 fully advised of and involved in all changes and developments with the plan, and 2) bring before the Board any major modification that deviates from the original plan before Housing Preservation and Development approves the same,

THEREFORE, be it so resolved, that Community Board 3 urges Housing Preservation and Development to

Prevent the Developer from installing a "Big Box Store", (other than a supermarket), which will affect the character of the Urban Renewal Area and Community at large, and encourage the developer to work with small commercial tenants, as had originally been agreed upon, Ensure that the developer cannot sell or use the unused FAR for any type of future development on this site or any other future development, That consistent with the original agreement of the Cooper Square Urban Renewal Task force, that there be either no charge or minimal charge to community members for the use of the public facility being operated by both University Settlement and the Y, (including the pool) for at least 50% of the time the facility is open.

TITLE: Tenant Interim Lease II Program at 521 East 6th Street

To reassert our support for the above-mentioned project, and to restate our position that it is unfortunate that the choice of the UDAAP procedure versus the ULURP procedure results in a process that fails to require community review of such a project.

TITLE: East River Park and Amphitheater MOU

To support the East River Park and Amphitheater Memorandum of Understanding (MoU) and to request a timetable from DPR.

TITLE: Fire Station Reduction in Staffing and Station Hours

To oppose any decision to limit hours or cut back on the number of firefighters in an Engine Company. We also prefer that the Bureau of Fire Investigation's Manhattan Base be maintained with a full 24-hour operation with the current staff levels. While we understand the fiscal pressures our city is under, making cuts to an already depleted department is not the answer. This would not only compromise the firefighters' safety, but our own.

TITLE: TLC License Renewal for Lower East Side C/S Corp., 169 Avenue C, New York, NY 10009 (B01318)

To approve the application by Lower East Side C/S Corp. for renewal of the TLC license (B01318) for a For-Hire Base at 169 Avenue C because the applicant provided Community Board #3 with

two notarized letters: (1) from the parking lot owner explaining how many parking spaces have been rented, and (2) a memo to the drivers, and signed by them, explaining that they must obey traffic regulations or they will be subject to suspension.

TITLE: TLC License Renewal for City Lincoln Car & Limousine Service, Inc., 276 Grand Street, Room 201 New York, NY 10002 (B01415)

To approve the application by City Lincoln Car & Limousine Service, Inc. for renewal of the TLC license (B01415) for a For-Hire Base at 276 Grand Street because the applicant provided Community Board #3 with two notarized letters regarding the parking spaces and the memo to drivers regarding conduct.

TITLE: Parking Spaces for Immaculate Conception Church at 414 East 14th Street

To explain that Community Board #3 understands that IC Immaculate Conception Church has about two unmetered parking spaces as well as a driveway that can be used. Inasmuch as most houses of worship have only one or two "No Parking" spaces available to them, the board does not support your request for more parking spaces in front of the church.

TITLE: Cooper Union 26 Astor Place Parking Lot

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TITLE: Change in Signage at Lewis and Broome Streets

To amend our January 2002 motion regarding Lewis and Broome Streets by requesting that the "No Standing" sign on the light pole be changed to "No Parking Anytime" to permit occasional

handicapped parking, and that a new pole be placed at the edge of the driveway with a "No Standing" signage with the arrow pointing northwards, for emergency vehicle access.

TITLE: Eliminating Token Booths from Subways

WHEREAS, the New York City Transit Authority (NYCTA) has proposed to eliminate 177 token booths from the New York City subway system; and

WHEREAS, these closures would eliminate the fixed booth sites that provide assistance and supervision, thus increasing security risks to the subway ridership at a time when security in most public facilities is being heightened due to the recent terrorist attacks; and

WHEREAS, these closures would seriously and adversely affect the ability of the ridership to gain access to the subway system, and would impose a particular hardship on the elderly, the disabled, parents with young children, and other individuals with bulky items who rely upon public transportation; and

WHEREAS, these alterations constitute a significant change in access to subway service, for which the NYCTA is required to give 30 days notice of public hearings to affected community boards as specified in Section 1205 (5) of the Public Authorities Law, and Community Board 3 of Manhattan was only given 14 days notice;

THEREFORE, BE IT HEREBY RESOLVED that inasmuch as the staffed token booths act as a significant element of subway security for the riding public and facilitate access to the system for all members of the riding public, there should be no change in the current status of any token booths, including the staffing and hours of operation thereof.