

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Post 9/11 health screening for residents and workers**

WHEREAS: The following four medical research studies on residents indicate significant, persistent health impacts after the destruction of the World Trade Center on September 11, 2001:

**The World Trade Center Residents' Respiratory Health Study: New-Onset Respiratory Symptoms and Pulmonary Function**

"New-onset respiratory symptoms were described by 55.8% of residents in the exposed area, compared with 20.1% in the control area after the event. Persistent new-onset symptoms were identified in 26.4 versus 7.5% of residents in the exposed area versus control area, respectively. No differences in screening spirometry between the groups were detected. A small pilot study suggested the possibility of an increase in bronchial hyperresponsiveness in exposed participants with persistent symptoms. The data demonstrate an increased rate of new-onset and persistent respiratory health effects in residents near the former WTC compared with a control population." (Reibman, et al; Environmental Health Perspectives; April 2005)

<http://ehp.niehs.nih.gov/members/2004/7375/7375.pdf>

**Clinical deterioration in pediatric asthmatic patients after September 11, 2001.**

"After September 11, 2001, these children had more asthma-related clinic visits (P = .002) and received more prescriptions for asthma medications (P = .018). No significant differences in oral steroid or rescue inhaler use were noted. Those living within 5 miles had more clinic visits after September 11, 2001 ... Asthma severity worsened after September 11, 2001, in pediatric asthmatic patients living near Ground Zero. Residential proximity to Ground Zero was predictive of the degree of decrease in asthma health." (This study found impacts within a 5-mile radius from the WTC site.) (Szema, et al, Journal of Allergy Clinical Immunology, March 2004)

[http://www.ncbi.nlm.nih.gov/entrez/query.fcgi?cmd=Retrieve&db=PubMed&list\\_uids=15007340&dopt=Abstract](http://www.ncbi.nlm.nih.gov/entrez/query.fcgi?cmd=Retrieve&db=PubMed&list_uids=15007340&dopt=Abstract)

**Effects of the World Trade Center Event on Birth Outcomes among Term Deliveries at Three Lower Manhattan Hospitals**

"Women in the first trimester of pregnancy at the time of the WTC event delivered infants with significantly shorter gestation (-3.6 days) and a smaller head circumference (-0.48 cm), compared with women at later stages of pregnancy, regardless of the distance of their residence or work sites from the WTC. The observed adverse effects suggest an impact of pollutants and/or stress related to the WTC disaster and have implications for the health and development of exposed children." (Perera, et al; Environmental Health Perspectives; December 2004)

<http://ehp.niehs.nih.gov/members/2004/7348/7348.html>

**DNA Damage from Polycyclic Aromatic Hydrocarbons Measured by Benzo[a]pyrene-DNA Adducts in Mothers and Newborns from Northern Manhattan, The World Trade Center Area, Poland, and China**

“Polycyclic aromatic hydrocarbons (PAH), of which benzo[a]pyrene is a representative member, are combustion-related environmental pollutants and include known carcinogens. Laboratory animal studies indicate that the dose of PAHs to the fetus is on the order of a 10th that to the mother and that there is heightened susceptibility to PAH-induced carcinogenesis during the fetal and infancy periods. Carcinogen-DNA adducts, a measure of procarcinogenic genetic damage, are considered a biomarker of increased cancer risk. ... Despite the estimated 10-fold lower PAH dose to the fetus based on laboratory animal experiments, the adduct levels in the newborns were similar to or higher than in the mothers. This study suggests that the fetus may be 10-fold more susceptible to DNA damage than the mother and that *in utero* exposure to polycyclic aromatic hydrocarbons may disproportionately increase carcinogenic risk.” **(Perera, et al; Environmental Health Perspectives; March 2005)**

<http://cebp.aacrjournals.org/cgi/content/abstract/14/3/709?ct>

WHEREAS: Residents, office workers, students and staff in Lower Manhattan do not have access to free medical screenings and proper treatment, and

WHEREAS: The lack of medical screenings and proper treatment could result in some people being undiagnosed or receiving inadequate care medical, and

WHEREAS: Environmental medicine specialists have stressed it is generally recognized that early intervention can prevent or significantly lessen the severity of further chronic disease, now

THEREFORE  
BE IT  
RESOLVED

THAT: A program comparable to the Mount Sinai Medical Center WTC rescue workers program (outlined in the NY Times article May 1, 2005 attached) be established to track and treat current and emerging September 11 related disease for Lower Manhattan residents, office workers, students and staff.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE: 7 In Favor 1 Opposed 0 Abstained 0 Recused  
PUBLIC VOTE: 1 In Favor 1 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 27 In Favor 1 Opposed 0 Abstained 0 Recused

RE: **66 Leonard Street, new sidewalk café license for 66 for 21 tables and 42 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license for 21 tables and 42 seats, and

WHEREAS: The proposed hours of operation will be until 11 PM Sunday to Thursday and until 12 AM on Friday and Saturday, and

WHEREAS: The applicant agreed not to have any outside music, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the curb and the tables (not counting the width of the existing street grate for this purpose) and to remove some tables if necessary in order to relocate the proposed railing closer to the building wall in this location, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not object to the sidewalk café license for 66 at 66 Leonard Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **301 Church Street, sidewalk café renewal for Bread in Tribeca LLC for 16 tables and 33 seats**

WHEREAS: The applicant has applied for a sidewalk café license renewal for 16 tables and 33 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until midnight Sunday to Thursday and 8 AM until 1 AM on Friday and Saturday, and

WHEREAS: CB #1 has not received any complaints of loud noise or opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the tables and the existing street furniture and represented that the sidewalk café would otherwise continue to be operated as in the past, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not object to the sidewalk café license renewal for Bread in Tribeca LLC at 301 Church Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE: 7 In Favor 1 Opposed 1 Abstained 0 Recused  
PUBLIC VOTE: 1 In Favor 1 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 27 In Favor 1 Opposed 0 Abstained 0 Recused

RE: **78-82 Reade Street, new sidewalk café license for Cup Café NY LLC,  
d/b/a Mocca Express Lounge for 10 tables and 22 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license for 10 tables and 22 seats, and

WHEREAS: The proposed hours of operation will be 8 AM until 10 PM Monday to Sunday, and

WHEREAS: CB #1 has received complaints of loud noise and opposition from the local community, and

WHEREAS: The applicant agreed to limit the sidewalk café to one row of 5 tables and 11 seats to maintain a minimum of 8 feet clearance at all times between the curb and the tables, and

WHEREAS: The applicant agreed not to have any outside music, and

WHEREAS: The applicant agreed not have any corporate events or other late-night parties or to operate the establishment as a night club, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not object to the sidewalk café license for Cup Café NY LLC, d/b/a at 78-82 Reade Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 requests that the signage be reduced in size to be more in keeping with the area.

**COMMUNITY BOARD #1 - MANHATTAN**  
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DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 2 Opposed 0 Abstained 2 Recused

RE: **Allocation of the Remaining Community Development Block Grant (CDBG) funds for the rebuilding of Lower Manhattan**

WHEREAS: In response to the 9/11 attack, the federal government provided New York with \$3.483 billion in CDBG funding to rebuild Lower Manhattan, and

WHEREAS: Approximately \$800 million of these CDBG funds remains to be allocated, and

WHEREAS: While most of the attention has properly been focused on rebuilding the 16 acre WTC site, it is clear that this project will take over a decade to complete and Lower Manhattan cannot rely on this project alone to achieve the economic revitalization that we urgently need now, and

WHEREAS: Nor can we expect that building a first rate transportation infrastructure, also an important and worthy goal, will be enough to revitalize Lower Manhattan, and

WHEREAS: The Community Board strongly believes that the revitalization of Lower Manhattan must also restore and enhance the areas adjacent to the World Trade Center site which have also suffered physically, psychologically and economically from the 9/11 attacks, and

WHEREAS: It was frequently indicated by government officials, and the Community Board has always believed, that the sizable federal outlay of CDBG funds would also be directed towards critical off-site capital improvements needed to revitalize Lower Manhattan, and

WHEREAS: To date, none of our major off-site capital projects have received any CDBG funding and these projects will not proceed without it, and

WHEREAS: CB #1 fervently believes that the vast majority of these remaining funds should be spent on off-site community projects that we feel will significantly enhance the economic future and vitality of Lower Manhattan, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 very strongly urges Governor Pataki, Mayor Bloomberg, the LMDC and all our public officials to insure that the following top capital priorities of our community are **fully** funded in the amounts indicated and built utilizing federal Community Development Block Grant (CDBG) funds:

- Revitalization of the East River Waterfront (\$150 million)
- Completion of Segment 3 of Hudson River Park (\$70 million)
- Fulton Street Revitalization: street reconstruction, new lighting, improved building facades, better retail services and cultural facilities, and additional open space (\$40 million)
- A new K-8<sup>th</sup> grade school on Beekman Street (\$24 million)
- Build-out of the Site 5C Community Center (\$2 million)
- Creation of new affordable housing and preservation of existing affordable housing stock in Lower Manhattan (\$50 million), and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 urges that a commuter bus storage facility be fully funded (\$125 million) and built utilizing federal **transportation** funds and that these transportation funds not CDBG funds also be utilized to provide funding for other critical transportation improvements including the LIRR/JFK train connection project and improving the pedestrian connections in front of the Battery Maritime Building, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 recommends that no CDBG funds be directed towards the WTC memorial which should be funded by private outside sources as was repeatedly promised, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board #1 also supports providing CDBG funding for a current and long term health screening program for CB #1 residents who were exposed to the toxins released during and after the events of 9/11.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	2 Abstained	1 Recused

RE: **270 Greenwich Street (Site 5B)**

WHEREAS: Following months of negotiations, a compromise agreement was signed on September 8, 2004 between Councilmember Alan Gerson and Deputy Mayor Dan Doctoroff concerning the development of Site 5B, 5C and the guarantee of a new school on the East side of our district slated for Beekman Street, and

WHEREAS: For Site 5B, the original agreement allowed for a new building limited to:

- 44 foot base along the entire site
- A tower on West Street capped at 370 feet
- The tower extending from the corner of Murray and Greenwich St capped at 200 feet
- A 135 foot streetwall on Greenwich Street
- A 70 foot streetwall on Warren Street; however, with CB approval, the height may be increased to 135 feet with some proceeds from the land sale attributable to the added height contributed to the fit-out of the community center on Site 5C
- The developer will make reasonable effort to find a quality supermarket tenant, and

WHEREAS: The Site 5B proposal currently before us is for a mixed use residential/retail/ parking building with:

- A two story/52 foot retail base on Greenwich, Warren and West Streets
- A tower on West Street of approximately 388 feet
- A 104 foot streetwall on Greenwich Street
- A 142 foot streetwall on Murray Street
- A 140 foot streetwall on Warren Street, and;

WHEREAS: The building is 875,182 sf with 655,929 sf of residential (402 units) and 217,638 sf of retail on the first and second floors and a 57,171 sf below grade parking facility for 400 vehicles, and

WHEREAS: A Whole Foods Supermarket will be the anchor retail tenant, and

WHEREAS: The developer will contribute \$3 million towards the fit-out of the Site 5C community center, and



WHEREAS: The developer will also contribute \$7.5 million to the Department of Parks and Recreation for the maintenance of Washington Market Park, and

WHEREAS: The design of the Warren Street wall of the building needs to be further refined in order to make pedestrian passage more friendly, and the transition east into Tribeca more articulate, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 urges the approval of the ULURP applications #050427HAM, 050428PPM, 050429ZSM, 050430ZSM, N050431ZAM, NO50432ZCM to facilitate the development of Site 5B aka 270 Greenwich Street. These applications seek the following:

- Designation of an urban development action area and approval of an urban development action area project
- ULURP application to allow the disposition of block 142, lot 110 to NYC Economic Development Corporation
- Special permit allowing modification of height and setback regulation and rear yard regulations
- Special permit to allow a 400 space public parking garage in the cellar
- Authorization to allow a curb cut on Murray Street to provide garage access
- Certification to allow curb cuts on Murray Street in connection with buildings loading docks, and

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 urges that the developer take all reasonable steps to mitigate noise impacts from the pile driving and other construction activity particularly as it relates to nearby PS. 234, and

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 recommends that the Department of Education and the City create temporary elementary school space in our Community Board district to mitigate the overcrowding conditions that have resulted from the increased residential development, and

BE IT  
FURTHER  
RESOLVED  
THAT:

All other City services must also keep apace with increased demand resulting from our residential growth.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 6 In Favor 2 Opposed 1 Abstained 0 Recused

BOARD VOTE: 33 In Favor 1 Opposed 0 Abstained 0 Recused

RE: **Proposed CPC Text Amendment for mixed residential & community facility use and to permit use of wind turbines & heliostats on rooftops**

WHEREAS: The Battery Park City Authority (BPCA) proposes modifications to the special BPC district which would allow residential buildings to have both residential and community facility uses on the same floor, and

WHEREAS: When this mixed use occurs, there will be complete separation with no access to either use from the other, and

WHEREAS: This mixed use change will address the needs of the Public Library branch on Site 16 which will be on two levels as well as the development of the Community Center on Site 23/24, and

WHEREAS: The BPCA also requests a modification to allow for the installation of wind turbines on rooftops, to generate power, as part of their Green Guidelines, and

WHEREAS: The BPCA also requests a modification to allow for the installation of heliostats on the roof of Site 18 which would bring light into Teardrop Park South which is enclosed by three sides of the building at Site 16, and

WHEREAS: The BPCA has discussed each of these modifications with the developers of these sites, which appear to have agreed to these amendments, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves this text amendment for the mixed use on residential floors and the installation of both wind turbines and heliostats, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 asks that the BPCA promptly address any problems that should arise from the mixed use on residential floors or the use of wind turbines and heliostats, including urging the BPCA to consider removal of these technologies if deemed necessary.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 1 Abstained 0 Recused

RE: **Re-opening closed portions of City Hall Park**

WHEREAS: Much of City Hall Park between City Hall's plaza and Chambers Street has been closed to the public since 9/11, and

WHEREAS: While many potential terrorist targets have sought to improve security, nearly all have taken steps to ease the most restrictive measures adopted immediately after 9/11 in light of technological advances, changing times and legal challenges, and

WHEREAS: Sensitive sites including the Statue of Liberty, the UN, the Brooklyn Bridge, the Empire State Building and most recently Park Row adjacent to Police Headquarters all now allow pedestrian traffic in and around them, and

WHEREAS: The closure of much of City Hall Park denies the public access to paths, lawns, chess tables and other park amenities restored in 1999 at a cost of more than \$15 million, and

WHEREAS: There are precious few parks, particularly east of Broadway in our district, to serve tens of thousands of workers, residents and visitors, and

WHEREAS: The City is trying to re-unite the east and west sides of the community and the locked gates around City Hall Park creates a clear divide between Tribeca and the eastern part of the neighborhood, and

WHEREAS: Closing the pedestrian paths create a hardship for those who find walking long distances a problem, when they have to walk around the park in order to get to the subway connections, and

WHEREAS: City Hall Park is already protected by 24/7 NYPD presence and numerous security cameras and we would think that similar measures, short of closure, can be effective in protecting the park, City Hall and the Tweed Courthouse, and

WHEREAS: Since the 17<sup>th</sup> century, the land of City Hall Park has served as New York's commons and we hope that the 9/11 terrorist attack will not prevent this area from continuing to serve as an important historical public open space, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 again calls upon the Mayor and Police Department to take immediate steps to re-open the closed portions of City Hall Park, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 particularly asks that the park area north of City Hall including the path and parkland between City Hall and the Tweed Courthouse be re-opened to the public as soon as possible.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Proposed Friday Greenmarket on Fulton Street at Cliff Street**

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves the proposed Friday Greenmarket along the north curb lane of Fulton Street extending in both directions from Cliff Street.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Residential parking plan for the Seaport area**

WHEREAS: The impending relocation of the Fulton Fish Market from the Seaport area, along with the new residential development, suggests that the parking regulations governing local streets be changed, and

WHEREAS: Local residents, led by the Seaport Community Coalition, have canvassed the streets and spoken to both residents and businesses in arriving at a revised parking plan that addresses the needs of all, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 urges the NYC Department of Transportation to immediately implement the attached Seaport Community Coalition Parking Plan upon the relocation of the Fish Market and the completion of the Historic Front Street development.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **10 Reade Street, new sidewalk café application for Alba for 18 tables and 36 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license for 18 tables and 36 seats, and

WHEREAS: The proposed hours of operation will be 8:30 AM until 6:00 PM Monday to Saturday and 12:00 PM until 6:00 PM on Sunday, and

WHEREAS: CB #1 has not received any complaints of loud noise nor opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the tables and the existing street furniture, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not object to the sidewalk café license for Alba at 10 Reade Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **2 Lafayette Street, new sidewalk café application for Corte Café LLC for 6 tables and 12 seats**

WHEREAS: The applicant has applied for a sidewalk cafe license for 6 tables and 12 seats, and

WHEREAS: The proposed hours of operation will be 8:30 AM until 6:00 PM Monday to Saturday and 12:00 PM until 6:00 PM on Sunday, and

WHEREAS: CB #1 has not received any complaints of loud noise nor opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the tables and the existing street furniture, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not object to the sidewalk café license for Corte Café, LLC at 2 Lafayette Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.



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

DATE: MAY 17, 2005

COMMITTEES OF ORIGIN: SEAPORT/CIVIC CENTER  
AND FINANCIAL DISTRICT

COMMITTEE VOTE: 19 In Favor 1 Opposed 1 Abstained 0 Recused  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Re-opening of Fulton and John Streets**

WHEREAS: The massive amount of construction in Lower Manhattan which has already begun and will continue for many years to come will have a significant negative impact on local traffic flow, and

WHEREAS: Not only will lanes of traffic be lost due to roadway and utility construction and the construction of adjacent structures but we also expect many thousands of additional construction vehicles will clog our already congested streets, and

WHEREAS: The Alliance for Downtown NY recently commissioned a transportation study which recommended the re-opening to vehicular traffic of Fulton and John Streets during lunch hours to deal with worsening traffic conditions caused by this increased construction activity, and

WHEREAS: Although CB #1 has previously supported the lunch hour closures of Fulton Street and John Street for pedestrian use, we believe that these streets must remain open to traffic for the foreseeable future to mitigate vehicular circulation problems caused by current and pending construction, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 joins the Alliance for Downtown NY in recommending that both Fulton Street and John Street be re-opened to vehicular traffic 24/7 to address congestion issues created by the current and pending construction projects, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 recommends that we revisit this issue once much of this construction has been completed to determine whether or not to re-institute the current lunch-time street closures.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Street activity permit for Thames Street between Broadway and Trinity Place for Suspenders Restaurant for June 1 through September 30**

WHEREAS: Suspenders Restaurant has applied for a street activity permit for Thames Street between Broadway and Trinity Place during the months of June through September on weekdays, and

WHEREAS: This street closure has been granted for several years at the recommendation of the Downtown Alliance, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 approves the granting of a street activity permit to Suspenders Restaurant.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **90 Washington Street, CPC application to modify the requirements for urban plazas of the Zoning Resolution to permit the establishment of an open air café in an existing urban plaza**

WHEREAS: Merchants NY at 90 Washington Street seeks approval of an application to modify the requirements of the Zoning Resolution to permit the establishment of an open air café in an existing urban plaza, and

WHEREAS: The café with 40 tables and 105 seats would be and located on the portion of the plaza adjacent to the building on the Rector Street side of the plaza, and

WHEREAS: The hours of operation of the café would be 8:00 AM until 10 PM seven days a week, and

WHEREAS: The applicant has also proposed the addition of a 14 new public benches as well as several new trees and plantings, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 does not oppose the application for a special permit to allow the establishment of the open-air café at 90 Washington Street.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **221-223 West Broadway, 5-7 White Street, application to modify and legalize storefront facades**

WHEREAS: Violations had been served for installation of the storefront light fixtures and banners without LPC approval, and

WHEREAS: The entrance, on West Broadway will be greatly improved by the proposed removal of the existing loading dock and the continuation of the diamond plate and steel pipe railing, and

WHEREAS: The installation of a cornice on West Broadway above the storefront matching the White Street façade was appropriate, and

WHEREAS: The Committee felt the doors on West Broadway and White Street were not appropriate and requested that they be replaced with single pane, wood panel painted doors as shown in the Tax photo which are common throughout the Historic District – the applicant agreed to make the change, and

WHEREAS: The Committee felt the mullion should be thickened above the transom window – the applicant agreed to make the change, and

WHEREAS: The light fixtures on West Broadway would be removed and replaced with fixtures to match the more appropriate ones on White Street, which the Committee agreed should be legalized, and

WHEREAS: The banners and fixtures and camera on White Street would be removed and replaced with signs that comply with LPC guidelines, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission legalize the storefronts with the noted amendments.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **143 Franklin Street, application for the installation of a transformer vault and resetting of granite sidewalk slabs**

WHEREAS: The applicant needs to increase the power supply to Urban Archaeology from 400 to 1200/1600 amps which requires a larger sidewalk mounted transformer, and

WHEREAS: The original granite slabs will be lifted and reused to incorporate the concrete transformer lid of 14' by 6', and

WHEREAS: The applicant has arranged to have the lid supplied empty so that they can use the LPC approved concrete mix for the lid and the surrounding sidewalk, and

WHEREAS: The new concrete slabs will be finished with a granite cub stone, and

WHEREAS: The Committee thanked the applicant for their thoughtful application, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission approve the application.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **157 Hudson Street, application for a revised, reduced roof top addition**

WHEREAS: The application is for the magnificent original headquarters of the American Express building which was previously submitted as a three storey addition and was rejected by CB #1 and the LPC, and

WHEREAS: The applicant's lawyer confirmed that the restoration work would be as previously presented with one minor modification requested by LPC to the Collister Street door detail, and

WHEREAS: The new design was for a two storey addition with the total height being reduced 12' to 75' and with the roof addition totaling 26' which is partially obscured by the parapet wall of 3' – 5', and

WHEREAS: The Committee commended the applicant for a good presentation and their attempts to reduce the visibility and prominence of the addition, and

WHEREAS: The Committee felt the new design made the addition look more pronounced by using strong glass statements and dark red brick pillars, and

WHEREAS: The Committee felt the addition was still too large even discounting for the current visibility from the parking lot that is about to developed, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission reject the application as presented.

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **115 Broadway, application to install new windows**

WHEREAS: The applicant wishes to replace six granite crèches with windows at the street level of 115 Broadway, along the building's Cedar Street side, and

WHEREAS: The removed granite would be saved and reused for lintels around the new windows, and a cast-iron grate covering one of the existing crèches would also be saved for possible reuse elsewhere, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application.

05resmay17

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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **416 Broadway, application to install new windows and store front facade**

WHEREAS: This application in the Tribeca East Historic District calls for building modifications rendering the structure at the southeast corner of Broadway and Canal Street serviceable as a hotel, and

WHEREAS: The existing building is ornate and beautiful, but the lower level street fronts are in deplorable condition, and

WHEREAS: The applicant proposes beige aluminum window frames throughout the façade, and windows originally arched that have been squared over the years with replacement frames will be returned to their arched shape, and

WHEREAS: The street level would consist of a limestone base, granite infill, and steel-core wooden mullions, as well as beige awnings, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application, with the following modifications:

- that the jambs, sills and heads of the storefront windows should be of wood, with an historical profile,
- that the granite base should be of a more roseate color, to match the original,
- that the proposed satin aluminum signage letters be of satin bronze instead,
- that the entry lamps be more historically appropriate
- and that the necessary rooftop bulkhead be of brick matching other masonry on the building.



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

DATE: MAY 17, 2005

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **Fulton – Nassau Proposed State and National Registers Historic District**

WHEREAS: The State Historic Preservation Office (SHIPO) have completed their review of the proposed district which they consider to be the most important National Register application in a long time, and

WHEREAS: The District meets the criteria on the grounds of both architecture and historic events with only six buildings being non-contributing to the sense of place, and

WHEREAS: The listing is largely honorific, but provides advantages of Federal Tax credits for restoration work, and

WHEREAS: The owners present, including Sciame Construction Company, were supportive of the proposal, and

WHEREAS: The Committee noted that the creation of a District would provide a catalyst for appropriate redevelopment and adaptive reuse, as seen by Sciame Corporation's excellent work at the Fulton Building, and

WHEREAS: The Committee thanked SHIPO and the Historic Districts Council for greatly extending the District and their clear presentation, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 strongly recommends that SHIPO place the proposed Fulton-Nassau Historic District on the State and National Registers of Historic Places.

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

DATE: MAY 17, 2005

BOARD VOTE:           36 In Favor    0 Opposed    0 Abstained    0 Recused

RE:                   **60 Hudson Street and Diesel Fuel Storage**

WHEREAS:           It has been reported that the New York City Department of Buildings expects to grant a variance to permit the owners of 60 Hudson Street to store illegal amounts of diesel fuel on their premises, and

WHEREAS:           On December 17, 2002, Community Board #1 approved a resolution that stipulated, among other things, that

- Prompt action should be taken to ensure that all fuel tanks are in full compliance with all existing city, state, and federal building and fire codes, laws, rules, and regulations,
- All fuel tanks that are not in strict compliance with existing codes, including any that have previously been granted waivers, should immediately be removed,
- All relevant codes and regulations should be reviewed as expeditiously as possible and revised to incorporate the lessons of September 11 and address current realities,
- The review processes should be transparent and open to public review and comment, and
- New York City should institute a moratorium on the installation or use of any additional fuel storage tanks until codes, regulations, and zoning are revised.

WHEREAS:           The Department of Buildings has not complied with any of the above stipulations and the New York City Building Code has not been revised to incorporate the lessons of September 11 and address uses, such as telecommunications hotels, that have surfaced since the last major revision to the code, now

THEREFORE  
BE IT  
RESOLVED

THAT:               Community Board # 1 hereby reiterates the urgency of reviewing and updating all relevant New York City and New York State building codes and regulations, and

BE IT  
FURTHER  
RESOLVED

THAT:               The Department of Buildings should ensure strict compliance with existing codes and regulations and not consider any variances for additional diesel fuel storage, and

BE IT  
FURTHER  
RESOLVED  
THAT

CB #1 calls on the Department of Buildings and the Mayor to act as expeditiously as possible to hold 60 Hudson Street to the highest post-9/11 standards of safety.

05resmay17