

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: PERSONNEL

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 1 Recused

RE: Authorization of offer of employment to new CB1 Community Associate (Office title Community Liaison)

WHEREAS: Evan Lacher has resigned from Community Board 1 (CB1) and is no longer on the CB1 payroll, as he has received all the vacation and compensatory time that he accrued and did not use during his tenure at CB1; and

WHEREAS: The Personnel Committee of CB1 conducted a diligent search for a Community Associate to replace Mr. Lacher, and received approximately 200 applications; and

WHEREAS: The Personnel Committee selected Tamar Gasparian from the 22 applicants who were interviewed including four who were called back for second interviews; and

WHEREAS: Tamar Gasparian's resume is available on request to the office by any CB1 member; and

WHEREAS: An authorizing resolution is needed in order to extend an offer of employment to Tamar Gasparian; and

WHEREAS: Tamar Gasparian will be offered a salary of \$33,000 for 35 hours per week and benefits; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 hereby authorizes the hiring of Tamar Gasparian as Community Associate with a start date of December 30, 2013.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMEBR 19, 2013

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Request by Downtown Alliance for Letter of Support for Pedestrian Plaza Concessions located at Coenties Slip Plaza and Water/Whitehall Plaza

WHEREAS: In 2010, the Downtown Alliance completed a visioning study for Water Street with a goal to create an identity for Water Street that will infuse activity and steward public and private reinvestment in the corridor, and The Alliance has advanced this study in many ways, with a major focus on public space improvements, and

WHEREAS: In an effort to enhance pedestrian traffic and activity along Water Street, the Downtown Alliance continues to work with public and private partners on programming and public space activation, and

WHEREAS: In the summer of 2013, the Downtown Alliance worked with the City on the Water Street POPS program to create events and programming in Privately Owned Public Spaces (POPS), and

WHEREAS: In May 2013, the Downtown Alliance reached agreement with DOT to maintain newly created pedestrian plazas at Coenties Slip Plaza and Gouverneur Lane and previously in 2012, the Downtown Alliance reached agreement with NYCDOT to maintain Water/Whitehall Plaza, and

WHEREAS: The maintenance the Downtown Alliance provides covers general cleaning, public safety patrols, seasonal planting and landscaping, and the provision and management of public tables and chairs, and

WHEREAS: The city's pedestrian plaza program depends on local partners to maintain the spaces and without someone to tend to the plazas, they would quickly fall into disrepair, and

WHEREAS: The Downtown Alliance is currently in the process of applying to NYC DOT for pedestrian plaza concessions at Water/Whitehall Plaza and Coenties Slip Plaza; the concession agreement will permit the Downtown Alliance to procure a food vendor for the plaza, and use the plaza for temporary programming events and activities; both of these opportunities will generate income for the Downtown Alliance which will be used to offset the plaza maintenance costs, and

WHEREAS: On July 27, 2010, CB #1 passed a resolution that, “commends the Downtown Alliance for its comprehensive study and analysis of the Water Street commercial corridor, and concurs that this corridor merits re thinking, and almost certainly merits a transformation along the lines advocated by Downtown Alliance, and that the four principles put forth by Downtown Alliance are consistent with a vision for vastly improving the Water Street commercial corridor, and

WHEREAS: The Downtown Alliance will inform all residents adjacent to the plazas of the plans for the Pedestrian Plaza Concessions and seek their feedback on daily operations, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 supports the request of the Downtown Alliance to be granted approval by the Franchise and Concession Review Committee for the operation, management and maintenance of a pedestrian plaza consisting of two separate pedestrian areas at Water Street and Whitehall Street and Water Street and Coentes Slip.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	1 Abstained	1 Recused

RE: 285 West Broadway, application for a liquor license for Haus

WHEREAS: The applicant, an entity to be formed by Haus, is applying for a liquor license as a bar and nightclub; and

WHEREAS: The hours of operation of this establishment are 5 p.m. to 2 a.m. Monday through Wednesday and 5 p.m. to 4 a.m. Thursday through Sunday; and

WHEREAS: The total area of the restaurant is 3501 square feet on the first floor, and 2167 square feet in the cellar, including a dining area of 2719 square feet with 26 tables and 89 seats and a bar area of 300 square feet with 21 bar stools; and

WHEREAS: There is a maximum allowed occupancy of both floors of 348 people; and

WHEREAS: The applicant will eliminate the existing dance floor by installing a large oval shaped seating area in that space, but still wants to allow for limited dancing, and therefore does intend to apply for a cabaret license; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: This location at the corner of Canal Street and West Broadway has had various music venues for many years with no complaints on record at CB1 from residents; and

WHEREAS: There will be recorded music with a DJ, but no live music; and

WHEREAS: The applicant has represented that there will be soundproofing adequate to ensure whatever music is inside will not be heard by neighbors; and

WHEREAS: The applicant represents that he will engage Forte Security Company, a bonded security company that has extensive experience with venues of this caliber, and has submitted to CB1 a Security Plan; and

WHEREAS: The applicant represents that the main entrance will be at the corner of Canal and West Broadway and that any lines outside will be on the West Broadway side so as not to block the neighboring hotel walkway on Canal; and

WHEREAS: The Security Plan also maintains that any line outside will have a break at any storefront and be allowed to move forward only at direction of security personnel; and

WHEREAS: Windows will be open from 5-9 p.m.; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 opposes the granting of a liquor license to an entity to be formed by Haus at 285 West Broadway unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	1 Recused

RE: 18 Murray Street, application for transfer of liquor license for Tipp One LLC, doing business as Lilly O'Briens at 67 Murray Street, to a new location at 18 Murray

WHEREAS: The applicant, an entity to be formed by Tipp One LLC is applying for a transfer of a liquor license; and

WHEREAS: The hours of operation of this establishment are 8 a.m. to 1 a.m. Sunday through Thursday and 8 a.m. to 2 a.m. Friday and Saturday; and

WHEREAS: The total area of the restaurant is 1800 square feet, including a dining area of 900 square feet with 11 tables and 44 seats and a bar area of 500 square feet with 2 tables and 24 seats; and

WHEREAS: The applicant is moving several blocks into a more densely residential area, but has responded well in the past to Community Board input; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant has represented that identification will be checked by all staff and by contracted door security when employed; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed and notarized a stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 *opposes* the transfer of a liquor license to an entity to be formed by Tipp One LLC at 18 Murray Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 279 Church Street, application for a beer and wine license for Baked

WHEREAS: The applicant, an entity to be formed by Baked, is applying for a beer and wine license; and

WHEREAS: The hours of operation of this establishment are 7 a.m. to 11 p.m., Sunday through Saturday; and

WHEREAS: The total area of the restaurant is 3400 square feet, including a dining area of 800 square feet with 6 tables and 50 seats and no bar area; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant has said he will soundproof the ceiling because there is a small school upstairs; and

WHEREAS: The establishment will make and serve mostly a wide variety of baked goods, with a light lunch menu; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The applicant has signed and notarized a stipulations sheet; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 *opposes* the granting of a beer and wine license to an entity to be formed by Baked at 279 Church Street *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 222 West Broadway, application for unenclosed sidewalk café license for Terra

WHEREAS: The applicant Terra is applying for an unclosed sidewalk cafe license for 16 tables and 32 seats, half of which will be on their raised platform and half of which will be on the street but within DCA guidelines; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the unenclosed sidewalk cafe license for Terra located at 222 West Broadway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: TRIBECA

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

RE: 249 West Broadway, application for a renewal of a unenclosed sidewalk café license for Anotherroom

WHEREAS: The applicant for Anotherroom is applying for a renewal unenclosed sidewalk cafe license for 8 tables and 16seats; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the unenclosed sidewalk cafe license for Anotherrom located at 249 West Broadway.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: TRIBECA

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

RE: Street permit application by Taste of Tribeca on Saturday May 17, 2014, Duane Street between Greenwich and Hudson Streets

WHEREAS: The applicant has applied for a street activity permit Saturday, May 17, 2014 Duane Street between Greenwich and Hudson Streets during the hours of 6 AM to 6 PM; now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit as submitted above by the Taste of Tribeca subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway; and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: School Crossing Guards

WHEREAS: The following elementary schools in Community Board 1 (CB #1) are located in areas with a high volume of private and commercial vehicular traffic, creating hazardous conditions at nearby crossings for pedestrians:

- PS/IS 89
- PS 150
- PS 234
- PS 343
- PS 397; and

WHEREAS: Crossing guards are already in place at PS 276 where they are also needed and should remain; and

WHEREAS: CB #1 is concerned about the safety of pedestrians at these crossings, especially children who attend these schools, adults who work at them and parents and others who need to go to and from the schools; and

WHEREAS: CB #1 acknowledges with appreciation the continuing advocacy by New York State Assembly Member Deborah Glick for more crossing guards for our community; and

WHEREAS: Crossing guards have been shown to greatly increase the safety of children and adults at busy intersections in CB #1 and elsewhere; now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 requests that school crossing guards be assigned to each of the above schools for the safety of children, parents, school staff and community.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	2 Opposed	0 Abstained	0 Recused

RE: West Thames Pedestrian Bridge

WHEREAS: For several years, the Battery Park City Committee has reviewed plans for a bridge to be built in southern Battery Park City (BPC) crossing West Street (east-west). It was in June, 2009, that CB#1 approved a resolution for the design of the bridge at that time; and

WHEREAS: Funding for the bridge is now in place, primarily secured by a grant from the Lower Manhattan Development Corporation (LMDC), and a preliminary design of this bridge was presented to our committee for our review, and

WHEREAS: The original master plan called for this bridge to serve lower Manhattan but it was not until September 11th with the loss of both bridges crossing West Street that it became an important project to replace the temporary bridge on Rector Street and to service the hundreds of apartments and new school (PS/IS 276) that have developed since 9/11; and

WHEREAS: The designers WXY Architects and Urban Design, engineers Weidlinger Associates along with the Economic Development Corporation and the Mayor's office presented the new design and current project plan for our review since they have received approval from the Public Design Commission; and

WHEREAS: This new design builds on what we approved previously and has improvements we had asked for such as:

- Covered roof for both stairs and the bridge itself
- Improved decking and stairs for better traction
- Larger (9 person), outdoor elevators at both ends of the bridge (no ramps)
- Covered and enclosed mechanicals for the elevators
- Improved lighting on the bridge and stairs and lighting the bridge itself
- More comfortable 7x11 treads on each stairway
- Most construction done off-site to minimize impact on community; and

WHEREAS: This bridge will land on the southwest side of West Thames Street in BPC and diagonally cross West Street landing just north of JP Ward Street on the new plaza to be built by 50 West Street. The bridge will be owned by the City of New York, managed by the New York City Department of Transportation, and maintenance of elevators and other items will be done by Battery Park City Parks Conservancy; and

WHEREAS: The Economic Development Corporation has committed to have a construction manager early on this project who will ensure compliance to all plans, budgets and timeframes. This manager will also facilitate community relations; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves the design and construction of the new West Thames Bridge with the following conditions:

- The elevators installed are rated to be outdoors and operate without interruptions during inclement weather, such as Superstorm Sandy
- Emergency communications is in place for users of the bridge along with security cameras, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 requires that a regular reporting process be put in place during the construction, and that any changes to the plan before construction be reviewed by CB#1 before any changes be implemented.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

RE: Board of Standards and Appeals application by Fulton Street LLC pursuant to Section 35 of the General City Law and Section 72-01(g) of the Zoning Resolution to facilitate the construction of a mixed-use development at 120 Fulton Street partially located within the bed of a mapped but un-built portion of Fulton Street

WHEREAS: The un-built portion of Fulton Street was mapped in connection with a potential street widening dating from July 1961, and spans the southern side of Fulton Street between Broadway and a point 60 feet east of Ryders Alley, extending four blocks, and

WHEREAS: The widening has remained on the City Map since 1961 but the City has not taken any steps to advance the project, including, but not limited to, acquiring title to any of the affected properties and nearly all of the properties within the widening area are privately owned and improved, and

WHEREAS: Fulton Street LLC requests that (1) the decision of the New York City Department of Buildings Executive Zoning Specialist, dated November 4, 2013, acting on Department of Buildings Application No. 121333440, be modified by the Board pursuant to Section 35 of the General City Law to allow the development to be constructed within the mapped bed of Fulton Street, and (2) the Board waive the applicable bulk regulations affected by the un-built portion of the street pursuant to Section 72-01(g) of the Zoning Resolution of the City of New York, and

WHEREAS: 120 Fulton Street comprises three tax lots with a combined frontage of approximately 125 feet on the southern side of Fulton Street between Nassau and Dutch Streets with a total aggregate lot area of approximately 10,378 square feet of which 45 percent (approximately 4,625 square feet) of the Premises is located within the widening area, and

WHEREAS In connection with the proposed development, the premises have been merged into a single zoning lot and the proposed development would consist of approximately 300,000 square feet of floor area for residential use and 20,000 square feet of floor area for retail use and the street wall of the development

would reflect the prevailing street wall of other properties located along the southern side of Fulton Street, and

WHEREAS: The widening is not included within the New York City Department of Transportation's Capital Improvement Program and the widening would require the condemnation of extremely valuable property zoned for high density development in the heart of Lower Manhattan and with the exception of a single vacant parcel, all of the properties on Fulton Street located within the widening area are improved with buildings built to the physical street line, and

WHEREAS: In 1982, the City radically changed its policy on automobile transportation to limit the use of automobiles in Manhattan, including Lower Manhattan, and a widening at this time would be directly contrary to the City's policies with respect to discouraging automobile use, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Board of Standards Appeals grant approval of the request by Fulton Street LLC, that the decision of the Manhattan Borough Commissioner be modified by the Board pursuant to General City Law Section 35 to allow the development to be constructed in the mapped but unbuilt portion of Fulton Street, and that the Board waive the applicable bulk regulations affected by the un-built street pursuant to Zoning Resolution Section 72-01(g) to the extent necessary to allow the development to proceed on an as-of-right basis under the applicable bulk regulations of the Special Lower Manhattan District.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

** Due to the absence of a quorum, the committee vote taken on this resolution is unofficial and for informational purposes only.*

RE: 150 Water Street, application for beer license for grocery/deli beer license for 150 Water Gourmet Inc., d/b/a The Best of NY Food

WHEREAS: The applicant, 150 Water Gourmet Inc. d/b/a The Best of NY Food, is applying for a restaurant beer license for 150 Water Street; and

WHEREAS: The proposed hours of operation of this establishment are 24 hours a day, seven days a week; and

WHEREAS: The square footage of the establishment is 2,400; and

WHEREAS: There will be recorded background music; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant has stated that there are not buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 opposes the granting of a grocery/deli beer license for 150 Water Gourmet Inc., d/b/a The Best of NY Food, unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

** Due to the absence of a quorum, the committee vote taken on this resolution is unofficial and for informational purposes only.*

RE: 9-11 Maiden Lane, application for liquor license for MaidenEire LLC d/b/a Malt House

WHEREAS: The applicant, MaidenEire LLC d/b/a Malt House, is applying for a liquor license for 9-11 Maiden Lane; and

WHEREAS: The proposed hours of operation of this establishment are 11 a.m. to 2 a.m. seven days a week; and

WHEREAS: The square footage of the establishment is over 4,500 square feet; and

WHEREAS: There will be background music and non-musical entertainment; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant has stated that there are not buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has stated that there are three or more establishments with on premises liquor licenses within 500' of this establishment; and

WHEREAS: The applicant has requested a 4 a.m. closing time on Thursday, Friday and Saturday; and

WHEREAS: The Financial District Committee members present at the committee meeting on December 4 where this application was presented agreed to not oppose an extension of the hours on Thursday, Friday and Saturday until 4 a.m if after 6 months there have been no complaints about the establishment; and

WHEREAS: The applicant has provided a signed stipulations sheet; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 opposes the granting of a liquor license for MaidenEire LLC d/b/a Malt House for 9-11 Maiden Lane, unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

** Due to the absence of a quorum, the committee vote taken on this resolution is unofficial and for informational purposes only*

RE: Street permit application Council on the Environment d/b/a Grow NYC

WHEREAS: The applicant has applied for a street activity permit on Tuesdays starting January 7, 2014 – December 30, 2014, West Broadway between Barclay Street and Park Place during the hours of 6 AM to 7 PM; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit as submitted above by the Council on the Environment Inc., subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway; and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 77 Reade Street, application for approval of rooftop security fence

WHEREAS: The application is to install a metal fence along the roof lot line of the building following a break in, and

WHEREAS: The large star burst end of the metal fence on the front of the building is highly visible, and

WHEREAS: The Committee noted there was a violation of another highly visible roof fence at 97 Chambers Street – and requested staff to notify LPC, and

WHEREAS: The Committee felt the highly visible star burst end to the fence hanging over the front façade of the building was inappropriate and suggested the applicant find another solution – such as a laser beam element, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends the Landmark Preservation Commission approve the application as long as it is not visible from the street.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 100 Broadway, application for approval of new signage

WHEREAS: The application is to add to the already approved awning signage on this individual landmark, and

WHEREAS: The new application is for three TD Ameritrade un-light signs 83” by 18” to be applied to the exterior of the each large side window on Pine Street, and

WHEREAS: The Committee noted the signage could not be applied to the inside of the window arose because the window was tinted, and

WHEREAS: The Committee felt a better solution would be to replace the window with clear glass – or insert a clear glass-band to the existing window – and for the signage to be placed inside the building - which the applicant agreed to consider, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends the Landmark Preservation Commission approve the application as long as the signage is inside the building.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

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: 40 Peck Slip, application for storefront repair, façade restoration, window-replacement and rooftop addition

WHEREAS: The application is to replace an earlier application rejected by the Committee to provide new office space for the Superior Officers Council, and

WHEREAS: The new application is a major improvement on the previous application – which the Committee thanked the applicant for, and

WHEREAS: The Committee liked the storefront, façade restoration and window replacement – noting high quality materials, tasteful design all being highly appropriate for the Historic District, and

WHEREAS: The Committee felt the one story 21’ high visible roof addition was still too prominent and the mixed use of traditional brick, with clear glass and metal was not appropriate for the Historic District, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends the Landmark Preservation Commission reject the application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 372 Broadway/ 6 Cortlandt Alley, application for approval to construct a two story visible addition

WHEREAS: This application is for the construction of a 2-story plus bulkhead roof addition to the existing 1852 Italianate building on the east side of Broadway between White and Franklin Streets, in the TriBeCa East Historic District, and

WHEREAS: In order to comply with contextual zoning resolutions, the proposed addition uses a fraction of the allowable bulk and is set back 10' to align with the existing street wall created by the apartment tower building to its north, and

WHEREAS: The materials proposed for the new addition consist of graphite colored zinc (z-shaped) cornice and a silver colored zinc and glass window wall, and

WHEREAS: The proposed 2-story addition is visible from the west side of Broadway (north & south) and from the west on White Street, and

WHEREAS: The existing building has been neglected to the point of near its recent near collapse and the proposal to renovate the building is long overdue, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1, Manhattan recommends that the Landmarks Preservation Commission approve the proposed 2-story plus bulkhead addition to 372 Broadway/ 6 Cortlandt Alley.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 42 Lispenard Street, application for lowering first floor, storefront renovation, window replacement, restoration of cast-iron steps, new skylight and new stairs and elevator

WHEREAS: This beautiful 1867 building in the TriBeCa East Historic District was for many years the Pearl Paint warehouse, and is now scheduled for conversion to residential and retail usage, and

WHEREAS: Designed in a combination of Italianate and Second Empire styles, the structure is one of those small miracles with many original details intact, including cast-iron columns, tiers of paneled end piers, and a gorgeous cornice, and

WHEREAS: The applicant wishes to level the eastern and western street front entrance doors, and restore the diamond-plate loading dock between them, while removing a non-contributing basement hatch and stepped platform, and

WHEREAS: The Landmarks Preservation Commission report acknowledges that original vault lights exist under and were obscured by the later addition of the stepped platform, and

WHEREAS: The current owners' proposal would restore and reveal these iron and glass vault lights, and

WHEREAS: The current plate glass storefront would be removed, and the new infill would be pushed back further into the interior space, revealing more of the cast-iron columns, and

WHEREAS: The current aluminum store front framing would be replaced with wood, and

WHEREAS: The upper three-over-three windows, which the applicants' architect represents as metal frame, would be replaced with one-over-one wood frame windows, a matter which must be considered closely by the Landmarks Preservation Commission, since the designation report refers to the existing "historic three-over-three industrial wood sash windows," and

WHEREAS: We urge that the rear shutters remain intact, if necessary in the open position, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks Committee of Community Board 1, Manhattan recommends that the Landmarks Preservation Commission approve this very positive application, while considering the upper window situation, and requiring the preservation of the rear shutters.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2013

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: 57 Laight Street, application for window replacement

WHEREAS: This application calls for the replacement of 21 windows on two sides of a top-floor loft apartment in this building in the TriBeCa North Historic District, and

WHEREAS: They will be German Sorpetaler brand windows with fixed upper sashes and operable lower sashes, and

WHEREAS: They are high-performing both in sound penetration and heat insulation, and

WHEREAS: The sashes will be of painted wood, with double glazing, and

WHEREAS: They will be the historic 2-over-2 design, but with appliquéd mullions, and

WHEREAS: Various existing windows in other of the building's apartments are not historic, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks Committee of Community Board 1, Manhattan recommends that the Landmarks Preservation Commission approve this application, and keep this window program for future replacement applications at 57 Laight Street.