

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: DECEMBER 19, 2000

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	31 IN FAVOR	0 OPPOSED	0 ABSTAINED

RE: **Proposed new parking regulations for Greenwich Street**

WHEREAS: CB #1 has passed a resolution dated October 15, 1996, approving the Final Design of the Greening of Greenwich Street with specific recommendations concerning the parking regulations on that street between Hubert Street and Chambers Street, and

WHEREAS: With the imminent completion of this project, CB #1 is taking into account the observations of the current traffic patterns; as well as projecting the parking needs resulting from the evolving residential, business and storefront development on this street, and

WHEREAS: CB #1 would like to accommodate the residents, the businesses, as well as the efficient and safe movement of traffic, both vehicular and pedestrian on this street, and

WHEREAS: The lack of signage of parking regulations has resulted in a free for all, chaotic situation, with double and triple parked cars congesting traffic flow, blocking pedestrian crossings and hindering the picking up and discharge of passengers at the lay-by areas, now

THEREFORE
BE IT
RESOLVED
THAT:

To reflect the current situation and future considerations CB #1 would like to adjust its recommendations for the parking regulations on Greenwich Street as follows:

- On the west side of Greenwich St. between:
 - Hubert St. & N. Moore St. – No Parking Anytime
 - N. Moore St. & Harrison St. – No Standing Except Trucks Loading and Unloading, M-F 7 AM – 7 PM
 - Harrison St. & Jay St. - No Standing Except School Buses, M-F 7 AM – 7 PM
 - Jay St. & Duane St. – No Standing Except Trucks Loading and Unloading, M-F 7 AM – 7 PM
 - Duane St. & Chambers St. – No Parking Anytime

- On the east side of Greenwich St. between:
 - Hubert St. & Beach St. – No Standing Except Trucks Loading and Unloading, M- F 7 AM – 7 PM
 - Beach St. to N. Moore St. – No Standing, M-F 7 AM –7PM

- N. Moore St. & Franklin St. – Taxi Stand which extends around the corner on to the north side curb of Franklin St to the end of Tribeca Grill
- Franklin St. & Reade St. – 1 hour, metered parking, M-F 8 AM - 6 PM
- Reade St. & Chambers St. No Standing, M-Sat. 7 AM – 7 PM, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 urges NYCDOT to install the parking regulation signs and meters on each of these streets identified as promptly as possible, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 urges the NYPD to strictly enforce these regulations as soon as the signs are in place. CB #1 urges coordination between NYPD and Smith Barney, with their general delivery, and black sedan car vendors to expedite the pick up and discharge of passengers at the lay-by on the west side of Greenwich St. between Hubert St. and N. Moore St.

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DATE: DECEMBER 19, 2000

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

BOARD VOTE: 31 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **Youth Funding for Community Board #1**

WHEREAS: The NYC Department of Youth and Community Development is now in the process of allocating community fair share funds to each Community Board in New York City, and

WHEREAS: The proposed allocation to Community Board #1 is \$40,000, a reduction of 41% from our current allocation of \$68,000, and

WHEREAS: With these funds Manhattan Youth Recreation and Resources operates free after school care for elementary school age children every school day of the year, a karate program, a teen lounge, arts and crafts and a basketball league with over 250 participants. Over 600 children are served in total, and

WHEREAS: The Department of Youth and Community Development does not provide our Community Board with any other funding from their other youth programs (Beacon Schools, after-school funds etc.), and

WHEREAS: Community Board #1 continues to be the fastest growing residential community in NYC and our thousands of children deserve their fair share of City youth funding, now

THEREFORE

BE IT

RESOLVED

THAT:

Community Board #1 insists that the Department of Youth and Community Development abandon their new proposed funding formula which drastically slashes youth funding in our fast growing neighborhood, and

BE IT

FURTHER

RESOLVED

THAT:

The Department of Youth and Community Development and the City provide increased funding for all Community Boards, including Community Board #1.

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COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	4 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	28 IN FAVOR	2 OPPOSED	0 ABSTAINED

RE: **City Hall Park access and use**

WHEREAS: It has been over a year since City Hall Park re-opened to the public after its extensive renovation, and

WHEREAS: The public's access through, and use of, the Park since its re-opening has been significantly restricted, and

WHEREAS: The presence of City Hall in the Park should not, by itself, due to security concerns, eliminate passive public use of the green spaces or east-west pedestrian access across the plaza directly in front of City Hall, activities permitted in the Park from the Park's inception to its most recent closing for renovation, and

WHEREAS: Other public buildings in the vicinity, such as the Municipal Building and 1 Police Plaza, permit unrestricted pedestrian access around and under the buildings, and

WHEREAS: The Community Board has full confidence in the Police Department that the heightened state of security for City Hall can be maintained, and

WHEREAS: There is a community organization, Friends of City Hall Park, that is anxious to assist the Parks Department with planting and clean-up in the Park, activities that were enjoyed by the residents and children of the community before the Park's closing for renovation and which have been denied since its reopening, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends that:

- Unimpeded east-west access across the plaza directly in front of City Hall and directly behind City Hall be re-instituted;
- All pathways through the park be available for public use during the hours the Park is open;
- Passive use of the lawn areas be re-instituted;
- Public participation in volunteer planting and clean-up in coordination with the Parks Department be re-instituted;
- The Parks Department establish a community liaison with CB #1 regarding City Hall Park issues, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 requests a meeting with representatives from the Parks Department, the Police Department and City Hall to discuss implementation of the above items.

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COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	27 IN FAVOR	0 OPPOSED	1 ABSTAINED

- RE: **188 Church Street, proposed hotel development**
- WHEREAS: CB #1 has heard considerable concerns from community groups and neighbors of a proposed new hotel project located at 188 Church Street, and
- WHEREAS: Serious public safety issues have been raised in relation to the structural integrity of the neighboring old buildings as well as the potential dangerous vaults and hazardous underground conditions. CB #1 was presented with a certified Engineer's Report affirming these concerns, and
- WHEREAS: The developer of this new project would like to take advantage of the Department of Buildings' self-certification process by which hired architects and builders can acquire approved building permits without the detailed scrutiny of their plans and documents by DOB's plan examiner so that they comply with all zoning and building codes as is done under the standard approval process. Furthermore, "controlled inspections" could be conducted by the architects and engineers without DOB sending inspectors to the project site to perform their tests, and
- WHEREAS: This self certification process is being currently reviewed and investigated by the Mayor's office, City Council members, as well as DOB's Acting Commissioner Satish K. Babbar, who recently formed a technical compliance unit which "will be doing additional audits to make sure we are capturing whenever there is non compliance or erroneous filings" (NY Times 12/3/00), and
- WHEREAS: This project failed, three times, to comply with appropriateness in a Landmarks District, by CB #1's Landmark Committee, and is, as of this date, not approved by NYC Landmarks Preservation Commission, and
- WHEREAS: The developer and his representatives declined an invitation to attend the Tribeca Committee meeting to address these concerns, now

THEREFORE
BE IT
RESOLVED
THAT:

Before any building permits are issued, CB #1 requests that DOB audit all plans and documents to ensure that they comply with all regulations and codes. DOB should send a field inspector to ensure that the neighboring buildings will not be harmed and that the underground conditions are safe for this project. Geological studies and surveys should be required, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 requests complete copies of all approved plans and permits as they are filed with DOB, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 requests a procedure for requesting review of any questionable self-certified project.

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COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	4 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	31 IN FAVOR	0 OPPOSED	1 ABSTAINED

RE: **131 Duane Street, application to renew City Hall Restaurant's sidewalk cafe**

WHEREAS: The applicant has applied for a sidewalk cafe renewal, and

WHEREAS: There has been no complaints concerning the sidewalk cafe at 131 Duane Street, and

WHEREAS: The number of tables 7 and 24 seats are acceptable to the community, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 approves the renewal of the sidewalk cafe permit.

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COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	7 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	31 IN FAVOR	0 OPPOSED	0 ABSTAINED

RE: **279 Church Street, application to permit a cabaret with patron dancing at Burbano's**

WHEREAS: There has been numerous complaints concerning noise and crowds of disorderly people in front of the premises and surrounding streets and

WHEREAS: The noise penetrates the surrounding buildings and makes it impossible for the residents to sleep, and

WHEREAS: The applicant has changed the name of the premises to "The Rubber Monkey" and has a new partner without notifying the State Liquor Authority, and

WHEREAS: The applicant has admitted that he has been operating the premises with dancing without a cabaret license, and

WHEREAS: The applicant has ignored the owner of the property's request to cease and desist, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 request that the Department of Consumer Affairs not approve a cabaret license for dancing, and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 urges that the SLA terminate their liquor license as per the violations cited above.

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DATE: DECEMBER 19, 2000

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 3 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED
BOARD VOTE: 30 IN FAVOR 1 OPPOSED 0 ABSTAINED 1 RECUSED

- RE: **38-44 Laight Street, application to modify loading dock and construct a one-story roof top addition**
- WHEREAS: The committee found the proposal to cut back part of the loading dock to provide for an ADA compliant ramp entrance with a simple pipe railing and to extend the shutter doors to provide an entrance to an underground car park appropriate, and
- WHEREAS: The committee found the new glass commercial storefront appropriate and was pleased by the restoration of the cobblestones in the street, and
- WHEREAS: The committee approved of the work proposed to restore the canopy and the cross bracing by replacing the non original metal canopy with a corrugated plastic canopy which would provide translucent light underneath and from a distance it would emulate the original canopy as seen in the historic photographs provided as research, and
- WHEREAS: The committee was pleased to see the proposal removed the escalator bulkhead by incorporating a basement driven (under slung) elevator and that other mechanical equipment was removed from the roof by the use of a 1500 foot underground bore hole heat exchanger, and
- WHEREAS: The committee approved of the restoration of the front of the building by cleaning the brick, restoring the cast iron work, removing the painted "eagle transfer" signage, replacing the windows with new two-over-two double pane wooden windows, to match the existing and to paint the windows and ground floor with a paint to match the original based on investigation samples, and
- WHEREAS: The committee found the innovative design of the single story penthouse roof addition inspired by Rachel Whitereed's and others work with translucent structures as appropriate whereby the edges of the penthouse were set back 20 feet from the front and 13 feet from the sides of the building and the ceiling height of the roof was 9' 8" with the first visibility from the street to be at a distance of 600 feet, and that whilst the roof had limited visibility because of building up of the existing side wall out of matching bricks that the use of very clear glass which reversed on itself made the edges of the roof very soft from the street visibility, and

WHEREAS: The committee noted the new glass façade was to be built 16 feet behind the original wall, to provide more light to the back of the building, and that the original wall was to be left in place with open window reveals, and that there would not be any balconies as appropriate, and

WHEREAS: The committee commended the applicant on the thoroughness of the presentation, the creative use of glass to provide translucent edges to the roof addition, and the innovative use of an under slung elevator to remove the need for a roof bulkhead, now

THEREFORE
BE IT
RESOLVED
THAT:

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

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COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 0 ABSTAINED

- RE: **19 West Street, The Downtown Athletic Club, application to modify window treatment**
- WHEREAS: The application requests significant alterations to The Downtown Athletic Club, an individual New York City landmark, and
- WHEREAS: The Downtown Athletic Club, at 19 West Street, is part of an assemblage of two buildings, also including 21 West Street, designed by the renowned architectural firm of Starrett and Van Vleck in 1926 and 1931, respectively, and
- WHEREAS: The applicant proposed that, in converting the tower of 19 West Street into residential apartments, a separate handicapped-accessible entrance be created in the back of the building, on Washington Street, in combination with a service entrance, so as not to destroy the balance of the original entrance located within the primary street front facade on West Street, and
- WHEREAS: The combined handicapped – accessible and utility service entrance would be demeaning to handicapped residents and visitors, and the committee suggested instead a single, enlarged penetration on Washington Street housing three doors or a door opening with three leaves, allowing for a division of handicapped access and service functions, both within the entrance and the lobby approaches, and
- WHEREAS: The applicant accepted this suggestion, and
- WHEREAS: The application also calls for the addition of well over 50 windows, and, of them,
- WHEREAS: The committee did not object to the one new penetration proposed for the southwest corner of the 15th floor, on the primary facade, which would in effect replace a non-original greenhouse terrace, and
- WHEREAS: The four new windows proposed for the 14th and 15th floors on the west side of the southern exposure are remarkably in keeping with the building's overall design, and

WHEREAS:

The committee takes strong exception to all the other windows proposed for the southern exposure, for two reasons:

- 1) The enormity of the proposed changes would utterly destabilize the brilliant plant rhythm of Starrett and Van Vleck's project, visible not only from the street, but also the harbor and the Hudson River, and
- 2) While Richard Cook, the current architect, has done a painfully sensitive job attempting to satisfy the program with which he has been tasked, most of his window additions would require equally sensitive and elaborate execution, from scrollwork panels to mortar composition, and, based on the Community Board's prior experience with the current developer, we have grave reservations that such care in construction will be given, now

THEREFORE
BE IT
RESOLVED
THAT:

The Committee recommends that LPC approve the handicapped entry as amended, the single penetration for the 15th floor southwest corner and the four windows on the west side of the southern exposure, and reject the rest of the application.

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COMMITTEE VOTE:	4 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	31 IN FAVOR	0 OPPOSED	0 ABSTAINED

RE: **Miller Highway (aka West Side Highway) Artifacts from Washington Park**

WHEREAS: The wonderful automotive-inspired Miller Highway artifacts which previously composed the southeast entrance to Washington Market Park have been removed, and

WHEREAS: This was done in order to prepare for the expansion of Washington Market Park, now

THEREFORE
BE IT
RESOLVED

THAT: These sculptural Miller Highway artifacts be preserved and reinstalled in an appropriate public outdoor space in our community.

