

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 39 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Amendment to the City Map to eliminate Park Place West between River Terrace and Marginal Street**

WHEREAS: The city map currently shows Park Place West, between Marginal Street and River Terrace as a mapped street, and

WHEREAS: The creation of the permanent ballfields and Teardrop Park requires an amendment to the city map involving the elimination of Park Place West, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports the amendment to the city map to de-map Park Place West between Marginal Street and River Terrace.

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COMMUNITY BOARD #1 MANHATTAN
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DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED

RE: 131 Duane Street, application to legalize the installation of a canopy and lights without Landmarks Preservation Commission approval

WHEREAS: The applicant had started work to construct a canopy and had received notification of a violation from LPC and explained the oversight in the original application and apologized for this mistake by his architect and expeditor in not filing this part of the renovation to create the City Hall Restaurant, and

WHEREAS: The canopy, work on which had been stopped immediately upon receiving the violation notice, was made using historically appropriate NY City Lampposts, providing support for wired glass panels, black painted steel and copper bracketed canopy, and

WHEREAS: Members of the committee noted that the wire-hammered oval glass top was not historically appropriate for Tribeca and the whole committee disliked the collar bracket fixing to the cast iron columns at the entrance to the restaurant and felt a fixing directly to the wood storefront was more appropriate and this was accepted by the applicant, and

WHEREAS: The committee agreed that its decision on this application, and the use in Tribeca of wire-hammered oval glass, would absolutely not provide a precedent for other applications and violations and accepted that this was an extraordinary situation and that this was an honest oversight and that the applicant understood the seriousness of the error, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission approve the application, subject to reviewing the proposed fixing of the canopy to the storefront and the removal of the temporary metal collar fixing.

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DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 37 IN FAVOR 0 OPPOSED 3 ABSTAINED 0 RECUSED

RE: **323 Greenwich Street, application to construct a rooftop addition and replacement of windows and fire exit doors on floors two through five**

WHEREAS: The addition appeared very visible from the street, especially from the corner of Jay Street as well as directly across from the building in Washington Market Park, and

WHEREAS: No material boards were available, although it was noted that the roof addition walls were to be built using common red bricks and the applicant agreed to try and source second-hand bricks, and

WHEREAS: The committee wanted to arrange a walk-by to better assess the visibility issues, and the applicant agreed to provide time for this and not proceed with the application with LPC and to come back to the June meeting with a material boards, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that LPC hold-over the application until a resolution is voted upon at the June meeting of CB #1.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED
BOARD VOTE: 35 IN FAVOR 0 OPPOSED 5 ABSTAINED 0 RECUSED

RE: **3-9 Hubert Street, application to amend the design of a previously approved new building**

WHEREAS: The committee reviewed the revised proposal and compared it to the resolution of February 20, 2001 and noted no significant changes had been made to address the community's concerns, and

WHEREAS: The committee felt that the three story townhouse on Collister Street that abuts the residential building on Beach Street was inappropriate, non-contextual and, given the scope of the development, inconsiderate to local neighbors by building up to the lot line windows on 49-51 Beach Street; the committee had the same feeling of inappropriateness about the three story townhouse on Hubert Street, and

WHEREAS: The commercial space on Hudson Street was felt to be non-contextual, and

WHEREAS: The railing design on the balconies was inappropriate, and

WHEREAS: On fifth and sixth floors the setbacks are not continuous and seem to be protruding from the building giving the appearance of missing teeth, and

WHEREAS: There was a feeling that there was too much glass used throughout the proposal, especially on the ground floor of Collister Street, and

WHEREAS: The proposal removed the mechanical equipment from the roof allowing for a more appropriate cornice to the building but because of this it was 14' higher than previously approved, and

WHEREAS: The committee felt the proposal represented spot re-zoning by not applying for a variance before BSA, and in essence is a new proposal and not an amendment to the original application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that LPC reject the application and that a letter be sent to the BSA to request a new hearing for public review.

COMMUNITY BOARD #1 MANHATTAN
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DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **121 Hudson St., sidewalk café application for Plumeri for 16 tables and 36 seats**

WHEREAS: The applicant has applied for a new sidewalk café license for 16 tables with 36 seats, and

WHEREAS: The hours of operation for a new sidewalk café will be 11 AM until 11 PM on Sunday-Thursday and 12 PM until 11 PM on Friday- Saturday, and

WHEREAS: The applicant will remove the tables and chairs at 11 PM, and

WHEREAS: The applicant agreed to post a sign in the window indicating hours of operation, and

WHEREAS: The application will enclose the boundaries of the sidewalk café with pipe railing on the existing loading dock, and

WHEREAS: CB #1 has received opposition from the community that tables and chairs on the N. Moore Street would create noise and be disruptive to the residents, now

THEREFORE
BE IT
RESOLVED

THAT: The applicant place 8 tables and 18 chairs on the Hudson Street side of the restaurant and not exceed the building line on the loading dock, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 supports a one year trial and the applicant returns after one year for a renewal for a sidewalk café license at 121 Hudson Street provided the above conditions are included in the license.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **20 Warren St., cabaret license application for Twenty Viente**

WHEREAS: The applicant seeking a cabaret license did not appear before the Quality of Life Committee, and

WHEREAS: Twenty five residents of Warren Street appeared to testify that this establishment and two other establishment on the same street have contributed to noise, traffic and at times acts of violence, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Department of Consumer Affairs not approve a cabaret license for 20 Warren Street, and

BE IT

FURTHER

RESOLVED

THAT: Because of the concerns of the residents and seriousness of the complaints the SLA is notified to hold a hearing addressing these concerns.

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COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **41 Murray Street, liquor license application for Red Wine with Fish?**

WHEREAS: The applicant will conduct a restaurant for 99 people, with 22 tables and 88 seats which will include a bar not to exceed 11 seats, and

WHEREAS: The hours of operation will be 11 AM until 1:30 AM, and

WHEREAS: The applicant will not have music, and

WHEREAS: The applicant will not be seeking a sidewalk café permit, and will not seek a cabaret license, and

WHEREAS: The applicant agreed to have an indoor refrigerated garbage area, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends the SLA approve the transfer liquor license for 41 Murray Street for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 1 ABSTAINED 1 RECUSED

RE: **25 Battery Place, liquor license application for the Ritz Carlton
Downtown**

WHEREAS: The applicant will conduct several restaurants with a total capacity of 1800 people at various locations throughout the hotel, and

WHEREAS: The hours of operation will be 6 AM until 2 AM, and

WHEREAS: The applicant will have music and agrees to add adequate sound proofing, and

WHEREAS: The applicant will be seeking a sidewalk café permit and will seek a cabaret license, and

WHEREAS: The applicant agreed to have an indoor refrigerated garbage area, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends the SLA approve a new liquor license for 25 Battery Place for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 31 IN FAVOR 1 OPPOSED 2 ABSTAINED 1 RECUSED

RE: **353 Broadway, liquor license application**

WHEREAS: The applicant will conduct a “café, lounge, and speakeasy” for 400 people including a bar with 5 seats, and

WHEREAS: The hours of operation will be 7 AM until 12 AM on Sunday-Thursday, and 7 AM until 12 AM on Friday-Saturday, and

WHEREAS: The applicant will have live music and recorded background music and will seek a cabaret license, and

WHEREAS: The applicant will not be seeking a sidewalk café permit, and

WHEREAS: Twenty five residents of the surrounding area appeared before the committee to voice opposition to this application and submitted a petition with 200 signatures against this application because of the concerns about noise, traffic and the overall effect on the quality of life with 400 plus persons at this establishment at any given time in a mostly residential area that already has more than three establishments with liquor licenses. The applicant submitted six signatures in favor, and

WHEREAS: This building does not have a valid certificate of occupancy for this type of business and in addition there are several building violations on the building, and

WHEREAS: The applicant will not be conducting a restaurant business and will be renting the premises to different groups at any given time, the committee felt there would not be any accountability or control over such an operation, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends the SLA not approve liquor license for 353 Broadway for the above stated reasons, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 requests the SLA convene a public 500 foot hearing on this application.

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DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED
BOARD VOTE: 14 IN FAVOR 25 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **River Bikes Concession**

WHEREAS: Last month the Waterfront Committee put forth a resolution recommending approval of a concession for River Bikes Inc. without consulting the Battery Park City committee, and

WHEREAS: Our committee has very serious concerns regarding the impact of such a concession on Battery Park City and the esplanade, and

WHEREAS: Issues like this should be referred to the affected geographic committee for review and input, and

WHEREAS: Prior Community Board resolutions regarding our westside waterfront property opposed any commercial concessions in the Battery Park City area and our April 17th resolution in effect invalidates these resolutions, and

WHEREAS: We feel that this concession could create a precedent allowing others to place concessions in Battery Park City, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 rescinds our April 17th resolution approving the River Bikes Inc. concession, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 reaffirms its opposition to any commercial concession within the Battery Park City portion of the Hudson River Park.

COMMUNITY BOARD #1 MANHATTAN
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DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 36 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **184 Duane Street, application to replace the storefront infill and alter the loading dock**

WHEREAS: The façade of 184 Duane Street, while in poor condition, includes an intact array of splendid architectural elements of a type that defines the Tribeca West Historic District, and

WHEREAS: This incredible raw material should provide the primary motif of any alteration, and

WHEREAS: The applicant requires of this tired, historic façade many difficult purposes, including as a wholesale display, a retail display, two separate commercial entrances, and a residential entrance, the latter in a bay not controlled by the applicant, and

WHEREAS: The difficulty is compounded by the asymmetry of the original bay penetrations and column widths, and

WHEREAS: The proposal is commendable in its plan to restore much of the original details, including most of the cast ironwork, and

WHEREAS: The sidelight on the new westernmost door is an unfortunate but apparently insurmountable exigency, and the new pillow-detail wooden bulkhead line infill is another compromised but acceptable solution to the problem of enclosing currently boarded-up but otherwise open penetrations, and

WHEREAS: The committee believes that the beautiful, existing wrought iron grill in the easternmost bay should be restored and kept, not removed, and

WHEREAS: The applicant should make sure the A.D.A. – compliant railing replicate those of the property's eastern neighbors, and be of the simplest 1 ½ -inch pipe, and

WHEREAS: While it is fortunate that the applicant intends to restore the façade's quintessential cast-iron folding doors, the committee strongly requests that they be closed at night, as many other applicants have agreed to do, and

WHEREAS: The committee also urges the owners of the building to redo the residential entryway, which is in the middle of the facade, but not under the control of the applicant, now

THEREFORE

BE IT

RESOLVED

THAT: The committee recommends that Landmarks Preservation Commission approve this application with the aforementioned qualifications.

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DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED
BOARD VOTE: 41 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **New Port Authority Ferry Terminal at Battery Park City**

WHEREAS: The Port Authority of NY and NJ has proposed the construction of a new Ferry Terminal on the Hudson River in Battery Park City, and

WHEREAS: The PANYNJ made an initial presentation of the new terminal in June of 1999 and made a subsequent presentation in March of 2001 at which they addressed a number of the community concerns, and

WHEREAS: The Community Board again wishes to reiterate our very serious concerns regarding the following unresolved issues:

- Noise
- Air Pollution
- Safety
- Wakes
- Impact on other recreational and boating activities (on Pier 25 and elsewhere)
- Traffic congestion, and

WHEREAS: The proposed terminal is to be located in a sensitive area near residential buildings, parks, recreation piers and a marine sanctuary, and

WHEREAS: The fact that NY Waterway, the primary user and sole operator of the proposed terminal, has been dismissive with regards to these issues and has failed to address them after two years of discussion, only reinforces the critical need for the Port Authority and other government bodies to develop enforceable guidelines/lease terms which will give our community the relief it needs, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 requests that the Army Corps of Engineers schedule a public hearing on the proposed new ferry terminal which will enable the public to raise issues of concerns and ensure that any negative environmental impact be mitigated, and

BE IT
FURTHER
RESOLVED

THAT: The Port Authority carefully draft language in its ferry terminal lease obligating the operator and any of its subtenants to adhere to strict conditions and penalties be imposed designed to mitigate the conditions outlined above and that the Port Authority consistently monitor and enforce these lease provisions, and

BE IT
FURTHER
RESOLVED

THAT: The Port Authority, Battery Park City Authority and Hudson River Park Trust hire a harbor safety officer to oversee the waterfront, and

BE IT
FURTHER
RESOLVED

THAT: Community Board would like an opportunity to review the stipulations before the Port Authority signs the lease.

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COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED
BOARD VOTE: 35 IN FAVOR 0 OPPOSED 2 ABSTAINED 1 RECUSED

RE: **221-223 West Broadway, liquor license application for Churruscaria
Plataforma**

WHEREAS: The applicant will conduct a restaurant for 200 people, with 40 tables and 200 seats which will include a bar not to exceed 10 tables and 20 seats, and

WHEREAS: The hours of operation will be 11 AM until 12 PM weekdays and 11 PM until 1 AM weekends, and

WHEREAS: The applicant will have piano music and agrees to add adequate sound proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café permit, and will not seek a cabaret license, and

WHEREAS: The applicant agreed to have an indoor refrigerated garbage area, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, and

WHEREAS: The applicant agreed to use the White Street exit only as an emergency exit, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends the SLA approve the transfer liquor license for 221 West Broadway for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: MAY 15, 2001

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED
BOARD VOTE: 39 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **New bus shelters**

WHEREAS: The City will soon have bus shelters available in a variety of sizes, which will allow for them to be installed in more sites than in the past, and

WHEREAS: The City is now seeking recommendations on where to site new bus shelters, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that bus shelters be installed at the following locations:

Corner	Location	Intersection
• N/E/C	Church Street	Liberty Street
• S/E/C	Harrison Street	West Street
• N/E/C	Battery Place	WUI Plaza
• S/W/C	Broadway	Barclay Street
• S/E/C	Park Row	Beekman Street
• N/E/C	Battery Place	Greenwich Street
• S/W/C	Harrison Street	Hudson Street
• S/E/C	Vesey Street	West Street
• N/W/C	Chambers Street	North End Avenue
• S/W/C	Water Street	S-of Fulton Street
• N/E/C	Vesey Street	Church Street
• N/E/C	Water Street	Old Slip