

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 32 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **Battery Park luminaries**

WHEREAS: The Battery Park Master Plan approved by Community Board #1 in 1988 directed the design of ceremonial light fixtures at the gangway stairways along the parks waterfront, and

WHEREAS: The Battery Park Conservancy has been charged with implementing the master plan, and

WHEREAS: The upgrade to energy efficient lighting in Battery Park is a priority, and

WHEREAS: The use of bronze is compatible with the existing bronze handrails of the new Upper Promenade, and

WHEREAS: The design blends new technology with classical form, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 endorses the design by the Battery Park Conservancy that fulfills the above objectives, and we commend the Conservancy for pursuing excellence in design and continuing their inspired creativity to rebuilding the Battery.

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

DATE: JULY 30, 2002

**COMMITTEES OF ORIGIN: COMBINED WTC/TRANSPORTATION,  
WTC/LAND USE and WTC/MEMORIAL**

BOARD VOTE:     TABLED

RE:               **The LMDC's 6 concept plans for the redevelopment of the World Trade Center site**

WHEREAS: We applaud the efforts of LMDC and the Port Authority for their work on the 6 concept plans for the redevelopment of the World Trade Center site. To further the planning, we must embrace what is best for the City and not what is best for the financial obligation of the Port Authority to meet revenue criteria. Modification of the requirements by the affected parties may better serve the public interest, now

THEREFORE  
BE IT  
RESOLVED

THAT:            CB# 1 submits the following comments and suggestions on the presentation by LMDC and the Port Authority of the 6 concept plans for the redevelopment of the World Trade Center site.

**1.     Revitalization**

The Port Authority and LMDC need to better define their roles and the roles of the different so called other "stake-holders" to insure the credibility and influence of the public input process. The LMDC must also insure that the rebuilding of Lower Manhattan revitalizes all segments of our district, not just the 16-acre site and vicinity.

**2.     Timing**

A 21<sup>st</sup> Century City must begin to arise from the site of the WTC. With the financial marketplace in disarray and an abundance of vacant office space, it is important the site be built incrementally with diversified uses such as parks, museums, recreation space, schools, libraries, hospitals and residential housing, in addition to the Memorial.

**3.     Eastside Waterfront**

The Eastside Waterfront Plan must be embraced and integrated into the plan to create a balanced Lower Manhattan and provide a sweeping Eastside park and elevated walkway that integrates into all of Lower Manhattan.

**4. Transportation**

Expeditious redevelopment of the transportation infrastructure is crucial to the revitalization of Lower Manhattan, including the LIRR and the Second Avenue subway. The ability to jump start the future of Lower Manhattan is closely tied to the rapid restoration and development of the transportation system. An inter-modal transportation hub must be part of the plan and should include connections to the future Second Avenue subway and the LIRR, with all underground transportation meeting at and/or near a Grand Central Station type terminal that will have access on Fulton and Broadway. The LMDC should proceed immediately with comprehensive infrastructure construction, including the LIRR, meanwhile very carefully considering the real needs of downtown Manhattan and New York City before finalizing or even identifying new building sizes and layouts. Underground east-west pedestrian connections to the inter-modal transportation hub should run the length from the Hudson River to the east side. Expeditious redevelopment, particularly of the transportation infrastructure elements, is critical to the revival and future growth of downtown.

**5. Design**

Buildings are great only to the degree that the architecture is created through international competition among the world's greatest architects. We need to develop designs that integrate into a multifunctional site. This is critical; the concepts must be bold strokes that will transform great ideas into great architecture.

**6. Memorial**

Special consideration should be given to any development on the footprint of the original WTC towers site. Additionally, parks and communal space should be made available on and/or around the site and the memorial should reflect the history and future of the site.

**7. Street Grid**

The street grid should be remapped in the best possible way to integrate all the surrounding neighborhoods. Any plan should include at least one east-west through street, but not be limited to one east-west street.

**8. Displacement**

Do not displace any current residents.

**9. West Street**

With the Port Authority and LMDC's comments that West Street will be depressed in some incarnation, there needs to be careful evaluation as to the length of depression and whether any structure should be built on top of West Street, as well traffic concerns, above and below ground.

**10. Bulk and Mass**

Configure less bulk and mass on the northeast side of the site. There should be less density created on the site, as 11 million feet of office space will not be rentable in the foreseeable future due to current vacancy rates.

- 11. Affordable Housing**  
Any plan should include affordable housing in Lower Manhattan.
- 12. Parking**  
In the overall scheme, parking areas should be made available for tour buses (not idling-underground), as well for passenger cars, in what will become a new 24/7 community.
- 13. Retail**  
There should be a focus on ground floor/street level retail with particular concern for "mom and pop" small businesses, the lifeblood of a community.
- 14. Responsible Development**  
Anything that is built should not only comply with but exceed existing fire and safety regulations. Construction should be environmentally friendly, not increase level of particulate matter and pollutants, etc. This is an opportunity to learn from the past as we plan for the future and create a new model for a sustainable, integrated urban community.
- 15. Culture**  
Include support for small artists and small local art organizations. Additionally, performance and exhibition space should be created irrespective of any large cultural institutions moving Downtown. This should not eliminate support for the small performance groups.
- 16. Green Buildings**  
All development should be subject to appropriate environmental review procedures and comply fully with New York City Buildings codes.
- 17. Housing**  
We do not want any additional residential housing in Lower Manhattan unless we simultaneously develop schools, parks, recreational facilities and public services in the Downtown area. There are not enough services now for the current residents.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER**

COMMITTEE VOTE: 8 IN FAVOR 3 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE TO TABLE:

28 IN FAVOR 4 OPPOSED 1 ABSTAINED 0 RECUSED

**RE: New city wide headquarters/center for Coalition for the Homeless on  
Fulton Street**

**WHEREAS:** The Coalition for the Homeless has indicated its intention to move and expand their operation to 129 Fulton Street (at Nassau Street), a building they recently purchased, and

**WHEREAS:** The Coalition for the Homeless made no effort to notify or work with the Community Board prior to closing on this building purchase, and

**WHEREAS:** The Coalition currently intends to operate programs for approximately 100 homeless individuals each day (Monday-Friday) at this location and may expand that number considerably if their planned day care center comes to fruition, and

**WHEREAS:** This important intersection, only two blocks from ground zero, is adjacent to the proposed new transportation hub for Lower Manhattan and its future development will greatly influence both Fulton and Nassau Streets and on-going efforts to revitalize these commercial arteries, and

**WHEREAS:** The timing of this proposal, while Lower Manhattan is desperately trying to recover and rebuild from September 11<sup>th</sup> and attract and retain local residents and business to the area, is very troubling, and

**WHEREAS:** As was clear from our committee meeting on this matter, local residents are still traumatized by the events and aftermath of September 11<sup>th</sup> and they believe that the area is already congested and is becoming less and less desirable due to the overwhelming numbers of tourists and visitors to a myriad of existing government offices including the Human Resources Administration, Department of Youth and Community Development, Department of Homeless Services etc., and

**WHEREAS:** The Coalition for the Homeless further indicates that it plans to lease space in the building to other non-profits which provide assistance to low income individuals on housing and other issues and cannot indicate the number of additional clients to be served at this location, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes the proposal by the Coalition for the Homeless to establish their new headquarters at 129 Fulton Street and urges the Mayor, the LMDC and our elected officials to convince the Coalition not to proceed with their plans which are not in the best interest of Lower Manhattan and to help them identify an alternative location, possibly in CB #1, to provide their expanded services.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER**

COMMITTEE VOTE: 10 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 29 IN FAVOR 0 OPPOSED 2 ABSTAINED 0 RECUSED

RE: **Community problems resulting from the Seaport concert series**

WHEREAS: The number of concerts offered at the South Street Seaport has grown this year due in part to the loss of the WTC outdoor concert venue, and

WHEREAS: With this increase in the number of concerts, there have been increased complaints from local residents about rowdy crowds, loud music, inadequate security and garbage-strewn streets resulting from the concerts, and

WHEREAS: The requested and agreed to sound studies by Seaport Marketplace Inc. have not been provided to the Community Board as promised, and

WHEREAS: The community and CB #1 have been complaining about these concert related problems for years and the problems have not been properly addressed, and

WHEREAS: The City must do a better job balancing the needs of Seaport Marketplace with those of local residents, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 calls upon Seaport Marketplace Inc. and the NYC Economic Development Corp. to take immediate steps to minimize the negative impact on local residents caused by the Seaport concert series, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 strongly urges that, at minimum, the following steps be taken to address the concert related problems:

1. Reposition the speakers so that they are not pointed towards people's homes.
2. Conduct sound tests in local apartments and keep the volume at lower levels.
3. Place additional large garbage receptacles in and around the Seaport on concert days.
4. NYPD officers must patrol adjacent streets, (eg. Fulton St., Pearl, Water, and John Streets) during these concerts, particularly heavily publicized events.
5. Do **not** book concerts geared to attract large, rowdy crowds, which are very disruptive to the community.

6. The Department of Sanitation must clean local streets immediately following these events.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
PUBLIC MEMBERS: 2 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 25 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

**RE: Extension of permit for art installation, “Open House” by Leonard Ursachi until November 2002**

WHEREAS: The NYC Parks Department with the approval of CB #1 has installed a sculpture entitled “Open House” by Leonard Ursachi in Tribeca Park for a period of three months commencing in June 2002, and

WHEREAS: The artist has maintained the cleanliness and appearance of the piece, and

WHEREAS: The piece has been enjoyed by both residents and visitors to our neighborhood, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports the 3-month extension of “Open House” in Tribeca Park.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

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

BOARD VOTE: 32 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **52 Broadway, special permit to allow an attended 35 space accessory parking garage**

WHEREAS: The applicant seeks a special permit to allow an attended 35 space accessory parking garage to be constructed in portions of the cellar of 52 Broadway to service the parking needs of both 52 and 50 Broadway, and

WHEREAS: The entire building except for the retail store on the ground floor has been leased to the United Federation of Teachers which will use the building and 50 Broadway as its new headquarters complex, and

WHEREAS: The U.F.T. needs the proposed garage for the vehicles of its staff and visitors only and the garage will not be open to the public, and

WHEREAS: The garage will be open 24 hours a day and will be fully attended with the entrance on New Street, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 has no objections to the special permit to allow an attended accessory off street parking garage at 52 Broadway.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **110 Chambers St., liquor license application for Liberty Restaurant**

WHEREAS: The applicant will operate a restaurant for 110 people with 13 tables and 70 seats which will include a bar with 20 seats, and

WHEREAS: The hours of operation will be 11 AM until 4 AM, 7 days a week, and

WHEREAS: The applicant will have a juke box and agrees to add adequate sound proofing, and

WHEREAS: Applicant agrees to sound-proof the 2<sup>nd</sup> floor and agrees to speak to 3<sup>rd</sup> floor tenants on sound proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café or 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 liquor license for Liberty Restaurant located at 110 Chambers Street, for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 4 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **62-66 Thomas St., liquor license application for Food Scope NY**

WHEREAS: The applicant will operate a restaurant for 300 people with 75 tables and 250 seats which will include a bar not to exceed 4 tables and 30 seats, and

WHEREAS: The hours of operation will be 11:30 AM until midnight Sunday – Wednesday and 11:30 AM until 2 AM Thursday-Saturday, and

WHEREAS: The applicant will have background music and agrees to add adequate sound proofing, and will not have live music and will consult with tenants in the building and neighbors regarding the sound, and

WHEREAS: Applicant has assured CB #1 that this premises will strictly be a restaurant, and

WHEREAS: The applicant will provide valet parking when necessary if required, and

WHEREAS: The applicant will not be seeking a sidewalk café or 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 liquor license for Food Scope NY located at 62-66 Thomas Street, for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **61 Warren Street, restaurant wine license for The Little Place**

WHEREAS: The applicant did not appear before the committee nor did they call the Board office, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the SLA not approve the liquor license application for The Little Place located at 61 Warren Street until they appear.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 6 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

**RE: 11 Park Place, liquor license application for Sharangi Restaurant**

WHEREAS: The applicant will operate a restaurant for 74 people with 18 tables and 36 seats which will include a bar not to exceed 10 seats, and

WHEREAS: The hours of operation will be 11:30 AM until 11 PM Monday – Thursday and 11:30 AM until 1 AM Friday-Saturday, and

WHEREAS: The applicant will have background music only, and

WHEREAS: The applicant will not be seeking a sidewalk café permit or 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 liquor license for Sharangi Restaurant located at 11 Park Place, for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED  
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 27 IN FAVOR 0 OPPOSED 0 ABSTAINED 2 RECUSED

RE: **90-97 Pearl Street, liquor license application for Pearl Stone LLC**

WHEREAS: The applicant will operate a restaurant for 303 people with 20 tables and 111 seats which will include a bar not to exceed 6 tables and 53 seats, and

WHEREAS: The hours of operation will be 8 AM until midnight Sunday – Thursday and 8 AM until 2 AM Friday-Saturday, and

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

WHEREAS: The applicant will be seeking a sidewalk café permit but will not be seeking 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 liquor license for Pearl Stone LLC, located at 90-97 Pearl Street, for two years with the above agreed upon conditions of operation to be included in the application.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
PUBLIC MEMBERS: 1 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **16 N. Moore St., sidewalk café application for 9 tables and 21 seats**

WHEREAS: The applicant has applied for a new sidewalk café license for 9 tables with 21 seats, and

WHEREAS: The hours of operation will be noon – 11 PM, Sunday-Thursday, and noon until midnight, Friday and Saturdays, and

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

WHEREAS: The application is aware of community concerns and agrees not to have tables, chairs or service on N. Moore Street, and

WHEREAS: CB #1 has not received complaints of loud noise, and

WHEREAS: CB #1 has not received opposition from the community, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports a one year trial sidewalk café and the applicant returns after one year for a renewal for a café license at 16 N. Moore Street provided the above conditions are included in the license.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: WTC/TRANSPORTATION**

BOARD VOTE: 29 IN FAVOR 1 OPPOSED 0 ABSTAINED 0 RECUSED

RE:           **Proposed LIRR link to Lower Manhattan**

WHEREAS: In order to retain businesses and attract new ones to Lower Manhattan, improved public transportation links are critical, and

WHEREAS: There has been interest for many years in bringing commuter rail service from the suburbs into Lower Manhattan, and

WHEREAS: Preliminary studies indicate the feasibility of extending Long Island Railroad service from Brooklyn to Lower Manhattan, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports efforts to bring LIRR service into Lower Manhattan provided that it does not have a significant negative impact on existing subway service, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 urges the Port Authority and the LMDC to further examine the feasibility of bringing LIRR service into the new Lower Manhattan transportation hub.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: YOUTH & EDUCATION**

COMMITTEE VOTE: 6 IN FAVOR 1 OPPOSED 1 ABSTAINED 0 RECUSED  
PUBLIC MEMBERS: 2 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 24 IN FAVOR 0 OPPOSED 6 ABSTAINED 0 RECUSED

RE: **Millennium High School**

WHEREAS: The new Millennium High School is intended as an amenity to our Lower Manhattan community and the first high school below 14<sup>th</sup> Street, and

WHEREAS: For such a school to be appealing to local children it needs to have a rigorous curriculum, high standards, and be geared towards local students, and

WHEREAS: CB #1 has been a leading advocate of such a high school and is expected to play a major role in raising the \$25 million capital costs, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 asks that Community School Board #2 agree to the following admissions policy for the new Millennium High School:

1. The student body be recruited from youth living south of Houston Street within CSB #2 boundaries. If slots remain unfilled from youth below Houston Street, they should then be opened up to other CSB #2 students.
2. No less than 75% of the slots be assigned to level 3 and 4 students.
3. All students residing below Houston Street who make this school their first choice will be admitted while still maintaining the minimum of 75% level 3 and 4 students.
4. The curriculum be academically rigorous.
5. Additional support and assistance must be provided to students who struggle or fall behind so that they keep pace with the academically rigorous environment.
6. The School must have a high caliber and certified staff, and

BE IT

FURTHER

RESOLVED

THAT: CB #1's support for the school and its commitment to raise the needed capital funds is contingent on the school board agreeing to comply with these stipulations meant to insure that it serves the children of Lower Manhattan.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: WATERFRONT**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
PUBLIC MEMBERS: 2 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 29 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **Design of Segment 3 of the Hudson River Park**

WHEREAS: The Hudson River Park Trust (HRPT) design team headed by landscape architects, Sasaki Associates, has prepared a Concept Design for Segment 3 of the Hudson River Park (Chambers Street north to Clarkson Street-Pier 40), and

WHEREAS: A task force of several Community Board members met four times with Sasaki Associates prior to the preparation of this Concept Plan, and

WHEREAS: In addition to this task force, CB #1 has had a long history (over ten years) of developing program and design concepts as part of the design process for the proposed park in conjunction with the Hudson River Park Trust & the former Hudson River Park Conservancy (HRPC) and their design consultants, and

WHEREAS: The Community Board is pleased HRPT is moving ahead with the proposed park, and the designers accommodated many of the program uses desired by the community, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 supports the concept design with some concern in the following areas:

1. The wide major pedestrian path between Pier 26 and Pier 32 should be located along the water's edge, not the upland area.
2. The inaccessible planted areas on Pier 26 are too extensive and more areas should be made available for public use.
3. The amount of play area designated on Pier 25 is fine; however the number of permanent play structures should not overwhelm this area and should allow for multiple and changing uses.
4. Enlarge the observation deck currently planned over the restaurant on Pier 26 to extend over the boathouse.
5. HRPT should review the appropriateness of designating an area in or around the piers for resident/working artists, and

BE IT  
FURTHER  
RESOLVED

THAT: The Community Board looks forward to continued, on-going collaboration with the HRPT and their design team as more detailed design elements for the Segment 3 portion of the park moves forward.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED  
BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **1 Broadway, application to enlarge the existing rooftop penthouse**

WHEREAS: The applicant did not appear before the committee, and

WHEREAS: 1 Broadway is a significant and highly visible historic building, and

WHEREAS: July 2002 marks the applicant's one-year anniversary as a continual no-show, now

THEREFORE

BE IT

RESOLVED

THAT: The Landmarks Preservation Commission hold over this application until the applicant makes its presentation before the Landmarks Committee of Community Board #1.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: LANDMARKS**

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

BOARD VOTE: 28 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **34-36 N. Moore Street, application to install new storefront infill, a new building cornice and replace the loading dock and railings**

WHEREAS: The applicant intends to remove the current, awful, "modern" storefront grafted onto this 19<sup>th</sup> century warehouse, restore or replace original details, and make other contextual modifications, and

WHEREAS: The program includes preservation of the original 6-bay architecture, and tearing off the heinous aluminum flashing cornice, and

WHEREAS: The plan also calls for the complete restoration of the outermost two bays, and installation of four pairs of contextual doors, and

WHEREAS: The committee applauded most of the suggested changes, but did not like the proposed open transom glass, and

WHEREAS: The issue of signage still needs to be addressed, and

WHEREAS: The applicant thought that this application would not be heard at a full Landmarks Preservation Commission, but would be handled completely at the staff level, now

THEREFORE

BE IT

RESOLVED

THAT: The committee strongly recommends that the full L.P.C. hear this proposal, as it calls for modification of an entire façade within the Tribeca West Historic District, and

BE IT

FURTHER

RESOLVED

THAT:: The committee recommends that the L.P.C. approve this application, after addressing the above concerns.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

BOARD VOTE: 30 IN FAVOR 0 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **388 Broadway, application to construct two rooftop additions and to install a door at the ground floor of the Cortlandt Alley facade**

WHEREAS: The applicant claims that the first part of this proposal – adding two rooftop additions – will be of “no effect,” although, so far, the Landmarks Preservation Commission staff has found otherwise, and

WHEREAS: As for the second part of the application – to add a door and window to the Cortlandt alley facade – the presenter could not articulate the size, shape, design or materials of either, and

WHEREAS: The applicant agreed to return to the Community Board with actual material samples and designs, and

WHEREAS: During his presentation, the applicant showed a photograph of the Cortlandt Street frontage clearly indicating an exterior staircase installed in the last two years which has never been reviewed by the L.P.C., now

THEREFORE

BE IT

RESOLVED

THAT: The committee will review and comment upon the rooftop addition part of this proposal only if the Landmarks Preservation Commission determines that it is not of “no effect”, and

BE IT

FURTHER

RESOLVED

THAT: The committee asks that the L.P.C. hold over consideration of the Cortlandt Alley door-and-window scheme until the applicant returns to the Community Board with materials samples and a design, and

BE IT

FURTHER

RESOLVED

THAT: The L.P.C. looks into the legality of the new, existing staircase on Cortlandt Alley.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: LANDMARKS**

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

BOARD VOTE: 29 IN FAVOR 0 OPPOSED 1 ABSTAINED 0 RECUSED

RE: **448 Greenwich Street, application to restore a storefront and roof top bulkhead**

WHEREAS: This is an attempt to replace a derelict ground-floor storefront with a usable and contextual design, and

WHEREAS: The program includes keeping the three original bays, restoring the canopy as it exists, cutting away the north end of the loading dock and installing an entrance door at grade, and

WHEREAS: While the overall plan is a big improvement over the dreadful existing conditions, it is overly ambitious and fussy for such a narrow space, and

WHEREAS: The committee felt that the following elements need to be rethought:

- The exterior lights are unacceptable;
- The proposed transoms are too complicated for the width of the building; the five-part transom of the center bay certainly needs to be simplified;
- The doors are too busy and too segmented;
- The north bay's lower transom should be eliminated and the new door there should be extended as one piece, and

WHEREAS: The Buildings Department apparently issued a permit for the recently constructed bulkhead without the design having gone through the Landmarks Preservation Commission approval process, now

THEREFORE

BE IT

RESOLVED

THAT: While the architect is definitely on the right track, the committee recommends that the L.P.C. reject this application until the above items are addressed.

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

DATE: JULY 30, 2002

**COMMITTEE OF ORIGIN: QUALITY OF LIFE**

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

BOARD VOTE TO TABLE:

22 IN FAVOR 8 OPPOSED 0 ABSTAINED 0 RECUSED

RE: **EPA building interior testing and cleaning program**

WHEREAS: The community came before the Quality of Life Committee, and

WHEREAS: The EPA was present to answer questions, and

WHEREAS: The EPA did not have answers to many of the questions, and

WHEREAS: These unanswered questions are of great concern to all present and long over due, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 requests the following:

1. EPA should clean all residential, commercial and education facilities in all affected areas on a voluntary basis;
2. EPA should clean all outdoor areas, including roofs and sidewalks, and all indoor public areas, including air circulation/heating/cooling systems and elevators;
3. EPA should clean all businesses; small businesses are no more able to safely handle decontamination than are residents;
4. On-going testing for recontamination by release of contaminants during reconstruction;
5. State-of-the-art, best available technology be used for all testing procedures, and testing should include but not be limited to dioxins, and
6. Establish a system of public education and effective notification and work in conjunction with DEP, and

BE IT

FURTHER

RESOLVED

THAT: Boundaries be expanded beyond Canal Street to include all affected areas, and

BE IT

FURTHER

RESOLVED

THAT: The application deadline be extended, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 calls upon Christine Todd Whitman to adhere to all federal laws,  
regulations and standards.

02res.july30

