

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2005

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 11 In Favor 1 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 2 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 36 In Favor 1 Opposed 2 Abstained 0 Recused

RE: **60 Hudson Street, Proposal to Install Planters and Bollards**

WHEREAS: 60 Hudson Street is proposing to place a combination of planters and bollards on the West Broadway and Hudson Street perimeters of 60 Hudson Street, and

WHEREAS: CB #1 applauds the proposal to remove the unsightly Jersey barriers that have been placed haphazardly around all four sides of the building since September 11, 2001, and

WHEREAS: The proposal does not include the placement of bollards or planters on the Worth or Thomas Street sides of the building, which raises questions about why they are needed at all, and

WHEREAS: The proposal provides for the placement of bollards only in front of the entrances and exits to the building and the placement of three-foot by six foot planters in other locations, and

WHEREAS: The proposed planters are unnecessarily large and unsightly obstructions that will occupy too much of the sidewalk, impede pedestrian flow, and look inappropriate in front of this historic landmarked building, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 would prefer that there not be any obstructions on the sidewalk in front of this building, including planters, bollards, and Jersey barriers, and

BE IT

FURTHER

RESOLVED

THAT: If it is determined by the Police Task Force on Terrorism or some other agency having jurisdiction over the security for the building that some sort of security barriers are needed at 60 Hudson Street, they be limited to bollards, which we understand provide better security than planters and are technically feasible, and

BE IT
FURTHER
RESOLVED

THAT: If it is necessary to install planters, there should be as few as possible, they should be designed to be small and unobtrusive and complement the historic character of this landmarked building, and the City should ensure that there are enforceable guarantees in place requiring the planters and the plants inside them to be maintained, and

BE IT
FURTHER
RESOLVED

THAT: The building management use all reasonable efforts, including, but not limited to, requesting police department enforcement, to keep all push cart vendors on the street side of any security barriers installed, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 requests a meeting with the security consultants and designers to better understand the need for any barriers outside the building and review the actual designs for them, and

BE IT
FURTHER
RESOLVED

THAT: The bus stop currently in front of 60 Hudson Street should be maintained and there should be unrestricted access to both bus doors from the sidewalk.

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DATE: JANUARY 18, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 0 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 30 In Favor 3 Opposed 6 Abstained 0 Recused

RE: **63 Wall Street, CPC special permit to allow a public parking garage with 85 spaces in the cellar level of an existing building**

WHEREAS: RBNB Wall Street Owner, LLC has submitted an application to the Department of City Planning for a special permit to allow an attended public parking garage with a maximum capacity of 85 spaces on portions of the cellar level of an existing 36 story residential building located at 63 Wall Street, and

WHEREAS: The access to the garage will be via two 12 foot wide curb cuts on the east side of Hanover Street and will accommodate up to 10 cars off street in a reservoir area, and

WHEREAS: The proposal for an attended public parking garage will help meet the parking needs of a growing residential community and provide some additional parking for workers and visitors as well, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the application for a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution of the City of New York to allow a public parking garage with 85 spaces located in the cellar level of 63 Wall Street.

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DATE: JANUARY 18, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **55 Church Street, CPC application to permit the establishment of an open air café in an existing urban plaza**

WHEREAS: The Millennium Hilton at 55 Church Street seeks approval of an application to modify the requirements of the Zoning Resolution to permit the establishment of an open air café in an existing urban plaza, and

WHEREAS: The café with 11 tables and 42 seats would be built on a removable platform and located on the portion of the plaza in the area between the hotel entrance and the Dey Street sidewalk, and

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

WHEREAS: The applicant has also proposed the addition of 150 linear feet of public seating on the Fulton Street side of the plaza, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the application for a special permit to allow the establishment of the open air café at 55 Church Street.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JANUARY 18, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE: 9 In Favor 2 Opposed 1 Abstained 0 Recused
PUBLIC MEMBER: 1 In Favor 1 Opposed 0 Abstained 0 Recused
BOARD VOTE: 38 In Favor 1 Opposed 0 Abstained 0 Recused

RE: **319 Broadway, liquor license transfer for Dracula's House Inc.**

WHEREAS: The applicant operates a restaurant located at 319 Broadway formerly known as Stark's Veranda with 20 tables and 90 seats upstairs and 5 tables and 48 seats downstairs and a bar with 12 seats, and

WHEREAS: The applicant agreed to reduce the proposed maximum hours of operation from the hours initially requested to 11:00 AM until 12:00 AM Sunday through Thursday, and 11 AM until 2 AM Friday and Saturday, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, and

WHEREAS: The applicant represented that the kitchen in the establishment is properly vented and that all reasonable steps will be taken to ensure that residents in adjacent buildings are not bothered by cooking smells, and

WHEREAS: The applicant indicated that the establishment would continue to have live music but represented that the insulation was adequate and agreed to operate it as a piano bar only and with no more than 3 musicians playing at any time without amplification as appropriate for an establishment located in a residential neighborhood, and

WHEREAS: The applicant agreed to cooperate with the residents of adjacent buildings to ensure that it is operated in a reasonable manner taking into consideration its location in a residential neighborhood, and

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

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the transfer of the existing two year license subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JANUARY 18, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 36 In Favor 1 Opposed 2 Abstained 0 Recused

RE: **Co-naming of Duane Street for FBI agent Leonard Hatton**

WHEREAS: On September 11, 2001 FBI agent Leonard Hatton was on his way to work when he saw the WTC north tower attacked, and

WHEREAS: Special Agent Hatton proceeded to the WTC site and provided an eyewitness account to FBI officials of the second plane hitting the towers, and

WHEREAS: Special Agent Hatton subsequently joined NYC firefighters in evacuating occupants of the WTC and was killed when the towers collapsed, and

WHEREAS: Prior to his FBI career, Special Agent Hatton served in the US Marines rising to the rank of captain, and

WHEREAS: During his 16 year FBI career, Special Agent Hatton earned 6 awards and 29 letters of commendation, and

WHEREAS: The Federal Law Enforcement Officers Association has put forth a request to co-name part of Duane Street near their NYC offices to honor Agent Hatton, his memory, and sacrifice, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 urges the City Council to co-name Duane Street between Broadway and Lafayette Streets for FBI Special Agent Leonard H. Hatton.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JANUARY 18, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **16 Hudson Street, application to construct a rooftop addition**

WHEREAS: This application calls for a rooftop addition totaling approximately 410 square feet, which includes a staircase bulkhead not visible from the street, and

WHEREAS: Sixteen Hudson Street, located opposite Bogardus Triangle on Hudson Street, Reade Street and West Broadway, is an important neo-Grec warehouse conversion with three full facades, occupying a prominent position as the gateway to the Tribeca West Historic District as viewed from the south, and

WHEREAS: Great pains have been taken to minimize the visual presence of the proposed 9-foot tall extension, including sinking internally its lower 12 inches, and

WHEREAS: The addition is nevertheless quite visible looking north from as far south as Barclay Street, and very visible looking west from Reade Street near Church Street, and

WHEREAS: The actual materials proposed for the walls and ceiling, of beige cement board and corrugated metal, with south and east window penetrations, are tasteful and subtle, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 urges LPC to reject this application as presented. While the proposed materials are acceptable, the committee believes that – given the importance of the building, its three full façades and its location – any rooftop addition should be invisible from the south, and less visible from the east than proposed here. If those goals can be achieved, then the application should be reconsidered and referred back to the Community Board before any approval.

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DATE: JANUARY 18, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **321-323 Church Street, application to legalize alterations to a storefront, installation of awning signs, a rooftop railing and a through wall air conditioning unit without LPC approval**

WHEREAS: The three violations are to a one-story, non contributing, commercial building on the corner of Lispenard Street, and

WHEREAS: A new awning was installed with inappropriate dimensions and signage which does not appear to comply with DOB code, and

WHEREAS: The Committee noted the original awning was more appropriate and recommended that a master plan be prepared for 321 and 323 which would bring both awnings into compliance with DOB code and LPC practice for awnings, and

WHEREAS: The rooftop railing complied with DOB code which the Committee had no objection with legalizing, and

WHEREAS: The poorly installed through wall air conditioning unit should be replaced with a roof vented system, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission legalize the alterations on the basis noted above.

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COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **31-33 Vestry Street, application to construct a new 9 story residential building**

WHEREAS: This proposed new residential building would be constructed in the Tribeca North Historic District, on the north side of Vestry Street on what is currently a vacant lot one parcel west of the corner of Hudson Street, and

WHEREAS: The application may be the most radical proposal considered by Community Board #1 for new infill construction within an Historic District, an application presented by Archi-tectonics, a firm of cutting-edge international renown, and

WHEREAS: The conceptual mode of the plan calls for a Vestry Street façade composed of floating “folded” gray stone, some translucent and softly illuminated at night, and some opaque, interwoven with gently undulating incisions of glass, and

WHEREAS: On a block whose buildings rise to many different heights, this project calls for a 9-story building – within the area’s F.A.R. 5 zoning – whose cornice height would match the adjacent building on Hudson and Laight Streets before setting back almost invisibly, although the building is significantly higher than anything on the Vestry Street block front between Hudson and Greenwich Streets, and

WHEREAS: Almost no mechanical equipment would be placed on the rooftop, and

WHEREAS: The building’s southern exposure, visible from Laight Street behind a small piece of the old American Express stables, consists of virtually shear glass laced with irregular ribbon balconies or terraces of gray concrete, and

WHEREAS: The committee found the design above the first floor fresh and oddly contextual, however, the committee found the Vestry Street ground floor unacceptable as proposed due to its setback from the street and its extensive use of stone both on the largely opaque façade and at the sidewalk level within the recess, and

WHEREAS: The Community Board has concerns regarding the height of the proposal in terms of local context, and

WHEREAS: Rendered elevations and a thorough study of sightlines were not provided,
now

THEREFORE

BE IT

RESOLVED

THAT: The Community Board urges LPC to reject this application and asks that the ground floor be modified by the applicant to be more transparent and as to not set back from the street wall, and that the applicant return to the Community Board with a presentation that includes rendered elevations and a thorough study of sightlines, and

BE IT

FURTHER

RESOLVED

THAT: This proposal must also be referred back to the Community Board and our Tribeca Committee if it intends to seek a BSA variance.

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COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

RE: **71 Hudson Street (3 Staple Street), application for a storefront alteration**

WHEREAS: The proposal is to replace a poor infill storefront on Staple Street with a simple wood and clear glass storefront very typical of Tribeca's Historic Districts, and

WHEREAS: The green painted storefront was designed appropriately and would greatly enhance the streetscape, now

THEREFORE

BE IT

RESOLVED

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