

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: ARTS & ENTERTAINMENT TASK FORCE

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Public Art Proposal for St. John’s Rotary (Holland Tunnel)

WHEREAS: Tom Healy and Rob Blackman of the Lower Manhattan Cultural Council (LMCC) made a presentation to the Task Force on a public art proposal to install a sculpture by the renowned English artist William Tucker on St. John’s Rotary (also known as the Holland Tunnel Rotary), and

WHEREAS: The work that to installed is *The Promise*, 1982, a concrete, stucco and steel sculpture that is approximately 9½ feet high, 31 feet long and 3½ feet wide, and

WHEREAS: The work is owned by Martin Margolies, a Tribeca resident and collector who has offered to lend the work for an initial period of five years, and

WHEREAS: The Port of Authority of New York and New Jersey (PANYNJ) will be responsible for the cost of shipping the work from its current location in Florida and installing it in a location to be determined in the central portion of St. John’s Rotary, and

WHEREAS: Lighting will also be installed and support was expressed for lighting the work as prominently as possible for night viewing, and

WHEREAS: The members of the Task Force were all enthusiastic about the work and strongly supported the proposal of LMCC and PANYNJ to install it in St. John’s Rotary, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 strongly supports the installation of William Tucker’s sculpture *The Promise*, and encourages the LMCC and PANYNJ to seek community input on the exact location and other aspects of the installation, including the lighting, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 expresses its sincere gratitude to Martin Margolies for lending the work to be installed in St. John's Rotary and enjoyed by the entire community, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 supports the development of this location as a sculpture park and encourages LMCC and PANYNJ to seek loans of additional works for installation in St. John's Rotary.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 14 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 157 Hudson Street, application for a special permit to modify the use and bulk regulations set forth in Section 74-711 of the Zoning Resolution, and authorization to permit 9 accessory parking spaces at the cellar level of the building

WHEREAS: This is an application for a Special Permit to be granted by the City Planning Commission (with the recommendation from the Landmarks Commission) to permit the following:

- A. residential ground floor uses on Collister Street and residential uses on all of the upper floors (Collister Street and Hudson Street) of the building,
- B. waiver of the 2,000 square foot minimum size for an apartment in the district to permit one unit in the building to be 1,860 square feet in size, and
- C. accessory parking for 9 cars underneath for residents of the building and their guests and not for transient or public parking, and

WHEREAS: The applicant acknowledged and agreed that if the requested Special Permit is granted (a) the proposed accessory parking garage will be used only for accessory parking for residents of 157 Hudson Street and their guests and in strict compliance with any other conditions imposed by the City Planning Commission, (b) they will not seek a license from the Department of Consumer Affairs or any other agency to operate a transient or permanent public parking garage in the building and the proposed accessory parking garage will not be used for transient or permanent public parking under any circumstances, (c) there will be no signage whatsoever advertising the proposed accessory parking garage or any other exterior signage other than that required by law for pedestrian safety, (d) all necessary steps will be taken to ensure that the foregoing restrictions on use are legally binding on any successor owner or operator of the garage, and (e) any failure to comply with such restrictions on use shall be deemed to be grounds for revocation of the requested Special Permit, and

WHEREAS: The FAR of the building will be under the permitted FAR of 5.0 and the height of the building will be only 40 feet, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 has no objection to the grant of a Special Permit by the City Planning Commission authorizing residential ground floor uses on Collister Street and residential uses on all of the upper floors (Collister Street and Hudson Street) in the building, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 has no objection to the grant of a Special Permit by the City Planning Commission waiving the 2,000 square foot minimum size for an apartment in the building to allow one unit of 1,860 square feet in size, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 has no objection to the grant of a Special Permit by the City Planning Commission for an attended accessory parking garage with a maximum capacity of 9 spaces expressly subject to the foregoing conditions and limitations and such other conditions and limitations as the City Planning Commission deems necessary or appropriate, including without limitation that the proposed accessory parking garage be used only for accessory parking for occupants of the building and their guests and in strict compliance with any other conditions imposed by the City Planning Commission, and not for transient or permanent public parking, that there will be no signage whatsoever advertising the proposed accessory parking garage or any other exterior signage other than that required by law for pedestrian safety, and that any failure to comply with these restrictions on use shall be deemed to be grounds for revocation of the requested Special Permit.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 37 In Favor 4 Opposed 1 Abstained 0 Recused

RE: 33 Leonard Street, unenclosed sidewalk café renewal application for TK Restaurant Corp.

WHEREAS: The applicant has applied for a sidewalk cafe license renewal for 15 tables and 31 seats, and

WHEREAS: The proposed hours of operation will be 8 AM to Midnight, Monday to Thursday, 8 AM to 1 AM Saturday and Noon to Midnight on Sunday, and

WHEREAS: CB #1 has received numerous complaints of loud noise and opposition from the local community to the CB #1 Quality of Life Committee, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 disapproves the sidewalk café license renewal for TK Restaurant Corp. at 33 Leonard Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 12 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 120 Hudson Street, unenclosed sidewalk café renewal application for
Bubby’s Pie Co., Inc.

WHEREAS: The applicant has applied for a sidewalk cafe license renewal for 18 tables
and 42 seats, and

WHEREAS: The proposed hours of operation will be 8 AM to Midnight, Monday to
Thursday, 8 AM to 1 AM Saturday and Noon to Midnight on Sunday, and

WHEREAS: CB #1 has received complaints about improper handling of their garbage,
now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the Department of Consumer Affairs lay over this
application until the owner /representative appear before our committee to
discuss their garbage issues.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Liquor license renewals – Resolution:

- 179 Franklin Street, liquor license renewal application for Thalassa Restaurant

(Committee vote: 13 in favor, 0 opposed and 0 abstained)

- 145 Duane Street, liquor license renewal application for Natsu Inc., d/b/a Takahachi Tribeca

(Committee vote: 12 in favor, 1 opposed and 0 abstained)

WHEREAS: These two applications are renewal applications with no history of community complaints and no one from the public came to comment, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 has no objection to these renewals.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

BOARD VOTE: 37 In Favor 4 Opposed 1 Abstained 0 Recused

RE: 74 Leonard Street, liquor license renewal application for Knit Media, The Knitting Factory

WHEREAS: We received complaints from the community pertaining to noise and other problems at the applicant's establishment, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 disapproves this liquor license renewal application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 13 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 277 Church Street, liquor license transfer application for B Flat, Inc

WHEREAS: The applicant proposes to operate a restaurant with 19 tables, 60 seats and 20 stools, and

WHEREAS: The proposed maximum hours of operation will be Tuesday-Sunday, 11:30 AM to Midnight, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, 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 liquor license transfer application for B Flat Inc. located at 277 Church Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 13 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 15 Sixth Avenue, application for an alteration of a liquor license for
Myrtle Food Beverages Inc.

WHEREAS: The applicant did not appear to our committee meeting, and

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the SLA lay over this application until the owner
/representative make a presentation to our committee.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: ARTS & ENTERTAINMENT TASK FORCE

COMMITTEE VOTE: 5 In Favor 0 Opposed 1 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Public art project for Duane Park by Monika Goetz

WHEREAS: The public art project proposed for Duane Park is part of an exhibition series by Art of Trees, with artists, designers and architects participating in creating works of art using trees in urban settings around the world, and

WHEREAS: This temporary light installation, referred to as Moebius Tree, will be placed on park trees in Duane Park, at the Hudson Street entrance. Lightweight, bright white neon lights will be evenly distributed on the trees, over an area of 450 square feet, and will be formed to resemble a Moebius Strip. The lights will be sheathed in Lexan tubing, a durable, shatter proof plastic, and

WHEREAS: The installation is designed to be particularly visible as the leaves on the trees fall during the autumn months, and

WHEREAS: This project has the support of NYC Parks and Recreation and the Mayor's Office, now

THEREFORE
BE IT
RESOLVED

THAT: CB#1 approves the temporary light installation of Monika Goetz in Duane Park, to be on view for four to six weeks this Winter 2006, with the following provisions: a) The park remains usable and open to the public; b) The park is restored, 100% to its present state, after the work is removed; c) The light installation receives the approval of Friends of Duane Park but lights out at 10:00 PM.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Peck Slip Open Space

WHEREAS: Several public meetings on this new open space have resulted in some people recommending that a piazza-type space be created to retain the historic character of this area, and

WHEREAS: These meetings also generated many recommendations calling for a landscaped space with seating, and

WHEREAS: The east side of Lower Manhattan, including the Seaport area, is experiencing the most dramatic increase in residential growth within Community Board #1 including in former fish market buildings, along Fulton Street, and shortly in the 76 story Forest City Ratner building, and has virtually no open space to serve its rapidly growing residential population, and

WHEREAS: It is important that the new open spaces being created in the east side of the district serve the needs of this continuously growing residential population, including seniors, parents, children and the many tourists that stroll through the area, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 urges that the NYC Parks Department and its consultant design the new Peck Slip open space in a manner that incorporates a historic harbor design with landscaped areas with plantings as well as seating areas, and perhaps a water element, which we feel will make the space attractive to a variety of constituencies throughout the area, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 continues to recommend the creation of on-street parking in the Peck Slip area consistent with the recommendations we received over the past several years from DOT as well as the Seaport Community Coalition and which appears to have even more validity today in light of the new residents now living in the Front Street/Sciame buildings, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 looks forward to additional review of preliminary designs of the Peck Slip open space which will be forthcoming and which will, of course, be subject to additional revisions based on Community Board and community feedback.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 15 Gold Street, liquor license transfer application and application for alteration of premises

WHEREAS: This application is for the hotel's liquor license for 24 hours for room service and possible change in management of the restaurant, and

WHEREAS: The maximum hours of operation will be whatever hours are permitted by law for a hotel, and

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

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

WHEREAS: The applicant has indicated that the operation of the hotel will remain unchanged and will return to the Community Board to discuss any planned changes, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the hotel liquor license transfer application and the application for an alteration of premises for Wall Street District Hotel located at 15 Gold Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 27 Park Place, liquor license application for Lin Jin d/b/a Shinjuku Sushi

WHEREAS: The applicant proposes to operate a restaurant with 3 tables and 9 seats,
and

WHEREAS: The proposed maximum hours of operation will be 11 AM to 10 PM,
Sunday through Saturday, and

WHEREAS: The applicant agreed to have no music, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a
sidewalk café license, 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 liquor license application for Shinjuku Sushi
located at 27 Park Place for a period of two years subject to compliance by
the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 17 Battery Place, liquor license application for Battery Park Farmers Market, Inc.

WHEREAS: The applicant proposes to operate a restaurant with 22 tables and 88 seats, and

WHEREAS: The proposed maximum hours of operation will be 7 AM to 10 PM, Sunday through Saturday, and

WHEREAS: The applicant agreed to have background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license or a sidewalk café license, 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 liquor license application for Battery Farmers Market Inc. located at 17 Battery Place for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Capital and Expense Budget Requests for FY 2008

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 recommends the funding of the following (on the attached) budget requests for FY 2008.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	6 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	42 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 243 Water Street, liquor license application for Table Tales Café

WHEREAS: The applicant proposes to operate a restaurant 5 tables and 18 seats, and

WHEREAS: The proposed maximum hours of operation will be Sunday-Thursday, 11:30 AM to 10:30 PM and Friday – Saturday, 11:30 AM to 11:30 PM, and

WHEREAS: The applicant agreed to have no music, and

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

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports the liquor license application for Table Tales Cafe located at 243 Water Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBERS: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 259 Front Street, liquor license transfer application for an entity of
Evelyne Gaidot

WHEREAS: The applicant proposes to operate a restaurant 12 tables and 50 seats, and

WHEREAS: The proposed maximum hours of operation will be Sunday-Saturday,
Noon until 2 AM, and

WHEREAS: The applicant agreed to have background music only, and

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

THEREFORE
BE IT
RESOLVED

THAT: CB #1 supports the liquor license transfer application for Evelyne Gaidot
of Two Frog, Inc. located at 259 Front Street for a period of two years
subject to compliance by the applicant with the limitations and conditions
set forth above.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBERS: 1 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Police Headquarters Draft EIS, Community Board #1 comments

WHEREAS: CB #1 is on record of demanding that the NYC Police Department reopen Park Row, and

WHEREAS: This closure has caused traffic congestion on many of our streets on the east side of our district, and

WHEREAS: The Draft EIS that was conducted to determine the environmental impact of these street closures were flawed, and

WHEREAS: The DEIS did not consider major construction jobs beginning on the east side of Lower Manhattan i.e. the Beekman Towers, The Fulton Street Hub, the Fulton Street Revitalization Plan and the many other construction projects that have been on-going, and

WHEREAS: The Park Row closure has had a negative economic impact on our neighbors and businesses in Chinatown, and

WHEREAS: Community Board 3, our neighboring board has taken a very strong position to reopen Park Row, now

THEREFORE
BE IT
RESOLVED

THAT: CB # 1 once again, demands that Park Row be opened immediately.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 1 Recused
BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 1 Recused

RE: Appointment of new District Manager

WHEREAS: The Personnel Committee reported that it had received over 50 applicants, many with very direct and relevant experience, and

WHEREAS: The Personnel Committee met numerous times to review the applications and interview the most qualified candidates, and

WHEREAS: The Personnel Committee invited all interested Board members to the meeting to participate in the final interviews of candidates, and

WHEREAS: The Executive and five other board members interviewed the candidates noting the excellent credentials of the short-listed applicants and the exceptional quality of their references, and

WHEREAS: The Executive committee unanimously voted that Noah Pfefferblit, with his many years supervising Community Boards at the Borough President's office, coupled with his extensive background on government affairs and community boards in particular and his exemplary references which included a stellar reference by Councilmember Alan Gerson among others, was the most qualified candidate, now

THEREFORE

BE IT

RESOLVED

THAT: The Executive Committee of Community Board #1 recommends that the Board appoint Noah Pfefferblit as District Manager, and

BE IT

FURTHER

RESOLVED

THAT: Noah Pfefferblit will be asked to start work on November 6, 2006 at a salary level commensurate with his experience and within the Board's available budget.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 11 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Appointment of Director of Land Use and Planning and Community
Liaison Officer

WHEREAS: The Personnel Committee noted that one candidate, Michael Levine, had exceptional Land Use and Planning experience after working at NY Department of City Planning for 30 years, and

WHEREAS: The Personnel Committee reported that in consultation with Manhattan Borough President's office they had been told that the post of a Director of Land Use and Planning could be established, and

WHEREAS: The Executive Committee was excited to create a new post of the Director of Land Use and Planning within the operating budget of the Board, and

WHEREAS: The Executive Committee noted that funds remained in the operating budget to allow for the recruitment of a fourth employee in addition to the Community Coordinator, now

THEREFORE

BE IT

RESOLVED

THAT: The Executive Committee of Community Board #1 recommends that the Board appoint Michael Levine as Director of Land Use and Planning, and

BE IT

FURTHER

RESOLVED

THAT: Michael Levine will be asked to work a four day week in a managerial post and to start work on November 6, 2006 at a salary level within the Board's available budget, and

BE IT
FURTHER
RESOLVED

THAT: The Executive Committee of Community Board #1 recommends that the Board approve the search for a new Community Liaison position, which under the Board's By-Laws will be handled by the District Manager in consultation with the Chair, from the remaining operating budget.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Policy on co-naming of streets

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 recommends the following guidelines be used to request for street co-namings (see the attached).

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 399 Greenwich Street, application to legalize violations for alterations to the storefront

WHEREAS: The applicant had come to ask the Committee to approve as-is the work done without a permit, and

WHEREAS: The Committee noted the windows were made of aluminum rather than wood, the signage was too large, the fluorescent light too large, and

WHEREAS: The Committee encouraged the applicant to study other quality renovations in the District as well as LPC guidelines, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission reject the application to legalize the work done without permit.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 51 Murray Street, application to remove an existing internal elevator shaft, concrete block and replace existing windows in the front of the building, and renovate the storefront

WHEREAS: The brownstone façade will be restored by applying high quality stucco, scored to match the original, with a new fiberglass water table to match adjoining buildings, and

WHEREAS: The external storefront shutters will be removed, with new wood and clear glass bays fitted which are appropriate for the Historic District, and

WHEREAS: There will be no external signage or lighting, and

WHEREAS: The new windows will be wood, one-over-one with curved tops to match the fenestrations, and

WHEREAS: The internal elevator will be removed and replaced as part of the restoration, and

WHEREAS: The Committee liked the proposal, but asked that the permit for the roof top addition be checked as it did not recalling review this part of the application, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application subject to confirming the permit for the rooftop addition was approved by a separate application.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 401 Washington Street, application to restore an existing building and add a penthouse

WHEREAS: The applicant failed to present to the Committee, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission hold over this application.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 414 Greenwich Street, application to demolish a 1 story garage and build a new building adjacent to 401 Washington Street

WHEREAS: The applicant failed to present to the Committee, and

WHEREAS: The Committee noted that the DOB had recently issued a stop-work-order against the developer, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission hold over this application.

COMMUNITY BOARD #1 – MANHATTAN
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DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 12 In Favor 0 Opposed 1 Abstained 0 Recused
BOARD VOTE: 40 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 246 Spring Street (aka: 9 Dominick Street) - Trump Condo Hotel

WHEREAS: Community Board no. 2 as concerns that the Trump organization is reported to build a "residential / condo hotel" at 246 Spring Street only a few blocks outside Community Board No.1 district lines, and

WHEREAS: The building is within a M1-6 Manufacturing District and would combined Use-Group 2' and Use-Group 5' without separation of uses on the same floor, and

WHEREAS: The proposed building will only occupy a small portion of the lot with a plaza which would create a taller building, and

WHEREAS: Community Board No.2 believes that the proposed building would damage the integrity of the neighborhood, and

WHEREAS: Community Board No.2 is calling on the Department of Buildings and the NYC Planning Commission to investigate the legality of the Trump - "residential/condo-hotel", and

WHEREAS: Community Board No. 4 and 5 have written letters of support for Community Board No.2 efforts, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board No.1 fully supports the efforts of Community Board No.2 to maintain the integrity of its neighborhood.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC MEMBER: 1 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 48-60 Beach Street, application for façade work and new construction of a rooftop addition (1 story and mezzanine, 5,305 G.S.F.), and demolition of a 1 story structure in the rear yard

WHEREAS: This application proposes the alteration of a 151-foot wide former warehouse constructed primarily in 1905 and rich in neo-Renaissance details -- currently occupied mostly by I.M.D. tenants -- located near the northwest corner of the Tribeca West Historic District, and

WHEREAS: The program includes the demolition of a nominally historic rear shed, as well as the replacement of the many existing rear wood-framed windows with aluminum-framed windows, to which the Community Board has no objections, since these elements are not visible from any street sightlines, and

WHEREAS: To the front façade, the applicant proposes replacing all the windows above the storefront level, presently wood-framed, with new wood-framed windows, while leaving the existing fire escape, which would serve as a legal means of egress, and

WHEREAS: The plans for the ground floor (which would be converted internally into *maisonette* apartments) include

- replacing street-level wood-framed glass with brown-painted aluminum-framed glass, an unacceptable material, especially given that the upper windows will be appropriately wood-framed; changing the non-original and awkward brickwork infill in the massive central two archways with well-designed new openings and stationary double doors, as “arches within arches;” replacing the concrete loading dock with a new concrete dock (incorporating an Americans with Disabilities Act ramp), and adding a new canopy as was once here but was removed previously, the new one to be of metal with clear inset glass tops and up lights set into windows, and

WHEREAS: Also requested is a one-story roof addition, which the Community Board found refreshingly modest in scale and architecture, as well as the removal of a rooftop water tower and the insertion of unfortunate boiler flues, the former visible only from the north on Collister Street, and the latter visible from Greenwich Street, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application, with the exception of any street-facing aluminum window frames, which should be wood.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 0 In Favor 0 Opposed 1 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 66 Reade Street, application for a major building rehabilitation and a vertical addition on the top of the building

WHEREAS: This large and complicated application calls for conversion of a beautiful Italianate stone and cast-iron building in the Tribeca South Historic District into a residential building, with a commercial ground floor, and

WHEREAS: The presentation under consideration herein was given in response to the Community Board's requests for more information and an altered plan, and

WHEREAS: One element of the application -- for an all-glass wall separating the interior of the building from an inner courtyard -- has been withdrawn, and

WHEREAS: The previous storefront proposal for a vulgar all-glass infill has been abandoned in favor of a much more appropriate design, and

WHEREAS: That new design calls instead for the use of steel framing, with hollow steel-frame doors surmounted by a steel transom channel, surrounding well-proportioned clear glass infill, as well as handsome steel-plate lower "wainscoting," and

WHEREAS: The applicant represents unequivocally that this ground-floor assemblage will be a high-quality Hopes entryway system, a representation made repeatedly and upon which this resolution is contingent, and

WHEREAS: The other major portion of this program seeks a rooftop extension of more than three stories, with a façade that fades or slopes back, ostensibly reducing street visibility to only one view corridor, from the south, on Chambers Street, and

WHEREAS: While the extension is as lacking in Tribeca South Historic District context as a meteor landing on top of the building, it is represented as being so barely evident from the street that we cannot reject it on the basis of visibility, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application, making specific reference to the Hopes entryway system, and scrutinizing with special care the proposed rooftop architecture.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 6 In Favor 1 Opposed 0 Abstained 0 Recused
PUBLIC MEMBER: 1 In Favor 0 Opposed 1 Abstained 0 Recused
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 71 Hudson Street, application to add a small stair bulkhead on the roof, and for north and south façade repairs

WHEREAS: This application requests access modifications to an existing roof deck, and necessary repairs to the top-floor façades, of a small, magnificent building in the Tribeca West Historic District, and

WHEREAS: This structure is located on the west side of Hudson Street, between Jay and Harrison Streets, and is generally visible as the terminus of a view corridor ending where Worth and Hudson Streets intersect, and

WHEREAS: The top floor in question is an addition dating from sometime shortly after the turn of the last century, utilizing steel beams salvaged from Andrew Carnegie's train shed, once located where the Holland Tunnel rotary now stands, and

WHEREAS: At that time, the stunning slate Flemish mansard roof was attached, and

WHEREAS: The current owner of the top-floor loft received a recommendation of approval from the Community Board approximately two years ago to make more elaborate alterations than proposed herein, but never proceeded to a Landmarks Preservation Commission hearing for final approval, and

WHEREAS: The current program calls for a new staircase bulkhead leading to the existing roof deck, a bulkhead smaller but more visible than the one in the previous application, and

WHEREAS: The program also asks for a new chimney, which will not be visible, a new roof deck railing (one similar to the existing railing), and a copper edge for the existing epoxy wood roof deck, and

WHEREAS: Remediation work includes repair or replacement of slate roof tiles and sheathing the building's elevator bulkhead with copper cladding, and

WHEREAS: The applicant represented that staff-level Landmarks Preservation Commission advice suggested that no bulkhead and railing whatsoever would be acceptable, and

WHEREAS: The loft's previous owner, a preservationist, added the roof deck and railing prior to designation of the Tribeca West Historic District, and it seems unnecessarily harsh to require their removal, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application, but that bulkhead, roof deck and railing modifications be *de minimus*.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 8 In Favor 1 Opposed 0 Abstained 0 Recused

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 195 Broadway, AT&T Building, designation by the Landmarks Preservation Commission (LPC) pursuant to Section 3020 of the NYC Charter of the AT&T Building as an historic landmark, and designation by LPC of the AT&T 1st floor interior as an historic landmark

WHEREAS: The Landmarks Preservation Commission designated 195 Broadway (a.k.a. the AT&T Building) and its first-floor interior as historic landmarks on July 25, 2006, and

WHEREAS: This breathtakingly beautiful and massive corporate headquarters, constructed from 1912 to 1922, was designed by Welles Bosworth, with inspiration from Greek and Roman precedents, and

WHEREAS: The building is “clad in Vermont granite, incorporate(ing) nine superimposed colonnades, with eight three-story high Ionic colonnades based on the order of the Temple of Sardis, stacked on a double-height base of colossal columns copied from the Doric order of the Athenian Parthenon,” and

WHEREAS: The lobby melds extraordinary architecture with high art, including forty massive columns, as well as marble friezes by Paul Manship and Gaston Lachaise, and

WHEREAS: At one time, the western end of the building, capped by a golden orb, supported the famous bronze figure *The Genius of Electricity*, a sculpture removed uptown to the Philip Johnson-designed post-modern AT&T tower with the “Chippendale” cornice, and later, to unknown parts, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 supports and applauds these designations, and

BE IT
FURTHER
RESOLVED

THAT: The Board urges the return of *The Genius of Electricity* to its original and rightful location.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: Disposition of Insurance Claims at Ground Zero

WHEREAS: Some insurance companies still have not yet settled claims made by Silverstein Properties, Inc. (“SPI”) and the Port Authority of New Jersey and New York arising out of terrorist attacks on the World Trade Center that occurred on September 11, 2001, and

WHEREAS: The disposition of such insurance proceeds is critical to the successful redevelopment of the World Trade Center site, which was destroyed over five years ago and today remains an open wound in the center of Lower Manhattan, and

WHEREAS: The redevelopment of World Trade Center site is an essential element of the Master Plan and the overall redevelopment of Lower Manhattan, and

WHEREAS: We understand that certain insurers are taking the position that the framework agreement between the Port Authority and SPI relieves these insurers from payment obligations that they would otherwise have to SPI in the absence of the agreement, and

WHEREAS: We understand that certain other insurers, who take the position that the attacks of September 11 constitute a single occurrence within the meaning of their policies of insurance (as opposed to two occurrences as maintained by SPI), are nonetheless refusing to pay the amount that they would owe under a single occurrence calculation, pending the final resolution of the number of occurrences issues by the courts, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 strongly urges the parties involved in these insurance claims not to delay any further the rebuilding process of the World Trade Center and engage in expeditious and good faith negotiations to settle all remaining insurance claims as soon as possible, and

BE IT
FURTHER
RESOLVED

THAT: All insurers refrain from asserting any defense to coverage based on the effect of the framework agreement between the Port Authority and SPI, and

BE IT
FURTHER
RESOLVED

THAT: Those insurers who acknowledge that at least one occurrence has taken place make immediate interim payment to SPI in the amount that would be due according to a single occurrence calculation.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: Performing Arts Center

WHEREAS: Community Board #1 reiterates its position in numerous resolutions (September 2002, January 2003, July 2003, February 2004, April 2004, July 2005, September 2005, November 2005, December 2005, March 2006, April 2006, May 2006, September 2006) supporting the goal of redeveloping the WTC site in a manner that is compatible with the development of a vibrant economy and a livable and dynamic mixed-use community, and

WHEREAS: The Frank Gehry-designed performing arts center (PAC) is a key element of the Master Plan established for rebuilding Lower Manhattan following a lengthy public planning process and is essential to the revitalization of Lower Manhattan, and

WHEREAS: Representatives of the Port Authority of New York and New Jersey (PANYNJ) indicated that there are no current plans to use the site of the PAC as a staging center for the construction of the Freedom Tower but that it is expected to be used for the next four years for the temporary entrance and exit for the Calatrava-designed PATH station, and

WHEREAS: As a result, construction of the PAC is not expected to commence before 2011, or the tenth anniversary of events of September 11, 2001, and will not be completed for a number of years after that, now

THEREFORE
BE IT
RESOLVED

THAT: Completion of the PAC, which is the only community enhancement planned for the WTC site, is essential to the success of the Master Plan and the revitalization of Lower Manhattan, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 urgently reiterates its request that The City of New York, PANYNJ and all other public and private agencies involved in the reconstruction of the WTC site respect the very strong desire of the community to see that the promised PAC is built as soon as possible, and

BE IT
FURTHER
RESOLVED

THAT: CB#1 urges PANYNJ to coordinate development of the East/West corridor with Silverstein Properties and take all possible steps to modify current plans to use the site of the PAC for unrelated purposes so that construction can commence before the tenth anniversary of the events of September 11, 2001.

06resoct17

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: LMDC Community Enhancement Funding Program

WHEREAS: On Friday, October 13, 2006, the Lower Manhattan Development Corporation (LMDC) announced application guidelines for up to \$45 million of Community Enhancement Funds to be allocated in a competitive funding process to non-for-profit organizations engaged in programs or projects that benefit the residents, workers, and communities of Lower Manhattan, and

WHEREAS: The application deadline is November 10, 2006, which is 20 business days from the announcement, and

WHEREAS: The application guidelines indicate that LMDC will review applications and convene an Advisory Panel to evaluate proposals and make funding recommendations, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 requests representation on the Advisory Panel to evaluate proposals and make funding recommendations, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 strongly supports grants to not-for-profit organizations in the district of Community Board 1- Manhattan, of which the former World Trade Center was the commercial and cultural epicenter, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 support grants to fund programs or projects that benefit the residents, workers, and communities of Lower Manhattan in the following five categories:

- Enhancement and Beautification
- Civic Engagement
- Children & Youth
- Adult Services & Supports
- Cultural Activity, and

BE IT
FURTHER
RESOLVED

THAT: Although the Community Enhancement Funds should first be designated for community organizations, any remaining funds should be designated for the Performing Arts Center as per the Master Plan. Community Board #1 urges that any amounts remaining after the allocation of Community Enhancement Funds be transferred to the agency of the City of New York that will be implementing the Performing Arts Center. These funds should be held in an interest bearing account along with previously allocated funds.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: OCTOBER 17, 2006

COMMITTEE OF ORIGIN: SEAPORT / CIVIC CENTER

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

PUBLIC MEMBERS: 2 In Favor 0 Opposed 0 Abstained 0 Recused

**RE: Proposed street event for Park Row between Ann and Beekman
Streets by J & R Music, from November 10, 2006 to November 12,
2006**

WHEREAS: The applicant has applied for a street activity permit for the dates
November 10, 2006 to November 12, 2006, and propose to install 13 tents,
and

WHEREAS: Community Board #1 has, in the past, received many complaints regarding
J & R's events and activities, and their disruption to the community, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 opposes the granting of the proposed street activity
permit to J & R Music on November 10, 2006 to November 12, 2006.