

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 28 West Street, sidewalk café renewal application for Osteria Casano LLC

WHEREAS: The applicant has applied for a renewal of the unenclosed sidewalk café license for 16 tables and 31 seats; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 approves the renewal of the sidewalk café license for Osteria Casano LLC located at 28 West Street.



and for insufficient notice to the community to address the foregoing concerns in time to be addressed prior to the proposed event date.

BE IT  
FURTHER  
RESOLVED

THAT: CB1 offers its assistance to OWS to attempt to find a more suitable location for their event and encourages the applicant to pick another date and time.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

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

RE: Street permit application by Independence Plaza Tenants Association (Mardi Gras Festival Productions, promoter)

WHEREAS: The applicant has applied along with two other organizations for a street activity permit for Monday, November 12, 2012 on Broadway from Cedar Street to Battery Place and Whitehall Street from Beaver Street to Stone Street; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Mardi Gras Festival Productions to close Broadway from Cedar Street to Battery Place and Whitehall Street from Beaver Street to Stone Street during the hours of 10:00 AM to 7:00 PM on Monday, November 12, 2012 subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Live bands, amplified music and other sources of loud audio are not situated along the route in locations that may disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times; and

BE IT

FURTHER

RESOLVED

THAT: CB#1 is not opposing this application due to the extraordinary circumstances in Lower Manhattan at this time which render many locations unusable due to construction and infrastructure work, but requests that the Street Activity Permit Office restore as soon as possible smaller, separate fairs for the three organizations holding this fair as has been done in the past; and

BE IT

FURTHER

RESOLVED

THAT: CB#1 requests that when these smaller, separate fairs are restored, they be held on Saturdays or Sundays rather than holidays like Veteran's Day when many private businesses are open

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 1 Recused

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

RE: Street permit application by 1<sup>st</sup> Precinct Community Council (Mardi Gras Festival Productions, promoter)

WHEREAS: The applicant has applied along with two other organizations for a street activity permit for Monday, November 12, 2012 on Broadway from Cedar Street to Battery Place and Whitehall Street from Beaver Street to Stone Street; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Mardi Gras Festival Productions to close Broadway from Cedar Street to Battery Place and Whitehall Street from Beaver Street to Stone Street during the hours of 10:00 AM to 7:00 PM on Monday, November 12, 2012 subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Live bands, amplified music and other sources of loud audio are not situated along the route in locations that may disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times; and

BE IT

FURTHER

RESOLVED

THAT: CB#1 is not opposing this application due to the extraordinary circumstances in Lower Manhattan at this time which render many locations unusable due to construction and infrastructure work, but requests that the Street Activity Permit Office restore as soon as possible smaller, separate fairs for the three organizations holding this fair as has been done in the past; and

BE IT

FURTHER

RESOLVED

THAT: CB#1 requests that when these smaller, separate fairs are restored, they be held on Saturdays or Sundays rather than holidays like Veteran's Day when many private businesses are open.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

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

RE: Street permit application by New York City Coalition Against Hunger (Mardi Gras Festival Productions, promoter)

WHEREAS: The applicant has applied along with two other organizations for a street activity permit for Monday, November 12, 2012 on Broadway from Cedar Street to Battery Place and Whitehall Street from Beaver Street to Stone Street; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Mardi Gras Festival Productions to close Broadway from Cedar Street to Battery Place and Whitehall Street from Beaver Street to Stone Street during the hours of 10:00 AM to 7:00 PM on Monday, November 12, 2012 subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Live bands, amplified music and other sources of loud audio are not situated along the route in locations that may disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times; and

BE IT

FURTHER

RESOLVED

THAT: CB#1 is not opposing this application due to the extraordinary circumstances in Lower Manhattan at this time which render many locations unusable due to construction and infrastructure work, but requests that the Street Activity Permit Office restore as soon as possible smaller, separate fairs for the three organizations holding this fair as has been done in the past; and

BE IT

FURTHER

RESOLVED

THAT: CB#1 requests that when these smaller, separate fairs are restored, they be held on Saturdays or Sundays rather than holidays like Veteran's Day when many private businesses are open.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:           8 In Favor    1 Opposed    0 Abstained   0 Recused  
BOARD VOTE:             33 In Favor   2 Opposed    1 Abstained   1 Recused

RE:                    Street permit application by Sons of Italy Freedom (Mardi Gras Festival Productions, promoter)

WHEREAS:   The applicant has applied for a street activity permit for Saturday, August 11, 2012 on Liberty Street between Broadway and Trinity Place; now

THEREFORE  
BE IT  
RESOLVED

THAT:                Community Board #1 does not oppose the proposed street activity permit submitted by Mardi Gras Festival Productions to close Liberty Street between Broadway and Trinity Place during the hours of 10:00 AM to 7:00 PM on Saturday, August 11, 2012 subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Live bands, amplified music and other sources of loud audio are not situated along the route in locations that may disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:       8 In Favor   1 Opposed   0 Abstained   0 Recused  
BOARD VOTE:           34 In Favor   2 Opposed   1 Abstained   1 Recused

RE:                    Street permit application by Chabad of Wall Street (Mardi Gras Festival Productions, promoter)

WHEREAS:   The applicant has applied for a street activity permit for Saturday, July 14, 2012 on Liberty Street between Broadway and Trinity Place; now

THEREFORE  
BE IT  
RESOLVED

THAT:                Community Board #1 does not oppose the proposed street activity permit submitted by Mardi Gras Festival Productions to close Liberty Street between Broadway and Trinity Place during the hours of 10:00 AM to 7:00 PM on Saturday, July 14, 2012 subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Live bands, amplified music and other sources of loud audio are not situated along the route in locations that may disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:        7 In Favor    1 Opposed    0 Abstained    0 Recused  
BOARD VOTE:            36 In Favor    0 Opposed    1 Abstained    0 Recused

RE:                    Street permit application by ZIUA (Mardi Gras Festival Productions, promoter)

WHEREAS: The applicant has applied for a street activity permit for Sunday, May 6, 2012 on Broadway from Cedar Street to Battery Place and Whitehall Street from Beaver to Stone Streets; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Mardi Gras Festival Productions to close Broadway from Cedar Street to Battery Place and Whitehall Street from Beaver to Stone Streets during the hours of 10:00 AM to 7:00 PM on Sunday, May 6, 2012 subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Live bands, amplified music and other sources of loud audio are not situated along the route in locations that may disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:           8 In Favor   0 Opposed   0 Abstained   0 Recused  
BOARD VOTE:             36 In Favor   0 Opposed   1 Abstained   0 Recused

RE:                    Street permit application by Leman Manhattan Preparatory School

WHEREAS: The applicant has applied for a street activity permit for Saturday, May 19, 2012 on Morris Street between Broadway and Greenwich Street; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Leman Manhattan preparatory School to close Morris Street between Broadway and Greenwich Street during the hours of noon to 5:00 PM on Saturday, May 19, 2012 subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Live bands, amplified music and other sources of loud audio are not situated along the route in locations that may disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

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

RE:                    170 John Street, application for a restaurant liquor license for the Trading Post

WHEREAS: The applicant, the Trading Post, is applying for a restaurant liquor license; and

WHEREAS: The hours of operation to which the applicant has agreed are 11 a.m. to 3 a.m. for food service and 11 a.m. to 4 a.m. for bar service; and

WHEREAS: The total area of the restaurant is approximately 9,600 square feet with a public assembly capacity of 463; and

WHEREAS: There will be background music using speakers and an amplifier; and

WHEREAS: The applicant intends to apply for a sidewalk café license; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant has represented that there are not buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are not three or more establishments with on-premises liquor licenses within 500' of this establishment; and

WHEREAS: A significant number of residents of 170 John Street appeared at the CB#1 meeting on March 27, 2012 to strongly oppose this application; now

THEREFORE

BE IT

RESOLVED

THAT:                Community Board #1 *opposes* the granting of a restaurant liquor license to the Trading Post at 170 John Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: HOUSING COMMITTEE

COMMITTEE VOTE:	4	In Favor	0	Opposed	0	Abstained	0	Recused
PUBLIC MEMBERS:	5	In Favor	0	Opposed	0	Abstained	0	Recused
BOARD VOTE:	41	In Favor	0	Opposed	0	Abstained	0	Recused

RE: Improving Access to the New York City Senior Citizen Rent Increase Exemption (SCRIE)

WHEREAS: According to New York City’s recent Age Friendly Report, “The City is engaged in a number of ongoing efforts to address the (housing) needs of older New Yorkers...Older adult renters face the threat of rent increases that can put their housing in jeopardy...many older (adults)...are on fixed incomes and may not have the resources” to stay in their homes as rent increases. The report concludes that "improving access to SCRIE" would help alleviate this situation, and

WHEREAS: The New York City Council established the Senior Citizen Rent Increase Exemption (SCRIE) program in 1970 to protect low-income tenants aged 62 and over from certain rent increases in rent-regulated apartments, and

WHEREAS: Currently under New York State law, SCRIE is funded by New York City and other municipalities through a tax revenue benefit to residential landlords. New York City provides landlords a dollar-for-dollar property tax abatement credit (TAC) that makes up the difference between the amount of rent paid by the SCRIE participant and the legal rental amount. The Department of Finance authorizes the TACs and transfers the credit to the building owner’s property tax, and

WHEREAS: SCRIE exempts eligible seniors who live in rent-regulated or Mitchell-Lama apartments from paying certain rent increases. To be eligible for this exemption, applicants must be at least 62 years old, have an annual income below \$29,000 and a rent amount that is at least one-third of their disposable income. Applicants in rent-regulated apartments apply through the City’s Department of Finance. Applicants in Mitchell-Lama apartments (rental or cooperative) apply through the Department of Housing Preservation and Development, and

WHEREAS: There is current legislation in the State Assembly\* and Senate asking that the annual income threshold of \$29,000, not increased since 2009, be increased annually to reflect increases in the Consumer Price Index, thereby giving

seniors greater access to SCRIE. Senate Bill S124A asks that individual localities be allowed to increase the threshold up to \$50,000, and

WHEREAS: Many aging New Yorkers not covered by SCRIE are also on fixed incomes and face the same unaffordable home expense increases--and the same threat of sudden eviction --now faced by many of those living under the current SCRIE rules of eligibility, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 strongly recommends that our New York City and New York State legislature pass their current bills allowing greater access to SCRIE and to continue to work toward such protection for all aging New Yorkers.

---

\*

- [A00473](#)Relates to requiring renewal notices for applications under the SCRIE program
- [A00860](#)Raises senior citizen rent increase exemption (SCRIE) threshold and provides for increase per changes in the consumer price index; excludes certain expenses
- [A01231](#)Relates to the definition of income for purposes of the senior citizen rent increase exemptions (SCRIE) program
- [A01700](#)Provides for annual adjustment of the maximum income threshold for eligibility for the senior citizens' rent increase exemption by any increase in the consumer price
- [A02987](#)Reduces from one-third to one-fourth of income the applicability of the senior citizens' rent increase exemption
- [A06206](#)Increases allowable maximum income of persons occupying rental units otherwise eligible for tax abatement in certain cases
- [A08608](#)Relates to the definition of income for purposes of the senior citizen rent increase exemptions (SCRIE) program
- [A08886](#)Raises senior citizen rent increase exemption (SCRIE) threshold and provides for increase per changes in the consumer price index; excludes certain expenses
- [A09070](#)Provides for annual adjustment of the maximum income threshold for eligibility for the senior citizens' rent increase exemption by any increase in the consumer price
- [S00124](#)Increases allowable maximum income of persons occupying rental units otherwise eligible for tax abatement in certain cases
- [S00482](#)Relates to requiring renewal notices for applications under the SCRIE program
- [S00910](#)Increases allowable maximum income of persons occupying rental units otherwise eligible for tax abatement in certain cases
- [S01251](#)Relates to the definition of income for purposes of the senior citizen rent increase exemptions (SCRIE) program
- [S01372](#)Provides for annual adjustment of the maximum income threshold for eligibility for the senior citizens' rent increase exemption by any increase in the consumer price
- [S01786](#)Reduces from one-third to one-fourth of income the applicability of the senior citizens' rent increase exemption

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: LANDMARKS/SEAPORT CIVIC CENTER

LANDMARKS

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

SEAPORT/CIVIC CENTER

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

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

BOARD VOTE: 38 In Favor 2 Opposed 0 Abstained 1 Recused

RE: 95 South Street, application to alter mall building constructed in 1985 located on Pier 17 in the South Street Seaport Historic District and to alter Pier 17 structure

WHEREAS: The application is an impressive concept to transform the dated 1985 Pier 17 mall and neighboring Link building into a modern mixed use commercial and public event space, and

WHEREAS: The concept will reuse much of the structural components of the existing buildings but will re-skin them into a open, airy, human scale buildings with cobble stone pathways, huge glass industrial style doors which can be raised, basket weave ceilings – appropriate in scale and materials for the Seaport’s history and South Street Seaport Historic District, and

WHEREAS: The roof level will be an event, restaurant, and children play space area inspired by the Tanglewood Music Festival. It will be open to the public, contain lawns, and a 700 seat year-round theater with magnificent views of the waterfront and Brooklyn Bridge. The Committee wanted to ensure that the theater space would be functional all year round and not entirely focused on music, and

WHEREAS: The height of the three-storey building will be 75’ 9” - the same as the existing building, and

WHEREAS: The ground level will utilize the industrial style 32’ large glass doors which can be raised in good weather to facilitate the human scale feeling, help view corridors of the water and Brooklyn Bridge and use small tenancies to support the original feeling of the Seaport hustle and bustle, and

WHEREAS: The second and third levels will each have 60,000’ floor plates but will not be leased to “big box” tenants – but small store tenants appropriate for the Historic District, and

WHEREAS: The Committee noted the floor area will increase 20,000' by extending the building further along the Pier, and

WHEREAS: The proposed expanded building creates only a 15' public waterfront walkway at the Pier end - further reduced by the cut-out made to connote the original separation of the Piers 17 and 18 - which it felt was too narrow and suggested the walkway be increased to 23' and the symbolic separation be reduced in size or eliminated to maximize precious public waterfront space, and

WHEREAS: New waterfront access will be created from South Street via a passageway on the north side of the Pier 17 to the proposed "porch" deck

WHEREAS: The building will be constructed to a LEED Silver Rating – which the Committee felt should be increased, and

WHEREAS: The 300'X30' portion of the Pier to the North of the building will become an ADA accessible public open space with exciting design elements of “glider” over-size benches, “barstool” seating along the perimeter, steps, solar powered illuminated cobblestone floor elements, similar to elements used on East River Esplanade, designed by the firm of the much acclaimed HighLine, and

WHEREAS: The Committee noted the ULURP issues arising from the potential increase in FAR and change of use on the roof would be considered in the fall by the Seaport Committee, and

WHEREAS: There were a number of speakers from the public – including: Downtown Alliance, Little Airport Productions, Association for a Better New York, Mark Joseph Steakhouse and Union representatives from DC9, LC79, and LC46 – all in favor of the renovation and the commitment by Howard Hughes Corp. to using 350 union construction workers on the development, and

WHEREAS: The South Street Seaport Museum Trustee attending the meeting commented that the Museum hoped Howard Hughes Corp. would foster a more collegial relationship with the Museum in the future work on Pier 16 and the Uplands, which was agreed to, and

WHEREAS: The Committee commended Howard Hughes Corp., SHoP Architects, Field Operations – the landscape designer, Higgins Quasebarth – the preservation consultants for their excellent presentation and design concept, and

WHEREAS: The Committee noted the application would be as appropriate and as applicable if the City Landmark District (including the entire Pier 17) was extended to match the Federal Landmark District – and it looked to Howard Hughes Corp. to provide strong and urgent leadership to work with CB#1 and LPC to extend this long

overdue loophole that was used inappropriately by the now bankrupt former applicant General Growth Properties with its proposed 472' tower, and

WHEREAS The Committee noted as in the earlier meeting with Howard Hughes Corp. and SHoP that CB#1's request for a Master Plan incorporating Pier 17, the Link building, the Tin building, the Uplands had still not been addressed and the explanation as to why was not acceptable. It is in CB#1's opinion perfectly reasonable and totally appropriate for a Master Plan to be prepared for a development of this scale and the failure not to prepare one is very concerning and could represent the worst of spot development practices, now

THEREFORE  
BE IT  
RESOLVED

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

BE IT  
FURTHER  
RESOLVED

THAT: CB#1 strongly requests the applicant prepare - and the Landmarks Preservation Commission require - a Master Plan for the entire potential development, and

BE IT  
FURTHER  
RESOLVED

THAT: CB#1 urgently requests the Landmarks Preservation Commission extend the New York City Landmark District boundary to reflect the Federal Landmark District boundary.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

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:           Governors Island, application for temporary installations

WHEREAS:   The application arises to allow for various seasonal programs for public access initiatives, and

WHEREAS:   There are many activities planned including: interactive sculptures, mini-golf, food vendor stands, bicycle concessions, miscellaneous events from May to September, and

WHEREAS:   The activities will not penetrate the ground, or attach to buildings, and

WHEREAS:   The activities will be located throughout much of the Island, now

THEREFORE  
BE IT  
RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: LANDMARKS

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

RE:                    287 Broadway, application for cast-iron façade restoration, replacement of windows, replacement of rooftop HVAC and storefront renovation

WHEREAS: The application is to fully restore this wonderful individual landmark that was designed by John B Snook in 1871-73, and

WHEREAS: The building was originally a bank, offices and warehouse designed in an Italianate Second Empire style with marvelous cast-iron columns on all five stories, ornate wooden windows, impressive slate mansard roof and elaborate cast-iron roof cresting, and

WHEREAS: The building is leaning 14” off plumb since the neighboring 57 Reade Street was built, and

WHEREAS: The applicant has an ambitious engineering solution to underpin and straighten the building using plans prepared by Robert Silman Associates and Plan B, and

WHEREAS: The facades on Broadway and Reade Street will be fully restored and painted based upon historic paint sampling, and

WHEREAS: The original wooden windows will be replaced in like but with thermal clear glass, and

WHEREAS: The wonderfully ornate roof top cresting will be copied in steel, painted in historically appropriate colors and used as a roof garden fence, and

WHEREAS: The mansard slate roof will be replaced and analysis will be performed to see if there were any original decorative patterns that would be matched, and

WHEREAS: The new 10’ stair bulkhead and 5’ HVAC unit will not be visible from the street, and

WHEREAS: The inappropriate non-original storefronts will be replaced with wooden framed clear glass, raised wood panels and wooden store and apartment doors, and

WHEREAS: There is no signage plan for the potential stores, with modest goose neck exterior lighting, and

WHEREAS: The Committee commended the applicant for the quality of the restoration, and

WHEREAS: The Committee was pleased to learn that the old apartment tenants that had to leave the building in 2007 when the foundation movement made the building dangerous would be re-established, and

WHEREAS: The Committee recommended that the applicant approach the neighboring building to meet it's requirement to make good the party wall opening that will arise when the building is stabilized, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	8 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	40 In Favor	0 Opposed	1 Abstained	0 Recused

RE: Need for changes to the 311 system so that residents get timely responses to noise complaints

WHEREAS: Community Board 1 appreciates the effort that has been made to rebuild and upgrade the underlying infrastructure downtown after the 9/11; and

WHEREAS: There is a delay between the time a call is made by a resident and the response by the City agency in charge of issuing permits and after-work variances and conducting enforcement; and

WHEREAS: One example is on John Street where there have been five major construction projects underway on one block for months with work often occurring on weekends and evenings as well as during business days; and

WHEREAS: It would have been better if Con Edison could have better coordinated their steam, gas and electrical work so that the street could have been ripped up once instead of repeatedly, a problem that created hardship on Maiden Lane and led some small businesses to go out of business; and

WHEREAS: The Brooklyn Bridge reconstruction project is underway near Southbridge Towers and other residential buildings, including 8 Spruce Street, with work seven days per week with jack-hammering at night; and

WHEREAS: This has been disturbing for some time the sleep of children who need to go to school as well as adults who need to go to work; now

THEREFORE  
BE IT  
RESOLVED

THAT: A mechanism should be put in place so that inspectors can be dispatched immediately after hours and on weekends to respond to 311 calls instead of the next day when it is too late to address the complaint, which is the current procedure; and

BE IT  
FURTHER  
RESOLVED

THAT: City agencies should better coordinate with utilities (e.g. Con Edison, Verizon, and other telecommunications companies), water and sewer projects, transportation improvements and other construction projects to minimize impacts on surrounding communities from after-hours variances for night-time and weekend work in residential areas in Lower Manhattan.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

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:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 36 Peck Slip, sidewalk café renewal application for Goat Fifty LLC, d/b/a Nelson Blue

WHEREAS: The applicant has applied for a renewal of the unenclosed sidewalk café license for 12 tables and 24 seats; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 approves the renewal of the sidewalk café license for Goat Fifty LLC, d/b/a Nelson Blue located at 36 Peck Slip.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Street permit application for Fulton Stall Market by Seaport Marketplace, every Saturday and Sunday from May 12, 2012 to October 28, 2012 from 10:00 am to 5:00 pm, sidewalk and curb lane on South Street between Fulton Street and Beekman Street

WHEREAS: The applicant has applied for a street activity permit for every Saturday and Sunday from May 12, 2012 to October 28, 2012 from 10:00 am to 5:00 pm, sidewalk and curb lane on South Street between Fulton Street and Beekman Street, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Seaport Marketplace for Fulton Stall Market by, every Saturday and Sunday from May 12, 2012 to October 28, 2012 from 10:00 am to 5:00 pm, sidewalk and curb lane on South Street between Fulton Street and Beekman Streetsubject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Bands and persons with megaphones are not situated along the route such that they disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	5 In Favor	3 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Street permit application for Street permit application by Zbigniew Szymczy for 4<sup>th</sup> of July Pig Roast on Wednesday July 4, 2012 from 12:00 pm to 8:00 pm, on northern half block of Cliff Street between Fulton Street and John Street closest to Fulton Street

WHEREAS: The applicant has applied for a street activity permit for Wednesday July 4, 2012 from 12:00 pm to 8:00 pm, on northern half block of Cliff Street between Fulton Street and John Street closest to Fulton Street, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Zbigniew Szymczy for 4<sup>th</sup> of July Pig Roast on Wednesday July 4, 2012 from 12:00 pm to 8:00 pm, on northern half block of Cliff Street between Fulton Street and John Street closest to Fulton Street subject to the following conditions:

- 1) The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
- 2) Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
- 3) Clean-up will be coordinated with the appropriate City Agencies, and
- 4) Bands and persons with megaphones are not situated along the route such that they disturb residents, and
- 5) Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Construction Noise on the Brooklyn Bridge

WHEREAS: Community Board One understands that the Brooklyn Bridge reconstruction is an important project and that these repairs must be made, and

WHEREAS: We understand that the Department of Transportation has in the past taken steps to reduce noise and we appreciate the sound muffling measures that have been taken during all work hours, and

WHEREAS: The loud construction noise during the overnight hours has become intolerable to the residents in the areas adjacent to Southbridge Towers and 8 Spruce Street who are being kept awake all night, and

WHEREAS: The noise emanating from the project regularly exceeds city codes, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board One asks the Department of Transportation to provide it with decibel counts of noise levels at all hours of the day and night, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board 1 asks the Department of Transportation to mitigate this problem by closing the bridge during the daytime hours so that work can be done during daylight hours and all work ceased during nighttime hours, and

BE IT  
FURTHER  
RESOLVED

THAT: Community Board One asks all elected officials whose districts cover the area of the residents join in an effort to eliminate nighttime work on the Brooklyn Bridge project.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: ULURP Application # C 100149 ZSM  
CEQR Number: 12DCP102M  
83 Walker Street, application for special permit under section 74-712 of the Zoning Resolution authorizing waiver of height and setback requirements

WHEREAS: The applicant, 83 Walker LLC, is seeking a special permit pursuant to Section 74-712(b) of the Zoning Resolution to modify the maximum base height requirements and the maximum street wall height provisions of Section 23-692 to facilitate the construction of a nine-story residential building, and

WHEREAS: The Landmarks Committee of Community Board 1 recommended approval of and the Landmarks Preservation Commission approved a Certificate of Appropriateness for the proposed residential building in the Tribeca East Historic District on June 14, 2011, and

WHEREAS: The proposed building has a street wall height of 100 feet 11 inches and limiting the street wall of the building to 81'-0" or the base height of the building to 85'-0" as required by the Zoning Resolution would result in a 7-story building which would create a uniform roofline that is out of character with the staggered building heights that characterize the Tribeca East Historic District, and

WHEREAS: The Landmarks Preservation Commission stated that the "height of the building is in keeping with the varying building heights on this block and in the historic district," and

WHEREAS: The bulk modifications requested are necessary for reasons of economic feasibility as well as design and will not adversely affect structures or open space in the vicinity, now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 recommends that the City Planning Commission approve the request for a special permit under section 74-712 of the Zoning Resolution authorizing waiver of height and setback requirements for 83 Walker Street.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 5 In Favor 2 Opposed 1 Abstained 0 Recused

PUBLIC MEMBERS: 2 In Favor 1 Opposed 0 Abstained 0 Recused

TABLED

RE: 84-86 White Street, application for special permit under section 13-561 of the Zoning Resolution to permit attended accessory parking garage with 22 spaces

WHEREAS: This application is for a special permit pursuant to Section 13-561 of the Zoning Resolution to allow a 22-space accessory parking garage in a new, 13-story as-of-right residential development, and

WHEREAS: The applicant stated that the as-of-right development would have approximately 33 condominium dwelling units and the proposed garage would be mostly located below grade on the ground floor and the cellar level and would have a total of 22 spaces, utilizing 8 double car stackers, and

WHEREAS: Access to the proposed garage would be provided via a 20 foot curb cut on White Street and one vehicle elevator within the proposed garage, and

WHEREAS: The applicant stated that the proposed condominium units are expected to attract higher income residents with greater auto ownership rates, and therefore a greater demand for parking, and

WHEREAS: The applicant stated that in this area of Manhattan off-street parking is permitted for 20 percent of the units in a new residential building and, accordingly, the 33-unit as-of-right building would be permitted only 7 accessory parking spaces as-of-right based on the number of residential units, and

WHEREAS: The applicant stated that the 55 space parking lot currently on the site will be lost and the development will provide a larger accessory parking garage to accommodate the parking demand generated by the residents, and

WHEREAS: Members of the Tribeca Committee expressed doubts about the need for additional accessory parking in Tribeca, noting that New York City's current parking policy appears to have the effect of encouraging rather than discouraging driving in Lower Manhattan, and stated that the increase in parking spaces from 7 to 22 would benefit the developer only and not the community, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board 1 recommends that the City Planning Commission deny the request for a special permit under section 13-561 of the Zoning Resolution to permit an attended accessory parking garage with 22 spaces.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	3 Opposed	0 Abstained	0 Recused

RE: 225 West Broadway, application for a restaurant liquor license for Tribeca #1 LLC d/b/a The Butterfly

WHEREAS: The applicant, Tribeca #1 LLC d/b/a The Butterfly, is applying for a restaurant liquor license; and

WHEREAS: The hours of operation to which the applicant has agreed are 11 a.m. to 1 a.m. Sunday through Thursday and 11 a.m. to 2 a.m. on Friday and Saturday; and

WHEREAS: The applicant has agreed as a condition of the liquor license that food service will continue up to a half hour before alcohol beverage service is required to stop; and

WHEREAS: The total area of the restaurant is approximately 1,047 square feet with a public assembly capacity of 74; and

WHEREAS: There will be recorded background music using a jukebox and 6 speakers; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license or a cabaret license; and

WHEREAS: The applicant has represented that there are not buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500' of this establishment; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 *opposes* the granting of a restaurant liquor license to the Tribeca #1 LLC d/b/a The Butterfly at 225 West Broadway *unless* the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 329 Greenwich Street, application for a restaurant liquor license for Luigi Iasilli or Entity to be Formed d/b/a Max Tribeca

WHEREAS: The applicant, Luigi Iasilli or Entity to be Formed d/b/a Max Tribeca, is applying for a restaurant liquor license; and

WHEREAS: The hours of operation to which the applicant has agreed are 12 p.m. to 1 a.m. Sunday through Thursday and 10:30 a.m. to 1 a.m. on Friday and Saturday; and

WHEREAS: The total area of the restaurant is approximately 2,200 square feet with a public assembly capacity of 170; and

WHEREAS: There will be recorded music using an I-Pod and 8 speakers; and

WHEREAS: The applicant has agreed to use foam sound proofing and to take steps to ensure that noise does not permeate through the walls to neighboring residents; and

WHEREAS: The applicant intends to apply for a sidewalk café license; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant has agreed to consider alternatives for bicycle parking; and

WHEREAS: The applicant has represented that there are not buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500' of this establishment; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 opposes the granting of a restaurant liquor license to Luigi Iasilli or Entity to be Formed d/b/a Max Tribeca at 329 Greenwich Street unless the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 385 Greenwich Street, application for a restaurant liquor license for No Moore Oysters & Maritime, LLC d/b/a Smith & Mills Maritime

WHEREAS: The applicant, No Moore Oysters & Maritime, LLC d/b/a Smith & Mills Maritime, is applying for a transfer restaurant liquor license; and

WHEREAS: The hours of operation to which the applicant has agreed are 8 a.m. to 1 a.m. Sunday through Thursday and 8 a.m. to 2 a.m. on Friday and Saturday; and

WHEREAS: The total area of the restaurant is approximately 1,800 square feet with a public assembly capacity of 130; and

WHEREAS: There will be recorded background music using 26 speakers at 15Amp; and

WHEREAS: The applicant intends to apply for a sidewalk café license; and

WHEREAS: The applicant does not intend to apply for a cabaret license; and

WHEREAS: The applicant has represented that there are not buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on-premises liquor licenses within 500' of this establishment; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board #1 *opposes* the granting of a restaurant liquor license to the No Moore Oysters & Maritime, LLC d/b/a Smith & Mills Maritime at 385 Greenwich Street *unless* the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	5 In Favor	3 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 71 No Moore Oysters LLC (AKA 385 Greenwich Street), new sidewalk café application for No Moore Oysters LLC, d/b/a Smith & Mills

WHEREAS: The applicant has applied for an unenclosed sidewalk café license for 4 tables and 8 seats; and

WHEREAS: Members of the Tribeca committee felt that the location of this sidewalk café would unreasonably interfere with pedestrian foot traffic because of the narrowness of the sidewalk; now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 opposes the new application for a sidewalk café license for No Moore Oysters LLC, d/b/a Smith & Mills located at 71 No Moore Oysters LLC (AKA 385 Greenwich Street).

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	1 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 135 West Broadway, new sidewalk café application for 135 West B Food & Drink, LLC, d/b/a Tiny's and the Bar Upstairs

WHEREAS: The applicant has applied for a new unenclosed sidewalk café license for 5 tables and 10 seats; and

WHEREAS: The applicant has agreed to cease operations at 11 p.m. Sunday through Thursday and 12 a.m. on Friday and Saturday; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 *opposes* the granting of a sidewalk café license for 135 West B Food & Drink, LLC, d/b/a Tiny's and the Bar Upstairs located at 135 West Broadway unless the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 77 Hudson Street, new sidewalk café application for Zutto Squared, LLC d/b/a Zutto

WHEREAS: The applicant has applied for a new unenclosed sidewalk café license for 6 tables and 12 seats; and

WHEREAS: The applicant has agreed to cease operations at 12 a.m. seven days a week; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 *opposes* the granting of a sidewalk café license for Zutto Squared, LLC d/b/a Zutto located at 77 Hudson Street *unless* the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	1 Abstained	0 Recused
PUBLIC MEMBERS:	2 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 32 White Street, new sidewalk café application for Tribeca Grand Hotel, Inc.

WHEREAS: The applicant has applied for a new unenclosed sidewalk café license for 21 tables and 42 seats; and

WHEREAS: The applicant has agreed to cease operations at 12 a.m. seven days a week; now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 *opposes* the granting of a sidewalk café license for Tribeca Grand Hotel, Inc. located at 32 White Street *unless* the applicant complies with the limitations and conditions set for above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

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

RE: World Trade Center Campus Security Plan - CEQR No. 12NYPD001M

WHEREAS: The World Trade Center Campus Security Plan (“Proposed Action”) is intended to prevent unscreened vehicles from driving within close proximity to the 9/11 Memorial Plaza and Museum building, commercial towers, and transportation facilities on the WTC Site, and

WHEREAS: The New York Police Department (NYPD), acting as the lead agency under City Environmental Quality Review (CEQR), has submitted a Draft Environmental Impact Assessment Statement (EAS) and Notice to Prepare a Draft Environmental Impact Statement (DEIS) for implementation of The World Trade Center Campus Security Plan because the EAS has demonstrated that the Proposed Action may be a significant impact on the quality of the human environment, and

WHEREAS: The Proposed Action would control vehicular access to and traffic movement to and within the WTC Site through the creation of a secure perimeter, and

WHEREAS: Selected portions of streets in and around the WTC Site are also proposed to be restricted access streets that would be closed to general vehicular traffic, and

WHEREAS: Implementation of the Proposed Action would involve installation and utilization of security infrastructure in the immediate vicinity of the WTC Site, and

WHEREAS: The Campus Security Plan would be implemented in the area generally bounded by Barclay, West, Thames and Church streets and is a comprehensive perimeter vehicle security plan for the World Trade Center (WTC) Site intended to protect against vehicle-borne explosive devices while ensuring an open environment that is hospitable to remembrance, culture, and commerce, and

WHEREAS: The Campus Security Plan bars unscreened vehicles from entering the WTC Site and certain areas at the perimeter of the Site and creates stand-off distances to guard against the risk of progressive collapse of buildings and other catastrophic damage to persons and property, and

WHEREAS: A vehicle seeking to enter restricted areas would be subject to credentialing to determine whether entry is authorized and screening to ensure that the vehicle does not contain dangerous material, and

WHEREAS: A Trusted Access Program (TAP) will be created in which tenants (should include residents that live in the secured area), car services, taxis and delivery vans could enroll will is envisioned to expedite vehicle entry, and

WHEREAS: The Vehicular Security Center (VSC) planned in conjunction with the WTC development controls access to the Site's underground traffic network, loading docks and parking areas and all vehicles parking (including those for tenants and visitors) or making deliveries at the Site would be processed and screened at the VSC, and

WHEREAS: As it is anticipated that demand for on-site delivery, tour bus and private occupancy vehicle parking at the VSC will be considerable, it is expected that a management strategy including scheduling of tour buses and truck deliveries will be developed to ensure orderly and efficient operations, and

WHEREAS: The Project Area includes all streets, sidewalks and buildings in the areas generally bounded by Barclay, West, Thames and Church streets and under the proposed Campus Security Plan four vehicular access points would be located at: Washington Street/Barclay Street; West Broadway/Barclay Street; Church Street/Liberty Street; and Liberty Street/West Street, and the secure perimeter would consist of various types of vehicle interdiction devices, which would include static barriers (such as bollards or walls) and operable barriers to allow vehicle access, all under NYPD control, and

WHEREAS: The EAS prepared by NYPD for the project indicates that the Proposed Action will not have a potential significant adverse impact on open space, shadows, natural resources, water and sewer infrastructure, solid waste and sanitation services or energy, and

WHEREAS: The EAS prepared for the project indicates that the Proposed Action may have a significant impact on:

1. Land use, zoning and public policy
2. Socioeconomic conditions
3. Community facilities
4. Historic and cultural resources
5. Urban design/visual resources impacts
6. Hazardous materials
7. Transportation
8. Air quality
9. Greenhouse gas emissions
10. Noise
11. Public health impacts
12. Neighborhood character
13. Construction impacts

WHEREAS: Accordingly, the New York City Police Department has directed that a Draft Environmental Impact Statement (DEIS) be prepared in accordance with New York City Environmental Quality Review to examine the impacts of the World

Trade Center Campus Security Plan on existing businesses, access to and by emergency vehicles, architectural resources, the pedestrian's experience of public space, parking, hazardous materials, traffic, transit and pedestrian flow, mobile source emissions, energy consumption and greenhouse gas emissions, noise, neighborhood character and construction, and

WHEREAS: CB1 is sensitive to the need for vehicle, pedestrian and building safety and security at the World Trade Center Site and is pleased that NYPD has developed a comprehensive security plan for and the area surrounding it, and

WHEREAS: Community Board 1 is grateful to the NYD for presenting the World Trade Center Campus Security Plan to community board leadership and to the World Trade Center Redevelopment Committee, which indicates a strong will to work together through the build-out and implementation with a completion date of 2019, and

WHEREAS: CB1 recognizes that the DEIS will examine 13 areas identified in the EAS as potentially impacted by the security plan, and feels strongly that certain areas require thorough and detailed analysis to determine potential impacts and recommended mitigation measures, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 urges NYPD to emphasize the following in preparation of the World Trade Center Campus Security Plan DEIS:

1. Consideration of an open-grid street plan alternative that does not include checkpoints, bollards or barriers, so that the perimeter streets will be transparent, not just permeable, as was the original promise of the World Trade Center Redevelopment Plan
2. Pedestrian and vehicular flow into and out of the WTC site and surrounding area to preserve neighborhood character and prevent the creation of a "fortress" environment;
3. Access to and from the Memorial Plaza which was promised by planning agencies to be unobstructed for residents, workers and visitors;
4. Potential long-term pedestrian and vehicular congestion at the intersection of Church and Vesey Streets, which has become the "busiest" intersection in the country, and the intersections of Cedar and Liberty Streets with Greenwich and West Streets;
5. Concern for altered traffic conditions that could create a lockdown of the highway at West Street and the entire southern portion of Battery Park City;
6. Phasing of traffic flow due to the changing perimeter as various components are phased in over the years to come with build year of 2019 including the 9/11 National Memorial and Museum, 1 WTC, 4 WTC, the Performing Arts Center, 2 WTC, and 3 WTC, the Vehicular Security Center with "Liberty Park," the Calatrava PATH Station and 5 WTC;
7. Bus flow into and out of the site and of idling by standing busses;

8. Truck routes entering the VSC do not back up into BPC or the growing “Greenwich Street South” residential community and schools;
9. Impacts on police, fire and ambulatory services in and around the WTC Site;
10. Congestion, noise, air pollution and local traffic effects of backup of vehicles passing through vehicle interdiction devices to gain access to WTC site;
11. Potential for long term parking within security campus by vehicles enrolled in the Trusted Access Program vehicles;
12. Flexibility of plan to address people in wheelchairs and people with walkers and large baby strollers;
13. Impact of the parking vehicles (both private and personnel) of the 30 NYPD officers per shift;
14. Impact on traffic during the construction phase of the sally ports and retractable barriers with so many other large construction projects;
15. Implement the Environmental Impact Commitments<sup>1</sup> by working with the Lower Manhattan Construction Command Center’s environmental compliance program, which includes air monitoring that should continue through the 2019 build-out year;
16. Impact of security infrastructure on local business;
17. Impact of security infrastructure on two public high schools and a nursery school which are in direct proximity to the Security Campus;
18. Encourage delivery vehicles to the WTC site to arrive off hours and try to limit all other vehicles; and

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board One asks that the DEIS consider:

1. Placement of the World Trade Centre Command Center away from the WTC site;
2. Encouragement of public transportation to and from the WTC site and downtown destinations; and
3. Reopening portions of Greenwich Street to through traffic or local vehicular access;
4. Restoring the direction of Cedar Street, which was reversed for work on the WTC site, back to its original direction to allow easier vehicular access for residents;
5. Creation of a bike lane on Trinity and Church Streets so that the lane to the west does not become in effect a parking lot for taxis and black cars;
6. Creation of a structure to build radio systems for City agencies, NYPD, New York Fire Department and Port Authority to communicate;
7. Creation of plan to manage floods and power outages, now

---

<sup>1</sup> [http://www.lowermanhattan.info/extras/pdf/enviro\\_n\\_performance\\_commitment.pdf](http://www.lowermanhattan.info/extras/pdf/enviro_n_performance_commitment.pdf)

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board One asks NYPD to create a Citizens Advisory Committee that would include one or more representatives from CB1 as well as residents who live in both the impact zone and next to the impacted zone and business owners to work with NYPD to ensure that all community concerns are addressed in the DEIS with a feedback loop following the model set by the New York Department of Transportation in the planning of tourist bus parking with the opening of the 9/11 memorial.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 27, 2012

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	38 In Favor	0 Opposed	0 Abstained	0 Recused

RE: CB1 supports the establishment of a “Freedom Trail” in Lower Manhattan

WHEREAS: Lower Manhattan is home to many important historical sites relating to the American journey toward freedom – both the national war for independence from Britain after 1776, and the struggle against slavery two generations later; and

WHEREAS: These fascinating sites are in some cases marked and acknowledged, in others cases unmarked and nearly forgotten; and

WHEREAS: These Lower Manhattan sites, whether individually marked or not, have never been linked through maps, programs, and unifying signage into a single coherent accessible “story” – a walkable educational tour in the manner of the Freedom Trail in Boston; and

WHEREAS: The Boston Freedom Trail, established 1958, is an immensely successful tourist and educational destination, garnering 3 million visits per year, including 20,000 school trips by area children and teachers; and

WHEREAS: The Boston Freedom Trail adds million of dollars to the local economy, especially aiding smaller shops, cafes and vendors along the route – precisely the types of small businesses most in need of assistance in our community; and

WHEREAS: Other cities have acknowledged the value of the “Freedom Trail” model, and are seeking to duplicate it; in Philadelphia, for example, a commission is actively studying the creation of a “Constitutional Trial” to create a valued tourist venue and, in effect, an “outdoor classroom” for young people studying our nation’s history; and

WHEREAS: The Lower Manhattan sites include some famous locations and others less known but equally fascinating and important, including:

- The New York slave market established in 1709 near the corner of Wall and Pearl Streets;
- Fraunces Tavern at 54 Pearl Street where the New York Sons of Liberty met to discuss the dumping of tea in New York Harbor before the Revolution and

where General George Washington gave his farewell address to his officers after the American victory;

- The Methodist Church at 44 John Street, among the first Methodist churches in America;
- The African Methodist Episcopal Zion Church at Church and Leonard Streets, an important center of early abolitionism;
- A former wharf site at Chambers Street in present Battery Park City where in 1838, a runaway slave later known as Frederick Douglass took his first steps as a free man;
- A brick home at 36 Lispenard where abolitionist newspaper editor and activist David Ruggles ran a “station” on the Underground Railroad and published an important abolitionist newspaper, aiding Douglass and hundreds of others fleeing slavery; and

WHEREAS: Linking these sites together in a thematic story of the human struggle, against great odds, for freedom and self-determination, would create a rich, inspiring addition to the street life of Downtown; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board One strongly supports the idea of the creation of Lower Manhattan Freedom trail in our community.