

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

MARCH 12, 1991

**COMMITTEE OF ORIGIN: SOCIAL SERVICES**

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
PUBLIC MEMBERS:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	14 In Favor	0 Opposed	0 Abstained

**RE: Women with AIDS and CDC Expanded Definition**

**WHEREAS:** To date more than 4,000 women in New York City have been diagnosed with AIDS and this represents close to 20% of the total number of cases diagnosed nationwide during 1990, and

**WHEREAS:** According to recently published studies, 65 percent of HIV-infected women die without fitting the Center for Disease Control (CDC) definition for AIDS, and women are twice as likely as men to have opportunistic infections which are missed or misdiagnosed because HIV infection is not suspected, and

**WHEREAS:** Early diagnosis, intervention and management of HIV is critical to survival and failure to identify HIV infection in women means that they are not getting proper treatment and this failure jeopardizes women's lives, and

**WHEREAS:** Without an "AIDS diagnosis", women are being denied disability benefits including enhanced rent and nutritional supplements, because benefits are based upon CDC guidelines, and

**WHEREAS:** Education and prevention strategies are hampered when the definition of AIDS does not include any of the gynecological symptoms which occur with greater frequency and severity in women with HIV infection, and women experiencing these symptoms may never consider themselves to be at risk, and

**WHEREAS:** The failure to include all HIV-related opportunistic infections in the current definition of AIDS alters the epidemiology of AIDS and does not provide accurate information as to the number of women who are dying from AIDS, nor does it tell us who these women are, now

**THEREFORE  
BE IT  
RESOLVED**

**THAT:** CB #1 strongly urges the Center for Disease Control to revise its definition of AIDS so that it more accurately reflects ways in which HIV manifests itself in women, the elderly who are an at-risk population; as well as in others who are at high risk including children, intravenous drug users and men and women

whose health has been compromised as a result of poverty; and to establish research priorities to focus on these groups which have too long been neglected.

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

MARCH 12, 1991

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE:      4 In Favor            7 Opposed            0 Abstained

RE:                    **68-70 William Street**

WHEREAS:            The Royal Bank of Canada has applied to the BSA for a waiver of Zoning Resolution regulations governing height and setback, the sky exposure plane, and rear yard requirements in order to construct a 27-story commercial building at 68-70 William Street, and

WHEREAS:            The proposed project would also utilize floor area bonuses for Urban Open Space (including an urban plaza and a sidewalk widening) and an Arcade, to increase the allowable FAR from 15 to 18, and

WHEREAS:            The proposed new structure is to be built in the core of the Financial District which is characterized by buildings of this size and scale, now

THEREFORE  
BE IT  
RESOLVED

THAT:                    CB #1 recommends that the BSA and the City Planning Commission grant the requested waivers and bonuses needed to construct the new Royal Bank of Canada office building at 68-70 William St., and

BE IT  
FURTHER  
RESOLVED

THAT:                    CB #1 recommends that the Royal Bank of Canada reconsider its proposed arcade and consider an alternative pedestrian amenity which better serves the needs of the community, and

BE IT  
FURTHER  
RESOLVED

THAT:                    CB #1 recommends that the loading dock not be located on Liberty St. due to its negative impact on Louise Nevelson Plaza.

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

MARCH 12, 1991

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

BOARD VOTE:                17 In Favor                6 Opposed                8 Abstained

RE:                        **68-70 William St., Proposed Royal Bank of Canada Building**

WHEREAS:                CB #1 has reviewed applications by the Royal Bank of Canada (RBC, Inc.) to the BSA (232-90-BZ) for a special permit for a proposed 27 story building that creates non-compliance with rear yard and height and set back requirements; and to the CPC (N 900449 ZCM) for the Certification of the Urban Open Space Bonus, and

WHEREAS:                Among significant issues raised during this review were:

1. Whether plazas and arcades continue to be sound urban design elements, especially in Lower Manhattan.
2. Whether the widening of a sidewalk is appropriate, and if so, in this instance might it not be more appropriate along the Liberty St. rather than the William St. facade.
3. Whether in the interests of pedestrian needs and traffic flow and to eliminate potential damage to Louis Nevelson Plaza, the loading dock should be relocated.
4. Whether the granting of a waiver for the rear yard requirement would further deprive the adjacent building, 80 Maiden La., which is under consideration for landmark designation, of access to air and light.
5. Whether RBC, Inc. has a responsibility, not legally but as a neighbor, to consider an alternative siting plan by the owners of 80 Maiden La., and

WHEREAS:                CB #1 recognizes that as owners of the property, RBC is entirely within its legal rights to build as it so desires, in accordance with the Zoning Resolution and is not legally responsible to protect the side walls and windows of 80 Maiden La., and

WHEREAS:                CB #1 would very much like to see the RBC remain in Lower Manhattan and construct a new headquarters building, and

WHEREAS: For RBC to alter its current design at this late date would result in additional expense and possibly in lengthy delays in obtaining the necessary approvals and getting the project underway, and

WHEREAS: The owners of 80 Maiden La. two years ago were extended an offer to purchase this entire parcel now under consideration and thus could have precluded the construction of any future abutting building, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 recommends that the BSA deny the variances requested by the RBC to build the proposed 27 story office building, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 recommends that the RBC revise its proposal so that:

1. The loading dock is not located on Liberty St.
2. The arcade along Liberty St. is abandoned and possibly replaced with a widened sidewalk which would enhance the sense of open space created by Louise Nevelson Plaza, and

BE IT  
FURTHER  
RESOLVED

THAT: CB #1 urges the Bank, in the spirit of "good neighborliness", to initiate serious negotiations with the owners of 80 Maiden La. to develop a revised proposal including a specific contribution request of 80 Maiden La. for costs of the revised proposal.

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

MARCH 12, 1991

**COMMITTEE OF ORIGIN: HOUSING**

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	15 In Favor	0 Opposed	1 Abstained

**RE: Bond Hotel, Application for Certificate of Non-Harassment**

**WHEREAS:** There have been, and are ongoing, numerous civil and criminal actions against the owners of this establishment for their failure to preserve services and for ill-treatment of tenants in the past, and credible reports confirming the same, and

**WHEREAS:** There are credible reports, which the management has failed to refute, that these conditions are on-going, and

**WHEREAS:** A Certificate of Non-Harassment would facilitate the conversion of this premises from an SRO, and

**WHEREAS:** CB #1 is on record as acknowledging the necessity of preserving the stock of SRO housing in NYC, now

**THEREFORE**

**BE IT**

**RESOLVED**

**THAT:** CB #1 finds that the Bond Hotel has failed to refute reports of harassment within the past three years and therefore urges that the HPD deny the Bond Hotel a Certificate of Non-Harassment.

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

MARCH 12, 1991

**COMMITTEE OF ORIGIN: YOUTH**

COMMITTEE VOTE:        8 In Favor            0 Opposed            0 Abstained  
BOARD VOTE:            14 In Favor           0 Opposed            1 Abstained\*

\* R. Townley, for cause

RE:                    **YDDP Cuts**

WHEREAS:            Governor Cuomo has proposed a 54% cut in Youth Development Delinquency Prevention (YDDP) funds in his FY 92 budget, and

WHEREAS:            The overall proposed cut in the State budget is only 15%, and

WHEREAS:            In CB #1, YDDP entirely funds the Lower Manhattan Youth Program sponsored by Trinity Church which offers the karate, basketball, dance, arts & crafts and game room activities at Southbridge Towers, PS 234 and Murry Bergtraum; The Educational Alliance Free Teen Program which provides basketball, gym and game room activities at PS 234 and the basketball and swim activities at BMCC; and the Puppet Loft afterschool programs, and

WHEREAS:            These programs serve hundreds of Lower Manhattan youth and represent all of the publicly funded youth recreation programs in CB #1, and if the proposed cuts are implemented, they would eliminate most of the youth programs serving our district, and

WHEREAS:            City and State laws prohibit these publicly funded programs from charging even modest fees to compensate for reductions in government funding, and

WHEREAS:            This proposed reduction would come in addition to Library services being reduced, Board of Education services being cut, the neighborhood Parks Department recreation programs abandoned, and new cost controls placed on the Battery Park City Parks recreation programs, now

THEREFORE  
BE IT  
RESOLVED

THAT:                CB #1 strongly opposes cuts in State YDDP funds because they fund vital youth services that are not being funded by other sources, and

BE IT  
FURTHER

RESOLVED

THAT:

If cuts have to be made, the YDDP reductions should not exceed the cuts asked of other State programs.

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

MARCH 12, 1991

**COMMITTEE OF ORIGIN: WATERFRONT & ENVIRONMENT**

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	19 In Favor	0 Opposed	2 Abstained

RE: **West Side Waterfront Panel Successor Entity**

BE IT  
RESOLVED  
THAT:

CB #1 endorses the concept of a successor agency whose sole purpose is to develop a park along the Westside of Manhattan and which will go out of business upon the substantial completion of such park. Such agency should be subject to all local and State laws, including but not limited to ULURP, all Community Boards along the right-of-way and the park must continue to have input on the uses of this area including reviewing any leases and sub-leases and any other plans, including proposed zoning changes, which would affect the area in-board of the park and roadway. Further we support the panel recommendation that this agency provide funding for the affected Community Boards to hire consultants to represent them. Finally, we also support continued input from the Community Boards as to the final form of such agency, and if this agency should have a panel type structure, then we support there being representation on the panel from each of the affected Community Boards, and

BE IT  
FURTHER  
RESOLVED  
THAT:

CB #1 reiterates its support for the Hudson River Greenway proposal and the eventual linking of the Westside park to it, and

BE IT  
FURTHER  
RESOLVED  
THAT:

CB #1 urges that speedy action be taken by the Mayor and the Governor on the building of this Westside park and further urges that action be taken now with whatever funding is available to begin construction of an interim bikeway, walkway and park along the proposed right-of-way in the CB #1 area.

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

MARCH 12, 1991

**COMMITTEE OF ORIGIN: WASHINGTON MARKET**

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	29 In Favor	1 Opposed	0 Abstained

RE:                   **Proposed Street Name Change: "Justice (John) Harlan Way"**

WHEREAS:           The NY Law School this year is celebrating its 100th anniversary, and

WHEREAS:           The school wishes to celebrate the occasion by honoring one of its most distinguished alumni, former U.S. Supreme Court Justice John Marshall Harlan, by adding his name to the street in front of the school, (Worth St. between Church and West Broadway), and

WHEREAS:           The name-change would be honorific only, and would not require street renumbering, nor would it alter the use of the current name of Worth St., now

THEREFORE  
BE IT  
RESOLVED

THAT:                CB #1 supports the designation of the proposed section of Worth St. as "Justice (John) Harlan Way".

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**RESOLUTION**

MARCH 12, 1991

**COMMITTEE OF ORIGIN: WASHINGTON MARKET**

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	27 In Favor	0 Opposed	1 Abstained

RE: **65 N. Moore St. (BSA 16-91-BZ)**

WHEREAS: The applicants seek a BSA special permit to allow a mineral and salt water hydrotherapy clinic in the basement of 65 N. Moore St., and the applicants have established that they are recognized in the field of the health-giving aspects of water flotation therapy, and

WHEREAS: Hydrotherapy has been used since early times as a successful method of reducing tension, and the clientele of the clinic is expected to derive substantially from the high-stress financial and other industries which exist throughout the CB #1 area, and

WHEREAS: Only a few clients can utilize the clinic at any one time, so there would be minimal strain on neighborhood facilities, and clients are closely monitored for health and safety reasons, and

WHEREAS: The special permit must be renewed after five years, and a very strict consent agreement exists between the hydrotherapy clinic and the condominium board which runs the building, ensuring that proper operation of the clinic will occur, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB #1 supports the application to the BSA for the special permit to allow the named hydrotherapy clinic.

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

MARCH 12, 1991

**COMMITTEE OF ORIGIN: WASHINGTON MARKET**

COMMITTEE VOTE:	4 In Favor	1 Opposed	0 Abstained
BOARD VOTE:	12 In Favor	11 Opposed	6 Abstained

**RE: Proposed Rezoning of Site Bounded by Chambers, Hudson and Reade Sts.**

**WHEREAS:** Kalabi Realty has again proposed a rezoning to C 6-3 of their site bounded by Chambers, Hudson and Reade Sts., which would permit construction of a residential building at an F.A.R. of 7.52, half-again the density permitted by the current Lower Manhattan Mixed-Use zoning, and

**WHEREAS:** The proposal is unchanged from that which was brought before CB #1 in August, 1989, and was rejected after extensive review and analysis, and

**WHEREAS:** CB #1 does not see how current conditions have changed the problems highlighted by the original resolution (copy attached), particularly those created by the potential precedent of a "spot rezoning", and

**WHEREAS:** CB #1 currently is monitoring proposed zoning changes to the Broadway Corridor "Tribuffer" zone, aspects of which have been strongly favored by CB #1, and the LMM district, where a zoning change to the Kalabi site has been suggested by city planners; so a change to the Kalabi site could soon be incorporated into an area-wide rezoning, one which could dispel many of the difficulties CB #1 finds with this proposal as "spot rezoning", now

**THEREFORE  
BE IT  
RESOLVED**

**THAT:** CB #1 finds insufficient evidence to overturn its previous resolution, and urges the Kalabi petitioners to work for rezoning of the site within the framework of the area wide planning, and

**BE IT  
FURTHER  
RESOLVED**

**THAT:** CB #1 urges that the Department of City Planning expedite its work and recommendations in conjunction with the Broadway Corridor study which will offer the type of comprehensive zoning assessment that we feel is needed prior to the rezoning of any single site.