

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

DATE: DECEMBER 14, 1993

COMMITTEE OF ORIGIN: BATTERY PARK CITY COMMITTEE

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained

RE: Battery Park Swim and Fitness Center, Renewal of Special Permit (BSA 822-87-BZ)

WHEREAS: The applicant does not appear to be in compliance with certain conditions under which the existing special permit was granted by the Board of Standards and Appeals on October 11, 1988, specifically:

- a. it would appear that specially issued "swipe cards" granting access to the West Garden have not been made available to all Gateway Plaza residents;
- b. to the best of our information and belief, the swipe card mechanism is frequently inoperable;
- c. the BSA permit limits hours of operation from 7:00 A.M. to 10:00 P.M., Mon. - Fri., however, the club is now open at 6:00 A.M., Mon. - Fri., and

WHEREAS: Gateway Plaza residents have expressed other serious concerns with respect to security and access to the health club, the West Garden and Buildings 221 and 225, and the state of repair of the swipe card mechanism, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Board of Standards and Appeals grant conditional approval of the above referenced application, for no longer than five (5) years from the granting, subject to the following:

- a. that the attorney for the applicant submit to the Board of Standards and Appeals (with a copy to CB #1) by December 21, 1993 a letter correcting each and every of the misstatements on the renewal application sworn to by him on September 27, 1993; and agree on behalf of the applicant and the health club to all the items and conditions hereof, including the reduction to 5 years;
- b. that by February 1, 1994 all current leaseholders and sub-lease holders of apartments at Gateway Plaza be issued cards compatible with current card-reading devices which will permit them to access the West Garden through the West Garden door located in the residential lobby serving Buildings 221 and

225; and that all future new tenants and sub-tenants of Gateway Plaza be issued access cards upon the signing of their lease or sub-lease;

- c. that by February 1, 1994 the current reading devices be repaired and thereafter be maintained and operable at all times;
- d. that with respect to items (b) and (c) above, an affidavit thereto signed by a party having full knowledge of all facts and circumstances therein must be submitted to CB #1 by February 7, 1993;
- e. that on or before April 30, 1995 Hudson Tower Housing Co., Inc. install and upgrade, or replace the swipe card system with a key card security system that will prevent unauthorized access at any key card check point by former Gateway Plaza residents and/or former non-Gateway Plaza resident health club members;
- f. that elevator access to the health club be strictly limited to people with disabilities;
- g. that the existing limits on club membership, 1,500 persons total, 500 non-residents of Gateway Plaza, be retained;
- h. that any and all other requirements in the original BSA special permit, but not specifically mentioned herein, be retained in any renewal;
- i. that by Tuesday, December 21, 1993 the applicant supply the Community Board with an affidavit which amends and supersedes the one submitted (11/29/93) by Terry Dezzutti representing American Leisure Corporations, the operator of Battery Park Swim and Fitness Center, and which states with specificity the exact number of resident and non-resident members of the Swim and Fitness Center as of that date, and if any number exceeds those in the special permit, this approval shall be deemed revoked;
- j. that the Board of Standards and Appeals take no action on the above-referenced application until notified in writing by the Community Board that the aforementioned affidavit has been received;
- k. that Hudson Towers Housing Company, Inc., and Battery Park Health Club, Inc. or any respective successor-in-interest-thereto, and the then current operator of the Club, submit, on or before May 1st of each year beginning with May 1, 1994, an affidavit of full compliance with all the terms and provisions of the BSA special permit by persons having personal knowledge of all the facts and circumstances therein, to the Commissioner of the Department of Buildings, with copies to CB #1 and the Gateway Plaza Tenants Association, Inc.; and

BE IT

FURTHER
RESOLVED

THAT: In addition, Community Board #1 urges that a play area for children of members be created within the confines of the health club and operated under adequate staff supervision.

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COMMITTEE OF ORIGIN: EAST RIVER WATERFRONT AD-HOC

COMMITTEE VOTE:	3 In Favor	2 Opposed	0 Abstained
BOARD VOTE:	23 In Favor	7 Opposed	2 Abstained

RE: The East River Docks plan being promoted by the NYC/EDC

WHEREAS: The rehabilitation of the entire East River Waterfront has been a priority of Community Board #1, and

WHEREAS: The NYC/EDC created a plan for a portion of this waterfront, called the East River Docks Plan, WITHOUT mandatory public/community input, and

WHEREAS: Our elected representatives have strongly requested that the EDC include such public/community input, and have supported the community's desire, NOT to allow activities such as amusement parks or night clubs on this waterfront, and

WHEREAS: Community Board #1 is presently developing parameters, guidelines and goals for East River Waterfront planning,

THEREFORE
BE IT
RESOLVED

THAT: The NYC/EDC withdraw its EAST RIVER DOCKS PLAN from further development and deployment pending inclusion of public/community input, and

BE IT
FURTHER
RESOLVED

THAT: Any revised plan for the East River Waterfront, which would include the area presently identified as East River Docks, be presented to the community at Community Board #1 when it is in draft form.

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COMMITTEE OF ORIGIN: TRIBECA HISTORIC DISTRICTS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained

RE: 153 Hudson St., Application for Certificate of Appropriateness

WHEREAS: The applicant proposes to renovate the ground floor front facade as part of a residential conversion, including the installation of a new wood and glass storefront, rebuilding the loading platform, removing gates and awnings while keeping the original materials intact, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve the above-referenced application as submitted.

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COMMITTEE OF ORIGIN: TRANSPORTATION AND CONCESSIONS COMMITTEE

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	33 In Favor	1 Opposed	0 Abstained

RE: Proposed Installation of Bollards on Maiden La. and John St.

WHEREAS: Federal Tower Associates, 33 Maiden La., proposes to install eleven steel sidewalk bollards on the north side of Maiden La., east of Nassau St. and nine bollards on the south side of John St., east of Maiden La., now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the NYC Department of Transportation approve Federal Tower Associates' application for a Revocable Consent (10 years) authorizing the above-cited installation of sidewalk bollards, and

BE IT
FURTHER
RESOLVED

THAT: Community, Board #1 greatly appreciates and welcomes Federal Tower Associates' generous offer to donate a replacement bollard for the one missing from John Delury Plaza (Fulton St. at Gold St.).