

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

DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 3 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 24 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **Tony's of Worth Street (83 Worth Street), application for a cabaret license**

WHEREAS: Tony's of Worth St. has been in business at the same location for 42 years, and

WHEREAS: Tony's has been providing music and an opportunity for civil servants and others who work in the neighborhood to dance and unwind on Friday nights since 1972, and

WHEREAS: Tony's now seeks a cabaret license so patrons can dance legally, and

WHEREAS: Tony's will limit music and dancing to Thursday and Friday nights between the hours of 5 PM and midnight, and an occasional private party on weekends, and

WHEREAS: The 1<sup>st</sup> Police Precinct has no complaints on file nor any records of any problems with this establishment in its 42 year history, now

THEREFORE  
BE IT  
RESOLVED  
THAT: Community Board #1 has no objection to granting a cabaret license for Tony's of Worth Street.

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

DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **142 Duane Street, application to construct a two-story rooftop addition**

WHEREAS: The developers of 142 Duane St. have submitted a ULURP application for a special zoning permit to construct a two-story rooftop addition, and

WHEREAS: This special permit would grant minor variances to comply with design changes and setback requirements that were necessary to secure the approval of the LPC [variances include: a distance of 27 feet from rear wall to the property line instead of 30 feet; more "surface area," including a water tower on top of the elevator bulkhead, than otherwise permitted; and an exception to the sliver regulations that apply to the part of the building is in a C6(2)a zone (17 feet of the building's width is in Tribeca, the other 25 feet are in the C6(2)a zone)], and

WHEREAS: The deep setback ensures that none of the addition is seen from Duane St. (the front of the building) and the rear of the addition is only minimally visible from the corner of Church and Reade Streets, and

WHEREAS: The requested changes are within the allowable FAR and the proposed residential use is as of right, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 is not opposed to granting the special zoning permit for the minor variances requested.

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DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 9 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **336-344 Broadway, application to allow a public parking garage and a curb cut**

WHEREAS: Catherine Village, a new as-of right residential complex being built at Broadway and Worth St., has submitted a ULURP application to allow a public parking garage with 114 spaces in this new building at Broadway and Worth St., and

WHEREAS: This building replaces a well-used parking lot that had provided 88 parking spaces, and so will have a minimal additional impact on traffic, and

WHEREAS: The developers worked with DOT to develop a plan to reduce possible congestion from an entrance on Worth St. and will place the exit on Catherine Lane, which will be reopened as a one way street to facilitate egress, and

WHEREAS: There is a shortage of adequate parking in this neighborhood, now

THEREFORE  
BE IT  
RESOLVED  
THAT: Community Board #1 has no opposition to granting this application for 114 parking spaces and a curb cut on Worth Street.

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DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: FINANCIAL DISTRICT**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 0 ABSTAINED

BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED 1 RECUSED

RE: **Whitehall Ferry Terminal**

WHEREAS: The City of New York has put forth its proposal to reconstruct the Whitehall Ferry Terminal at a redesigned South Ferry Plaza, and

WHEREAS: The new Whitehall Ferry Terminal would replace the current terminal building which was seriously damaged in a 1991 fire, and

WHEREAS: The new 157,000 s.f. terminal includes the following elements:

- 3 ferry slips
- 7,300 s.f. entry hall
- 20,000 s.f. waiting room
- 6,400 s.f. of concession space
- 10,000 s.f. of NYC Department of Transportation office space
- 5,600 s.f. waterfront viewing deck on the roof,, and

WHEREAS: The project also includes a 3200 s.f. esplanade area east of the terminal building, a 12,800 s.f. public access area on top of the canopy on the second level, and a reconfigured, enlarged and unobstructed 1.3 acre plaza to be known as Peter Minit Plaza intended to serve as a civic gateway to the terminal and the City, and

WHEREAS: The proposed project requires the following zoning actions:

- a city map change
- a zoning map change
- a certification of a zoning lot subdivision
- a certification of waterfront public access and visual corridors
- an authorization to modify the visual corridor requirements, and

WHEREAS: The proposed terminal and plaza design incorporates changes requested by CB #1 during several years of meetings and discussions with EDC and DOT officials, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 approves the ULURP zoning applications (930426MMM, 960203ZMM, N960204ZAM) which will allow for the reconstruction of the Whitehall Ferry Terminal and Peter Minuit Plaza.

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

DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER**

COMMITTEE VOTE: 8 IN FAVOR 0 OPPOSED 1 ABSTAINED

BOARD VOTE: 24 IN FAVOR 1 OPPOSED 0 ABSTAINED

RE: **Radio Mexico, 259 Front Street, application for a sidewalk cafe**

BE IT  
RESOLVED

THAT: Community Board #1 approves the sidewalk cafe application for 11 tables and 22 chairs submitted by Radio Mexico at 259 Front Street.

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**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 2 ABSTAINED  
BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **20 Exchange Place (Designated Landmark)**

Issue to review: Replacement of decorative louvered panel with ADA compliant entry door.

WHEREAS: The committee found the architectural character of the building to be one of Lower Manhattan's more significant, and

WHEREAS: The proposed door did not detract too much from the architectural features of the existing building and seemed the best solution for this, and

WHEREAS: The committee found the design, as proposed, to be appropriate, now

THEREFORE  
BE IT  
RESOLVED  
THAT: Community Board #1 recommends that LPC approve the application as submitted with the recommendation that the LPC require the existing louver to be removed to be stored safely, and permanently, on the site for the future.

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DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **131 West Broadway (application to replace windows and elevator)**

WHEREAS: The committee unanimously agreed that because the Owners, Applicants or their representatives did not show up at the CB #1 committee meeting, that CB #1 recommend that LPC hold over all action on the application until the Owner, Applicant or their representatives appear before this Board, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 recommends that LPC take the above recommended action with regards to this application.

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DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **60 Hudson Street, Western Union Building**

Issue to review: The installation of new security desks in the landmarked lobby of the building.

WHEREAS: The committee was only presented with the construction plans and details of the proposed desks, and

WHEREAS: The committee felt that, based on the plan, the desks appeared excessively large (being also made of brick) for this space, and

WHEREAS: The committee felt that an informed opinion could not be made without 3D views showing these desks in context, now

THEREFORE  
BE IT  
RESOLVED  
THAT: Community Board #1 recommends that LPC hold over the proposed application until proper documentation is presented to the Board to permit an opinion be rendered on the proposal.

**COMMUNITY BOARD #1 MANHATTAN**  
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DATE: FEBRUARY 16, 1999

**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 22 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **60 Hudson Street, Western Union Building**

Issue to review: The installation of exterior AC units and emergency generators on the 19<sup>th</sup> floor roof setback.

WHEREAS: The committee has reviewed the fact that the AC exhaust and generator noise emanating from this building continues to be loud and the cause of serious discomfort and destruction of the quality of life of the neighbors of this building, and

WHEREAS: The LPC has approved a masterplan, prepared by the building, limiting the placement of louvers in the facade and requiring the incorporation of sound reducing measures, and

WHEREAS: The committee feels that the proposed AC and emergency generators located at this level (19<sup>th</sup> floor setback) will be extremely visible throughout the community and, along with numerous other pieces of mechanical and telecommunication equipment already located on the setbacks of the building, is seriously detracting from the beauty of this important building in the community, and

WHEREAS: The committee previously recommended that the building relocate the AC units and emergency generators higher up the building only to reduce the number at lower levels so as to be less disruptive to the neighborhood, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1, while very supportive of the reduction of noise emanating from this building, recommends that LPC hold over the proposed application until the following issues can be resolved:

- That the proposed AC units and emergency generators are replacements for ones on the lower floors and that the restoration of a number of the mezzanine windows, now louver, will result from this relocation, and
- That, since the proposed AC units and emergency generators cover a large portion of the facade from view, they are counted against the allowable building louvers permitted under the masterplan.
- That the proposed AC units and emergency generators are state of the art with regards to noise reduction measurers.
- That the equipment proposed be painted so as to be more in keeping with the existing building pattern and colors.

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**COMMITTEE OF ORIGIN: LANDMARKS**

COMMITTEE VOTE: 5 IN FAVOR 0 OPPOSED 0 ABSTAINED  
BOARD VOTE: 23 IN FAVOR 0 OPPOSED 0 ABSTAINED

RE: **5-11 Broadway thru to Greenwich Street, individual landmark**

Issue to review: Application is to restore and rehabilitate the facades and storefronts, propose a window A/C louver masterplan and add a handicapped accessibility ramp.

WHEREAS: The committee found the proposed building to be of significant architectural character and important to the area, and

WHEREAS: The committee found the intentions presented to restore and rehabilitate the facades and storefront to be highly commendable and fully supports the proposed work, and

WHEREAS: The committee felt that the handicapped ramp was well detailed but questioned if it would adequately serve the Greenwich Street retail spaces, and

WHEREAS: The committee's only issue with the proposal was the large amount of louvers proposed for A/C equipment in the masterplan, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 is fully in support of the proposed work to restore and rehabilitate the facades and storefronts and CB #1 recommends that LPC approve the application as presented, now

BE IT  
FURTHER  
RESOLVED  
THAT:

CB #1 requests that the LPC review the amount of louver proposed, especially on the Broadway facade, before acting on the masterplan application.

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**COMMITTEE OF ORIGIN: TRIBECA**

COMMITTEE VOTE: 7 IN FAVOR 0 OPPOSED 1 ABSTAINED  
BOARD VOTE: 24 IN FAVOR 0 OPPOSED 0 ABSTAINED

- RE: **Naming the triangle at 6<sup>th</sup> Avenue and Church Street**
- WHEREAS: A contest was held to name the open space bounded by White St. to the north, Franklin St. to the south, Church St. to the east, and Avenue of the Americas to the west (and defining the point at which Avenue of the Americas begins), and including within that area a triangular pedestrian island, and
- WHEREAS: Among the over 80 nominations submitted from all around the City, variants of the name "Barnett Newman" were proposed separately by two individuals, Bryan Hunt, a long-time Tribeca resident, and Michael Kramer, a second-generation store owner in Tribeca, and
- WHEREAS: The contest judges - - New York City Councilmember Kathryn Freed, Tribeca Trib publisher Carl Glassman, writer and historian Oliver Allen, and CB #1 member Bruce Ehrmann - - agreed unanimously that honoring Barnett Newman was the best choice for the public area in question, and
- WHEREAS: Barnett Newman is one of the most important American artists of the 20<sup>th</sup> Century, and
- WHEREAS: Barnett Newman's last studio was in the loft building at the southeast corner of White and Church Streets, directly above the area to be named, and in which some of his greatest paintings and sculptures were made, and
- WHEREAS: The paintings Barnett Newman was working on at the time of his death in 1971 in fact included triangular geometric shapes reportedly influenced by the shape of the triangular plaza out his window which we are about to name, and
- WHEREAS: Barnett Newman - - along with Robert Motherwell, Jackson Pollock, Adolph Gottlieb, Clifford Styll, Willern de Kooning, Hans Hoffman and Franz Klein - - first created the abstract painting

movement called, variously, “Abstract Expressionism,” “ Action Painting,” and “The New York School”, which decisively and for the first time in history shifted the center of the Western art world from Europe to the United States and specifically to New York City, and

WHEREAS: Barnett Newman was the spokesman for his artistic generation and has been an influence to countless artists in every succeeding generation, and

WHEREAS: Barnett Newman was born and raised in New York City, attended New York City public schools and graduated from the City College of New York, and was a progressive and engaged citizen of this City his entire life, even running for mayor in the early 1930’s, and

WHEREAS: Barnett Newman worked in Lower Manhattan his entire adult life and made a meaningful contribution to our neighborhood, having helped pave the way for Tribeca to be identified internationally as a nexus of cultural production and creativity, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

Community Board #1 recommends that the aforementioned public open space be officially named Barnett Newman Place/Triangle/Plaza, and that it be planted, improved and maintained.