

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
FEBRUARY 15, 2005
NEW YORK LAW SCHOOL
47 WORTH STREET
STIEFEL READING ROOM

The Chairperson, Madelyn Wils, called the meeting to order.

Public Session:

Deborah Lester from Sheldon Silver's office spoke to the Board about the economy of Lower Manhattan after September 11, 2001. A report will be available on Speaker Silver's website.

Tom Goodkind distributed CDs from "The Tri Battery Pops".

There is a new staff member joining Congressman Nadler's office. His name is Arturo Garcia Costas.

Executive Session:

The minutes of the monthly meeting held on January 18, 2005 were adopted as presented.

Chairperson's Report:

Madelyn Wils reported on the following issues:

- The Mayor, Speaker Silver, and others announced the proposed opening of a new K-8 school to be located at the NYU Downtown Hospital parking lot site. The expected date of opening is September 2008.

- Charles Maikish has been named Construction Coordinator of the Lower Manhattan Development Corporation.
- A meeting was held this past month with Amanda Burden, Chair of the City Planning Commission, Ms. Wils and Tribeca Committee Members regarding rezoning in Tribeca. Ms. Wils reported that the Board should expect continued meetings as work progresses.
- Ms. Wils testified regarding Intro. 107. The bill calls for notification, hearings and public reviews on street closings. Several Board Members expressed concerns regarding emergency vehicle access and noise by vehicular traffic driving over construction sites in the roads.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. **Executive Committee**

RE: City Hall Park kiosk

By a vote of 31 in favor, 3 opposed, and 1 abstention, the Board supports the installation of a proposed replacement information kiosk in City Hall Park on the east side of Broadway north of Barclay Street. It is supported, provided that the kiosk emphasizes and celebrates Lower Manhattan both visually and by promoting local attractions and businesses, and that there be no commercial advertising space other than acknowledgment of the sponsor on the kiosk.

RE: Code of Conduct for Community Board Members

After extended discussion among Board members regarding a Code of Conduct for Community Board Members, the Board voted to table the resolution until a later date.

B. **Tribeca Committee**

A report on Site 5B was presented to the Board. The site is in process of being reconfigured. No formal action is required since the site is not certified.

RE: 415 Greenwich Street, City Planning Commission Special Permit to allow an attended accessory parking garage and authorization to allow residential conversion below the third floor.

By a vote of 34 in favor and 1 recused, the Board approves the City Planning Commission granting of a Special Permit for an attended accessory parking garage. Certain conditions and limitations made by the City Planning Commission are to be

followed. The garage is to have a maximum capacity of 90 spaces, be used only for accessory parking for occupants of 415 Greenwich Street and their guests. The owner will not seek a license from the Department of Consumer Affairs or any other agency to operate a transient or permanent parking garage in the building and, there will be no signage other than that required by law for pedestrian safety.

The Community Board approves the City Planning Commission granting an authorization to allow residential conversion below the third floor in a building where the lot coverage exceeds 5,000 square feet.

RE: Tribeca Family Festival street activity permit

By a vote of 34 in favor and 1 recused, the Community Board approves the granting of a street activity permit to the Tribeca Family Festival for April 28th, 29th, and 30th. The location of the Festival is on Greenwich Street from Hubert to Duane Street as part of the 4th Annual Tribeca Film Festival.

C. **Financial District Committee**

A report on the new South Ferry Transit Center was presented. Underground construction has begun and access to park paths will remain open.

Regarding a new canopy and elevator for the Bowling Green Station, a modern glass and stainless steel canopy is being planned.

The MTA gave the Community Board an update on the A and C train service disruptions. The service has been restored 100% during the non-rush hour and 80% of the standard service has been restored during rush hour.

A report was given regarding a new bench design for Battery Park City Bosque.

RE: 100 Maiden Lane, CPC special permit to allow a public parking garage with 62 spaces in the cellar level and portions of the first floor of an existing building

By a vote of 32 in favor and 4 opposed, the Board approves the application for a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution of the City of New York to allow a public parking garage with 62 spaces located in the cellar level of 100 Maiden Lane.

D. **Battery Park City Committee**

RE: 4 World Financial Center, liquor license application for PJ Clarkes on the Hudson LLC

By a vote of 35 in favor and 1 abstention, the Board approves the application for a liquor license

RE: 400 Chambers Street, beer and wine license application of Pan Latin Café

By a unanimous vote, the Board approves the application for a beer and wine license for Pan Latin Café.

RE: Route 9A South Promenade project

Fred Seeman, a resident of South Battery Park City spoke to the Board regarding this resolution. He feels that the existing space is inadequate.

By a vote of 35 in favor, 1 opposed, and 1 abstention, the Board approves the conceptual design for the South Promenade with the three plazas used for community-oriented activities, and that green space between 3rd Place and West Thames be the decision of the community.

The Community Board calls on the New York State Department of Transportation, Battery Park City Authority, and Hudson River Park Trust to work together on the issues of maintenance and upkeep.

NYSDOT should work with Community Board #1 Task Force and present a final design for approval. The existing active uses between West Thames and Albany Streets must be preserved in any design by NYSDOT, BPCA, or HRPT. The newly created green space just below West Thames Street will be used for active recreation such as a dog run, community gardens, playground, basketball, tennis, etc.

RE: Proposal to co-name Chambers Street between West Street and River Terrace, “Frederick Douglass Landing”

By a vote of 34 in favor, 2 opposed and 1 abstention, the Board supports the co-naming of Chambers Street from West Street to River Terrace as “Frederick Douglass Landing”. The Board requests that a plaque be installed to give a description of who Frederick Douglass was, and his contribution made toward the abolition of slavery.

E. **Landmarks Committee**

RE: 53 Murray Street, application to alter storefront and legalize existing windows

By a unanimous vote, the Board has no objection to legalizing the windows at 53 Murray Street, but requests that the Landmarks Preservation Commission hold over this matter until the Board has the opportunity to fully consider the application.

The application to alter the storefront could not be properly considered because there were no tax photos, section plans, or material boards prepared for the meeting.

RE: 130 Duane Street, application to install canopies, signage, and new storefront treatment not previously approved by the Landmarks Preservation Commission

This application requests the addition to the new hotel being built in the Tribeca South Historic District of metal canopies on both Church and Duane Streets, as well as a redesign of the Church Street street-front façade.

Councilmember Alan Gerson appeared at the Landmarks Committee hearing of Community Board #1 Manhattan, urging the Board to reject all consideration of this application until Hersha, the hotel's developer/builder, and Gene Kauffman, the project architect, respond to frequent and ongoing concerns of Councilmember Gerson, the Community Board, and neighborhood residents.

By a unanimous vote, the Board recommends that the LPC reject the request for a canopy addition on Duane Street. The Board cannot recommend approval of any other elements of this plan until the developer/builder and architect honor their commitments to the community to make a full presentation of building plans.

RE: 85 Leonard Street, application to legalize transoms above the door

By a unanimous vote, Community Board #1 recommends that the Landmarks Preservation Commission hold over the application until the Board has the opportunity to fully consider the application. This matter could not be considered, as there were no pictures detailing the illegal installation.

RE: 245 Water Street, application to alter storefront

By a unanimous vote, the Board recommends that the Landmarks Preservation Commission approve this application. The new storefront will match the historic tax photo and consist of painted wood, in historically appropriate colors.

RE: 276 Water Street, application to construct a new six-story residential building

By a unanimous vote, the Board recommends that the Landmarks Preservation Commission reject this application in its present state.

Because of the existing site's extremely difficult relationship to its surroundings, the lot's irregular shape, the architects have attempted to freehand the structure's Dover Street and rear elevations; the result is risky.

RE: 141 Duane Street, application to alter storefront

By a unanimous vote, the Board urges Landmarks to hold over this application until the applicant returns to the Community Board with the required items for full presentation (material samples and color samples provided by the applicant).

RE: 45 White Street, application for a one-story penthouse addition, new windows, and storefront alteration

By a unanimous vote, the Board approves of the alterations to the windows and storefront with noted amendments, has no objections to the one-story addition, and recommends the LPC approve this application.

RE: 21-23 South William Street, application for a rooftop addition

This application is identical to one the Board recommended for approval previously, except for the elimination here of one of the two stories proposed originally for a rooftop addition. The Landmarks Preservation Commission has suggested that this plan would be approved after the removal of that extra story.

By a unanimous vote, the Board has no objections to the Landmarks' suggestions (to which the applicants represent they have complied), and recommends approval.

RE: 25 Peck Slip, application for a one-story addition, storefront restoration, and removal of existing fire escape.

By a unanimous vote, the Board recommends that the LPC approve this application for a one-story addition, storefront restoration, and removal of existing fire escape.

There being no further business, the meeting was adjourned.