

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**MARCH 21, 2006**  
**PS /IS 89**  
**201 WARREN STREET**

Richard Kennedy, Vice Chairperson, called the meeting to order.

**Public Session:**

Deputy Mayor Dennis Walcott addressed the Board. Deputy Mayor Walcott provided an overview of the five – year capital plan for school construction, which includes construction of the Beekman Street School and the P.S. 234 annex. Details of the \$6.5 billion capital plan were discussed. According to Deputy Mayor Walcott, the Mayor has been meeting with State politicians to ensure that the City receives funding as part of the five – year capital plan. The Beekman Street School and the P.S. 234 annex represent 2 of a total of 32 schools included in the plan. Deputy Mayor Walcott urged Community Board #1 to write to its political leaders and demand that funding is secured for these schools and construction is completed in a timely manner.

Deputy Mayor Walcott addressed questions from the audience and engaged in a spirited discussion regarding the propriety of cutting funding for promised schools in an effort to achieve more State funding.

Councilmember Alan Gerson spoke about the issue of funding for the Beekman Street School and the P.S. 234 annex, and acknowledged that funding for the construction of the schools is critical. He further stated that it is unacceptable to allow any delay in construction.

Councilmember Gerson also spoke about the deconstruction of the Deutsche Bank building. He explained that the LMDC has provided documents that include emergency evacuation plans. He will review them to determine whether or not their plans meet our needs as a community.

Other speakers during the public session included Eric Benn, Shirley Radcliffe, Tom Hall, Harvey Vedder, Mary Cooley of Borough President Scott Stringer’s office, Elizabeth Blatz and Ralph Musolino.

**Business Session:**

The minutes of the monthly meeting held on February 21, 2006 were adopted as presented.

**Chairperson's Report:**

Chairperson Richard Kennedy reported that Janiece Brown Spitzmueller has decided to withdraw her candidacy to be a member of the Nominating Committee. As a result, the Nominating Committee will consist of:

- George Olsen
- Paul Sipos
- Jeff Galloway
- Linda Belfer
- Ray O'Keefe

**Committee Reports:**

**NOTE: ONLY RESOLUTIONS THAT HAVE BEEN REVISED / MODIFIED ARE ATTACHED HERE. PLEASE CONTACT THE CB #1 OFFICE FOR COPIES OF OTHER RESOLUTIONS.**

**Tribeca Committee**

RE: Jack Parker Group Application for Amendment to Zoning

Over the past several years Community Board #1 ("CB#1") and the New York City Department of City Planning ("DCP") have been working in a joint effort to develop a comprehensive plan for the entire study area of the northern part of the Tribeca Mixed Use Special District (the "Study Area").

Representatives of DCP subsequently presented a preliminary comprehensive rezoning plan for the entire Study Area to the Tribeca Committee of CB#1 and advised CB#1 that an Environmental Impact Statement would be required to change the zoning in the entire study area and that DCP would assign an employee to work on the project and address questions presented by CB#1.

CB #1 requested schematics for several Floor Area Ratio (FAR) variations of the proposed comprehensive rezoning plan for the Study Area and answers to various questions concerning the entire Study Area that have not been provided to date.

The Jack Parker Group has filed an application for an amendment to the Zoning Resolution requesting the following actions: (a) the rezoning from M1-5 to C6-3A and C6-2A of four blocks in the Special Tribeca Mixed Use District; (b) certain text amendments to the Special Tribeca Mixed Use District; and (c) a Special Permit under Sections 13-562 and 74-52 to permit a public parking garage of 180 spaces in a proposed, new, primarily residential building to be constructed on Block 224 bounded by West, Washington, Watts and Desbrosses Streets (collectively, the “Parker Application”).

By a unanimous vote, CB#1 strongly and unequivocally opposes the Parker Application (ULURP application) on the grounds that it is inappropriate for the area and untimely in light of the proposed rezoning of the entire northern portion of the Special Tribeca Mixed Use District, especially since this area will continue to undergo the cumulative impact of significant traffic, noise and other environmental effects of all the Lower Manhattan redevelopment projects (including the Route 9A project which will directly interact with the Parker site) and these effects should have been taken into account by City Planning in evaluating whether or not to issue a negative declaration.

RE: 360 Broadway, liquor license application for Lower Manhattan Pool Gallery Inc.

The applicant proposes to operate an art gallery along with an eating and drinking establishment in a 3000 square foot space at 360 Broadway. The proposed maximum hours of operation will be 6:00 PM until 3:00 AM Thursday through Saturday.

By a unanimous vote, CB #1 strongly opposes the new liquor license application for Lower Manhattan Pool Gallery Inc. at 360 Broadway and requests the State Liquor Authority hold a 500 foot hearing to address the above concerns.

RE: 134 West Broadway, sidewalk cafe renewal for Jada Restaurant Inc. d/b/a Petite Abeill

The applicant has applied for a sidewalk cafe renewal license for 7 tables and 14 seats. The proposed hours of operation will be 8 AM until midnight Monday through Thursday, 8 AM until 1:00 AM on Friday and Saturday and noon until midnight on Sunday.

By a vote of 41 in favor and 1 opposed, CB #1 does not object to the sidewalk café renewal license for Jada Restaurant Inc. d/b/a Petite Abeill at 134 West Broadway for a period of two years.

RE: 156 Chambers St., wine and beer license application for Tribeca Kitchenette, Inc.

The applicant proposes to operate a restaurant with 12 tables and 55 seats. The proposed maximum hours of operation will be 8:00 AM until 11:00 PM Sunday through Thursday, 9:00 AM to 11:00 PM on Friday and Saturday.

By a unanimous vote, CB #1 does not oppose the restaurant wine license application for Tribeca Kitchenette Inc. located at 156 Chambers Street for a period of two years.

RE: 53/55 Beach Street, BSA application to allow Montessori school on the third floor

In 2003, Community Board #1 and the BSA approved variance applications to permit the operation of a Montessori school at 53/55 Beach Street in portions of the first and second floor. The applicant is now seeking to expand this pre-school use (Use Group 3) into the third floor. The Montessori School has proved to be quite successful serving approximately 150 students with a staff of 25. The proposed expansion would allow approximately 60 additional children to attend to be serviced by 10 additional teachers.

By a unanimous vote, Community Board #1 recommends that the BSA approve application #359.02-BZ to permit the expansion of the existing Montessori school at 53/55 Beach Street to the third floor.

### **Combined Tribeca & Landmarks Committees**

RE: 180 West Broadway, modifications to the proposed building and BSA application

The variance request to “build full” on the 180 West Broadway footprint, which is actually a combination of two lots, when zoning requires a 1,200 square-foot courtyard with a 30-foot setback, is still before the Board of Standards and Appeals.

A motion seeking disapproval of the remaining variance being sought was voted down by the Community Board by a vote of 15 in favor, 22 opposed, 1 abstained and 2 recused.

### **Youth & Education Committee**

Paul Hovitz reported on the progress of the Ball Fields Task Force. He further announced intentions to send a letter of support for New York Academy of Science.

RE: Beekman Street School Catchment Area

Community Board #1 supports and expects that the planned Beekman Street school will begin construction on schedule. This new 630 seat school is intended to serve grades pre-Kindergarten through 8<sup>th</sup> grade. Recognizing that our Lower Manhattan district is experiencing dramatic population growth and that it is critical that we provide additional school seats now to address this serious issue, Community Board #1 received wide support and a commitment from the Mayor, the School Chancellor and Dept. of Education, the Governor, the LMDC and all our local elected officials to build the new Beekman Street School.

By a vote of 37 in favor, 1 opposed and 2 abstained, Community Board #1 strongly urges the NYC Department of Education and Region 9 to zone the new Beekman Street elementary school to serve the Community Board #1 district so that these additional school seats would serve the surging population of Community Board #1 with preference for students living east of Broadway and south of the Brooklyn Bridge.

### **Battery Park City Committee**

Jeff Galloway provided a progress report of the planned recreational space along Route 9A. He further discussed the upcoming dredging of the Battery Park City North Cove Marina.

### **Landmarks Committee**

RE: 117 Hudson Street, aka 50-54 North Moore Street, application for approval to create a mezzanine above the level of the sixth floor and a one-story rooftop penthouse addition

The application is to replace the windows with wood 2-over-2 painted frames as were originally used, the color of which will be based on a paint analysis which is yet to be completed.

By a unanimous vote, CB#1 recommends that LPC approve the application, after a paint color is provided for the windows and a profile drawing of the building has been reviewed.

RE: 254 Front Street, formerly Jeremy's Ale House, application for approval to do a total demolition of the building, and build an 8-story building that includes condos on 7 stories and 1 retail tenant on the ground level

The applicant's historian explained that the building was noted as non contributing in the Designation report while the new building drew inspiration from other modern buildings in the Seaport Historic District. The 8-story building of full height corrugated metal pilasters, used to connote brick columns, veneer wood like panels around the windows to recall brick on neighboring buildings, and a totally bland stucco penthouse addition would, it is claimed, be a comfortable and contributing modern building on this very visible historic corner site.

By a unanimous vote, CB #1 recommends that LPC reject the application.

RE: Parker Rezoning Proposal, impacts on historic resources

Community Board #1 strongly disagrees with the opinion of the Landmarks Preservation Commission staff that an Environmental Impact Statement is not required for the rezoning proposal under consideration because “development under rezoning would not have the potential for significant adverse impacts on this historic resource (the Fleming Smith Warehouse, at 451 Washington Street),” (DCP letter dated 02/09/06). The L.P.C. makes no mention of all the other historic structures affected by this application.

By a unanimous vote, CB #1 recommends that Landmark designation should ensure that when construction occurs near a landmark building, construction procedures will be specified and monitored by qualified professionals.

RE: 140 Nassau Street, proposed designation

140 Nassau St., The Morse Building, was designed by Silliman & Farnsworth in 1878-80 and because of its popularity, enlarged with a five story addition by Bannister & Schell in 1900-02.

By a unanimous vote, Community Board #1 highly commends the restoration of 140 Nassau St. and strongly recommends that the Landmarks Preservation Commission approves this application for designation.

RE: 253 Broadway, application for window replacement

This 1892 Harding and Gouch building has windows that are in poor condition. The proposal is to follow the window replacement scheme previously approved by LPC for the neighboring 256 Broadway.

By a unanimous vote, CB #1 recommends that LPC approve the application.

Roger Byrom reported on the Tribeca Historic Districts Extension.

### **World Trade Center Redevelopment Committee**

Michael Connolly provided a report of the Lower Manhattan Construction Command Center fraud prevention and air quality monitoring programs. He further discussed the Fitterman Hall abatement and deconstruction plan. Mr. Connolly reported on the City Council hearing on the status of the WTC Site Plan: Rebuilding Ground Zero.

## **Financial District Committee**

RE: 35 Cedar Street, liquor license application for BMD Pastry LLC

The applicant proposes to operate a restaurant with approximately 18 tables and 60 seats. The proposed maximum hours of operation will be 7:00 AM until 10:30 PM Sunday through Saturday.

By a unanimous vote, CB #1 does not oppose the liquor license application for BMD Pastry LLC at 35 Cedar Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

RE: 6 Murray Street, transfer liquor license application for NYC UK Hospitality Consultants LLC

The applicant proposes to operate a restaurant with 16 tables and 64 seats and with 15 seats in the bar. The proposed maximum hours of operation will be 11 AM until 11 PM Sunday through Thursday and 11 AM to 1 AM Friday and Saturday.

By a unanimous vote, CB #1 does not oppose the liquor license application for NYC UK Hospitality Consultants LLC at 6 Murray Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

RE: Proposed outdoor restaurant seating for Stone Street between Coentis Alley and Hanover Square including Mill Lane by Ahead Realty from April 1, 2006 through November 30, 2006

By a unanimous vote, Community Board #1 approves the proposed street activity permit filed by Ahead Realty scheduled for April 1, 2006 to November 30, 2006 during the hours of 10 AM to 1 AM on Stone Street between Coentis Alley and Hanover Square.

RE: Proposed street fair for Water Street between Fulton Street and Broad Street by Ziva USA Inc. for May 6, 2006

By a unanimous vote, Community Board #1 approves the proposed street fair sponsored by Ziva USA Inc. scheduled for May 6, 2006 during the hours of 9 AM – 7 PM on Water Street between Fulton Street and Broad Street.

RE: Proposed street fair for Maiden Lane between South Street and Water Street by Community Board #1 for May 19, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by Community Board #1 scheduled for May 19, 2006 during the hours of 9 AM – 7 PM on Maiden Lane between South and Water Streets.

RE: Proposed street fair for Maiden Lane between South Street and Water Street by Community Board #1 for June 16, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by Community Board #1 scheduled for June 16, 2006 during the hours of 9 AM – 7 PM on Maiden Lane between South and Water Streets.

RE: Proposed street fair for Water Street between Moore Street and Fulton Street by the Pearl Street Park Association for July 4, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by the Pearl Street Park Association scheduled for July 4, 2006 during the hours of 8 AM – 10 PM on Water Street between Moore and Fulton Streets.

RE: Proposed street fair for Maiden Lane between South Street and Water Street by Community Board #1 for July 7, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by Community Board #1 scheduled for July 7, 2006 during the hours of 9 AM – 7 PM on Maiden Lane between South and Water Streets.

RE: Proposed street event for Water Street between Broad and Beekman Streets by the Team Championships International for August 5 and 6, 2006

By a unanimous vote, Community Board #1 approves the proposed street activity permit by Team Championship International scheduled for August 5 and 6, 2006. During the hours of 8 AM – 5 PM on August 5 and 8 AM to 11:30 AM on August 6 on Water Street between Broad and Beekman Streets.

RE: Proposed street fair for Maiden Lane between South Street and Water Street by Community Board #1 for August 11, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by Community Board #1 scheduled for August 11, 2006 during the hours of 9 AM – 7 PM on Maiden Lane between South and Water Streets.

RE: Proposed street fair for Water Street between Fulton and Moore Streets by the Seaport Community Coalition for August 19, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by the Seaport Community Coalition scheduled for August 19, 2006 during the hours of 9 AM – 7 PM on Water Street between Fulton and Moore Streets.

RE: Proposed street fair for Maiden Lane between South Street and Water Street by Community Board #1 for September 15, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by Community Board #1 scheduled for September 15, 2006 during the hours of 9 AM – 7 PM on Maiden Lane between South and Water Streets.

RE: Proposed street fair for Old Slip between South Street and Water Street by the NYC Police Museum for September 29, 2006

By a unanimous vote, Community Board #1 approves the proposed street fair sponsored by the NYC Police Museum scheduled for September 29, 2006 during the hours of 8 AM – 8 PM on Old Slip (north side only) between South and Water Streets.

RE: Proposed street fair for Water Street between Fulton and Broad Streets by the Bowling Green Association for October 9, 2006

By a unanimous vote, Community Board #1 approves the proposed street fair sponsored by the Bowling Green Association scheduled for October 9, 2006 during the hours of 9 AM – 7 PM on Water between Fulton and Broad Streets.

RE: Proposed street fair for Maiden Lane between South Street and Water Street by Community Board #1 for October 20, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by Community Board #1 scheduled for October 20, 2006 during the hours of 9 AM – 7 PM on Maiden Lane between South and Water Streets.

RE: Proposed street fair for Water Street between Fulton and Broad Streets by John Huess House for November 10, 2006

By a vote of 32 in favor and 1 opposed, Community Board #1 approves the proposed street fair sponsored by John Huess House scheduled for November 10, 2006 during the hours of 9 AM – 7 PM on Water Street between Fulton and Broad Streets.

RE: Proposed street activity permit for Whitehall Street between Morris and Beaver Streets by Federation of Hellenic Societies of Greater NY for March 31, 2006

By a vote of 22 in favor, 3 opposed and 5 abstained, Community Board #1 approves the proposed street activity permit submitted by the Federation of Hellenic Societies of Greater NY for a Greek Independence Day event on Whitehall Street between Morris and Beaver Streets on March 31, 2006 during the hours of 11:30 AM – 1:00 PM.



## **Seaport / Civic Center Committee**

RE: 45 Peck Slip, unenclosed sidewalk café application for DoDo – Birds Inc., for 10 tables and 20 seats

The applicant has applied for a sidewalk cafe license for 10 tables and 20 seats. The proposed hours of operation will be 8 AM until 9 PM Monday through Saturday, noon until 9 PM on Sunday.

By a unanimous vote, CB #1 does not object to the unenclosed sidewalk café license for DoDo Birds Inc. located at 45 Peck Slip for a period of two years.

RE: 1 Pace Plaza, liquor license application for Lackmann Food Service Inc. at Pace University, 1 Pace Plaza

The applicant proposes to operate a restaurant with approximately 57 tables and 175 seats. The proposed maximum hours of operation will be 8 AM to midnight Monday-Friday, 10 AM to midnight Saturday and Sunday.

By a vote of 32 in favor and 1 recused, CB #1 does not oppose the liquor license application for Lackmann Food Service Inc. at 1 Pace University, 1 Pace Plaza for a period of two years.

Joe Lerner reported on the proposed co-naming of Pearl Street Park for Elizabeth Jennings.

RE: Co-naming intersection of Gold Street at Beekman Street for Elizabeth Blackwell

Elizabeth Blackwell (1821-1910) was the first woman to graduate from medical school in US history. She overcame tremendous bias against admitting women to medical schools and after graduating became the first female physician in the United States.

By a vote of 31 in favor and 2 abstained, CB #1 supports the proposal to co-name the intersection of Gold Street and Beekman Street for Ms. Elizabeth Blackwell.

RE: Proposed street activity permit for MS Walk on John Street between South and Front Streets by the National MS Society on April 23, 2006

By a unanimous vote, Community Board #1 approves the street activity permit request by the National MS Society for their annual MS Walk scheduled for April 23, 2006 during the hours of 5 AM – 6 PM on John Street between South and Front Streets.

## **West Street Task Force**

Bob Townley provided a progress report of the activities of the West Street Task Force.

## **New Business:**

There being no further business, the meeting was adjourned.