

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
DECEMBER 21, 2004
PACE UNIVERSITY, MULTI-PURPOSE ROOM
1 PACE PLAZA

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

Public Session:

Madelyn Wils introduced a new staff member, Mary Kate Cudahy, to the Board.

Matt Viggiano from Senator Connor's office reported on the lights under the Brooklyn Bridge. He stated to the Board that in the first week of January there would be an inspection for a new strategy in lighting the area.

Executive Session:

The minutes of the monthly meeting held on November 16, 2004 were adopted as presented.

Chairperson's Report:

Madelyn Wils reported on the following issues:

- She thanked Board member Arthur Gregory, owner of A&M Roadhouse, for his generous gifts to the Board and staff.
- There was a close of sale of the NYU Downtown Hospital parking lot site. The community and Community Board still want the K-8 school at that site and are still waiting for an answer. Architect Frank Gehry will design the new building.
- Governor Pataki will be making an announcement regarding the bypass on West Street shortly. The bypass may possibly be extended to the ball fields, which is an issue that needs to be addressed and resolved soon. Goldman Sachs is not happy with the current plan and no decision has been made yet.
- A By-Laws Committee has been organized to re-examine the by-laws of the Board and institute a Code of Conduct for members of the Board. Ray O'Keefe has been named Chairperson of this committee. A meeting is scheduled for January 5, 2005 at 5 PM to further discuss this matter.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. WTC Redevelopment Committee

Richard Kennedy reported that a new MTA advisory group to oversee the Fulton Transit Center reconstruction is to be formed. All people interested in being a member should give their name to the office.

Madelyn Wils reported that the Lower Manhattan Development Corporation (LMDC) is putting much effort into the Deutsche Bank deconstruction plans. There were questions raised by Board members concerning the emergency notification plan including a phone call system in case there is need for evacuation of the surrounding area. A public meeting will be held for evacuation strategy. Once a date, time and location for the meeting are known, the Board will be informed. It also was noted that the LMDC has been forthcoming with outreach to the residents.

B. Tribeca Committee

Albert Capsouto reported that the committee is reviewing the zoning for north Tribeca while a private developer, Jack Parker, is proposing the rezoning of a four-block area to C6-3A.

Friends of Community Board 1 has retained Buckhurst Fish and Jacquemart, Inc. to prepare a potential rezoning package for northern Tribeca which calls for a C6-2A zoning (5 FAR) for the area. The committee has also sent a letter to DCP asking that a full EIS should be done for the proposed four block C6-3A rezoning application.

A Scoping Session for the Site 5B development has been scheduled for January 5th, 6 PM at EDC. Madelyn Wils asked that members from the Tribeca Committee attend. Mary Kate Cudahy is to send an email to the committee members reminding them of the date, time and location.

C. Seaport/Civic Center Committees

RE: 246 Front Street, BSA application for a bulk variance to permit the construction of a seven story residential building

The owners of 246 Front Street have applied to the BSA for a bulk variance to allow for the construction of a seven story residential building with ground floor commercial space on the narrow, vacant lot.

By a vote of 37 in favor, 0 opposed, and 0 abstentions, the Board approved a resolution recommending that the BSA approve the variance application put for by Micro Realty LLC to allow for the construction of a seven story residential building with ground floor commercial space at 246 Front Street.

RE: Peck Slip, street modifications to accommodate planned park

The City is currently planning for both the reconstruction of Peck Slip (in cobblestone) and the creation of a new park between South and Water Streets.

The DOT has presented their geometric street plan for Peck Slip to the Board for review, which lays out the footprint for new park space.

The only change in traffic patterns on Peck Slip is to make the block between Pearl and Water Streets westbound only since the roadway narrows in this section. The DOT has agreed to reverse Beekman Street between Pearl and South Streets to go eastbound to compensate for the Peck Slip change.

By a vote of 39 in favor, 0 opposed, and 0 abstentions, the Board unanimously supports the proposed modifications to Peck Slip and Beekman Street as proposed by the DOT and calls upon the DOT to undertake a parking study of the Seaport Historic District in order to create additional on-street parking for the residents and to change the regulations which have been in place to serve the Fulton Fish Market which is slated to depart the area in 2005.

D. **Financial District Committee**

The four liquor license resolutions were decided upon in one vote.

RE: Reconstruction of Louise Nevelson Plaza

The design will include a reconfiguration of the plaza, which will eliminate the current guard booth used for the security check of vehicles for the Federal Reserve, creating a new less obtrusive guard booth and security clearance queuing area along the Maiden Lane curb. Included in one proposal is a bump out which would allow the vehicles to queue without obstructing traffic.

The plan would include new trees, glass benches, new paving and surface treatments. Up light from under the trees and down lighting for adjacent buildings would eliminate the need for additional light fixtures.

By a vote of 36 in favor, 0 opposed, and 0 abstained, the Board is in favor of the reconstruction design as presented if the bump out of the north side of the plaza for the security check is included. The Committee particularly approved of the concept of providing the down lighting from the adjacent buildings.

RE: 55 Wall Street, liquor license application for Cip 55, LLC

The applicant will operate a banquet hall with a public assembly capacity for 1,200 persons. The applicant will not be seeking a sidewalk café license or cabaret license and has agreed to these conditions in their SLA application.

By a vote of 39 in favor, 0 opposed, and 0 abstentions, the Board supports the new liquor license application for Cip 55, LLC at 55 Wall Street for a period of two years.

RE: 9-11 Maiden Lane, beer and wine license application for Klatch Coffee Bar

The applicant will operate a restaurant with 6 tables and 20 seats. The hours of operation for the establishment will be from 7 AM until 7 PM, Monday through Friday. There will be background music only and the applicant agreed to provide adequate soundproofing. The applicant will not be seeking a cabaret license or sidewalk café license and has agreed to add these conditions to their SLA application.

By a vote of 39 in favor, 0 opposed, and 0 abstentions, the Board does not oppose the new beer and wine license application for Klatch Coffee Bar at 9 Maiden Lane for a period of two years.

RE: 54 Stone Street, liquor license application for Pizza on Stone, LLC

The applicant will operate a restaurant with 15 tables with 45 seats. The hours of operation will be from 11 AM until 11 PM Sunday to Saturday. The applicant will have background music only and agreed to provide adequate soundproofing. The applicant will seek no sidewalk café license or cabaret license and has agreed to add these conditions to the SLA application.

By a vote of 39 in favor, 0 opposed, and 0 abstentions, the Board does not oppose the new liquor license application for Pizza on Stone, LLC at 54 Stone Street for a period of two years.

RE: 90 Washington Street, liquor license application for 90 Washington Street Restaurant Associates, LLC

The applicant will operate a restaurant with total square footage of 2,000 square feet. The hours of operation will be from 11 AM until 11 PM Monday to Sunday. The applicant will supply background music only and agreed to provide adequate soundproofing. The applicant will not be seeking a sidewalk café license or a cabaret license and has agreed to add these conditions to the SLA application.

By a vote of 39 in favor, 0 opposed, and 0 abstentions, the Board does not oppose the new liquor license application for 90 Washington Restaurant Associates, LLC at 90 Washington Street for a period of two years.

RE: Proposed newsstand on the eastside of Broadway between Beaver and Stone Streets

By a vote of 38 in favor, 0 opposed, and 1 abstention, the Board rejects the application for a newsstand on the east side of Broadway between Stone Street and Beaver Street.

The location of the proposed newsstand is one of the most congested sidewalks in Lower Manhattan, directly in front of the MTA headquarters and opposite Bowling Green Park.

E. **Youth and Education Committee**

Paul Hovitz reported that Mary Kate Cudahy has been working on the Youth Directory as well as promoting the Spring Youth Fair to the prospective participants. A link to download the Youth Directory will be posted on the Community Board 1 website.

He also acknowledges Assemblyman Silver's work on pushing for the K-8 public school on the east side.

F. **Waterfront Committee**

Linda Roche introduced Linda Neil from the National Park Service for Governor's Island who reported on plans to maintain the National Monuments on Governor's Island.

GIPAC is working on short-term plans for the public use of Governor's Island.

Community Board #2 will hold a meeting at 75 Morton Street at 6 PM on January 3, 2005 regarding plans to utilize the Gansvoort Street Pier for recycling operations.

G. **Landmarks Committee**

RE: 45 White Street, application for a two story penthouse addition

By a vote of 38 in favor, 0 opposed, and 0 abstentions, the Board recommended that the Landmarks Preservation Commission hold over this matter until the applicant reappears before the Landmarks Committee since the applicant did not bring sufficient materials to make an adequate presentation and agreed to return to the committee with the appropriate materials at a future meeting.

RE: 77 White Street, penthouse addition and alterations to the ground floor façade.

77 White Street is highly visible at the corner of White Street and Cortland Alley, and is being modified for conversion to residential use.

By a vote of 38 in favor, 0 opposed, and 0 abstentions, the Board recommends that Landmarks Preservation approve this application provided that the following modifications are made:

- The doors on the ground floor should be historically appropriate and made of wood instead of metal.
- The historic transoms mentioned in the designation report should be preserved, if they still exist.
- The base of the building should use brick that matches the original building, not cement plaster.
- Visible light fixtures on the ground floor should be in keeping with the historical character of the building.
- The roof railing should be constructed entirely of metal, not of wood and metal.

RE: 363 Greenwich Street, application for a rooftop addition

LPC staff had previously approved this application at staff level after it was certified that the rooftop addition would not be visible from the street. After construction began, the builder discovered that the roofline is minimally visible from street level not originally used by LPC staff. The builder then re-applied to LPC for additional approvals. The Community Board was not involved in the initial review and approval of this application.

By a vote of 38 in favor, 0 opposed, and 0 abstentions, the Board agreed that it is not taking a position on this application. They agreed that LPC should review its procedures for determining how applications are approved at staff level and ensure that all applications for work that will be visible from anywhere on the street be reviewed by the relevant Community Board before they are approved by LPC.

H. **Tribeca Licensing Task Force**

RE: 81 Hudson Street, transfer of a liquor license for Puffy's

By a vote of 34 in favor, 0 opposed, and 1 abstention, the Board does not oppose the transfer of the liquor license for 81 Hudson Street for a period of two years subject to compliance by the applicant with the following limitations:

- The applicant proposes to continue to operate a bar with 5 tables and 35 seats.
- The proposed maximum number of hours of operation will be from 12 PM until 4 AM Sunday through Saturday
- The applicant represented that it will not be seeking a cabaret license or sidewalk café license.
- The applicant represented that there would be no change in the operation of the bar and it would continue as it has existed for a number of years.
- These conditions will be added to the SLA application.

RE: 325 Greenwich Street, application for a liquor license for Viet Café

325 Greenwich Street recently opened and currently operates a restaurant with 26 tables and 110 seats and a bar with 10 seats at this location and is currently licensed to serve wine and beer and is seeking to upgrade to a full liquor license.

By a vote of 33 in favor, 1 opposed, and 1 abstained, the Board concluded that it does not oppose the full liquor license for Viet Café for a period of two years subject to compliance by the applicant with the following limitations:

- The proposed maximum hours of operation will be 11 AM until 10:30 PM Monday through Wednesday, 11 AM until 11 PM Thursday through Saturday and 5 PM until 10 PM on Sundays.
- The applicant represented that it will not be seeking a cabaret license but it does intend to apply for a sidewalk café license.
- The applicant agreed to add these conditions to the SLA application.

RE: 176 West Broadway, application for a liquor license for the Tribeca Dining Group, LLC

The applicant proposed to operate a Mexican restaurant with 17 tables and 50 seats and a bar with 8 tables and 32 seats. The applicant currently operates Buster's Garage, adjacent to this location, which some residents feel is a noisy establishment. The committee felt that the addition of another establishment on this block would have a detrimental effect on the quality of life of the residents of the surrounding buildings. A 'spillover' from Buster's Garage to the new site was also a concern by some Board members as well as the openness of the space.

By a vote of 7 in favor, 26 opposed, and 5 abstained, the Board rejected the committee resolution opposing the issuance of a liquor license to the Tribeca Dining Groups at 180 West Broadway. The applicant agreed to adjust the hours of operation to 11 PM closing time for the kitchen every day and a restaurant closing time of 12:30 AM or 1 AM (or when patrons are done with their meals). The garage door would be open until 10 PM.

Letters were received in support of the application as well as statements made to the Board.

The Board approved the liquor license application based on the applicant's agreeing to these new conditions by a vote of 27 in favor, 5 opposed and 4 abstentions.

The meeting was adjourned.

