

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

COMMITTEE VOTE: 9 In Favor 1 Opposed 0 Abstained 0 Recused

PUBLIC VOTE: 3 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 26 In Favor 2 Opposed 4 Abstained 0 Recused

RE: Bus storage facility beneath the WTC site

WHEREAS: The streets of Lower Manhattan are among the narrowest and most congested of any city in the country, and

WHEREAS: A major contributor to the congestion are the many tour and commuter buses which descend on our district everyday and frequently park and/or layover on our streets, and

WHEREAS: These buses, which frequently sit on our local streets with their engines idling, significantly contribute to the poor air quality in Lower Manhattan and exacerbate asthma and other respiratory problems, and

WHEREAS: Community Board #1 has sought, for well over a decade, to identify a location and get the City to construct a bus storage facility in Lower Manhattan, and

WHEREAS: Despite the agreement of City agencies such as the Department of Transportation and the Department of City Planning as well as organizations such as the Alliance for Downtown NY as to the need for such a facility, no one has been able to identify a viable site in our district, and

WHEREAS: Planners from the Port Authority are projecting that upwards of 160 tour buses per day are expected to visit the World Trade Center memorial when it is completed, and

WHEREAS: CB #1 supports the creation of an appropriate memorial to honor the many victims of the horrendous events of September 11th and that the memorial play a key part in the redevelopment of the WTC site, and

WHEREAS: The Community Board believes that we should be doing everything we can to encourage visitors to the memorial and to our district since they will patronize Downtown businesses and help to restore the local economy which was badly hurt by the events of 9/11, and

WHEREAS: The memorial and the overall reconstruction of the WTC site and vicinity will only be successful if the State and City properly arrange for the expected buses to be stored off our local streets so that they don't create a streetscape characterized by congestion and pollution and that a respectful environment is maintained around the site, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 strongly recommends that any space beneath the WTC site, including the tower footprints, be utilized to create an urgently needed bus storage facility, along with other planned infrastructure improvements, so that Lower Manhattan is rebuilt in a manner which properly takes into account the future needs of those who will live, raise their children, work, or visit this community as well as those coming specifically to visit the memorial, and

BE IT
FURTHER
RESOLVED

THAT: Efficient queuing be incorporated into the design of the facility so that buses do not stand idling on neighboring streets while awaiting entry.

03res.march 18th

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 16 Desbrosses Street

WHEREAS: The owners of 16 Desbrosses Street have applied to the City Planning Commission for a special permit to modify the use regulations to allow:

- 1) Loft dwellings below the third floor and
- 2) Loft dwellings on the second through sixth floors of an existing 6 story building with a lot coverage greater than 5000 sq. ft., and

WHEREAS: This residential conversion does not have an adverse impact on manufacturing in the area of the building, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends approval of this application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Accessibility of West Street Bridges

WHEREAS: Battery Park City has three above grade connections to the rest of Lower Manhattan. These are the Tribeca Bridge at Chambers St., the Liberty St. Bridge and the Rector St. Bridge, and

WHEREAS: These three bridges serve our elementary, middle and high schools, our seniors, our children and parents with toddlers, those of us with disabilities and all residents, workers and visitors in Lower Manhattan, providing them with a safe alternative when crossing busy West Street, and

WHEREAS: The Rector St. Bridge, since its opening in May 2002, has never had a working elevator; the Tribeca Bridge elevator has been inoperable for most of the winter and the Liberty St. Bridge wheelchair lift also has been unusable for the last several months, and

WHEREAS: This situation is in violation of the American's with Disabilities Act, hurts efforts to attract new residents and businesses to Battery Park City, and creates both a safety concern and potentially serious inconvenience to anyone trying to cross West St. from either direction, and

WHEREAS: We believe that the responsible government and private bodies have an obligation to immediately address these serious safety and legal concerns, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 demands that the NYS Dept. of Transportation, the Battery Park City Authority, the BPC Parks Conservancy, along with Brookfield Properties take immediate steps to repair the inoperable elevators and/or wheelchair lifts on these three bridges so that they are open and operable and properly staffed, and in full compliance with all applicable laws and regulations, and

BE IT

FURTHER

RESOLVED

THAT: CB #1 calls upon the above entities to present to the Board a timetable for these repairs and improvements and a single contact who is responsible for this plan along with assurances that accessibility will be maintained in the future without unreasonable interruption, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 also ask that the Liberty Street Bridge lift be available to all who need elevator use and not limited to wheelchairs.

03res.march 18th

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 9 In Favor 1 Opposed 2 Abstained 0 Recused
BOARD VOTE: 21 In Favor 6 Opposed 6 Abstained 1 Recused

RE: Coordinated Street Furniture Franchise

WHEREAS: The existing street furniture on New York City's streets is not commensurate with the City's status as one of the world's great international cities, and

WHEREAS: New York City needs a mechanism to transform its streets into more attractive more pedestrian friendly thoroughfares that feature well designed and well maintained structures, and

WHEREAS: The Coordinated Street Furniture Franchise proposed by the Bloomberg Administration will provide New York City with an opportunity to transform the look of our streets, reduce the clutter on our streets, promote pedestrian circulation, generate substantial revenues for the City as well as provide an important public service, now

THEREFORE
BE IT
RESOLVED

THAT: We urge the Speaker and the entire City Council to move expeditiously and approve authorizing resolution L.U. 226, which the administration submitted over seven months ago, to establish a new coordinated street furniture franchise for the City of New York.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 214-224 Front Street, 236 Front Street, 213-235 Front Street, 36-38 Peck Slip, application to construct 3 new building and to enlarge and renovate the existing eleven historic buildings

WHEREAS: The scheme was a marvelous example of wonderful design, restoration and new development at this important historic site that had been inspired by the unique combination of the nautical, warehouse and tower architecture of the area and its history, and

WHEREAS: The Committee felt the combination of new bold designs with briesoleil planking and steel like masts to connote a ship passing to the simple masonry buildings with courtyard entrances was absolutely right, and

WHEREAS: The scheme's use of materials and geothermal systems that removed the need for rooftop mechanical equipment and allowed for green roofs was an example for others to follow, and

WHEREAS: The small retail spaces, carefully restored, would provide a real sense of place to the area, and

WHEREAS: The Committee applauded the developer for devising a scheme well under the approved FAR, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 whole heartedly recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 274 Water Street, application to install storefront infill and create a ramp at the ground floor

WHEREAS: The storefront made of wood and steel with ADA requirements being satisfied by lowering the existing curb was appropriate, and

WHEREAS: The restoration of the building façade would be a great improvement, the applicant agreed to the Committee's request that second hand bricks to match the existing be used, and

WHEREAS: The roof top railing would be not be visible as would be evidenced by erecting a mock-up, and

WHEREAS: The restored building would exactly match its twin next door which had been built at the same time, now

THEFREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 29 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 36-38 Hudson Street, application to demolish a portion of the rear façade, construct a roof top addition, install mechanical equipment and water tank and to install storefront infill and a painted wall sign

WHEREAS: The amendments to the earlier design, including the removal of the water tank, were appreciated, but the issue of visibility could not be addressed until the mock-up had been altered to reflect them, and

WHEREAS: Four members of committee made a site visit and reviewed the further amended and improved plan which took into account suggestions made at committee meeting, and

WHEREAS: The windows on the eastern facade of the Mohawk Building nearest to the front wall were highly visible and should be removed, and

WHEREAS: The mechanical bulkhead on the eastern facade was not visible on the mock up, but the axonometric suggested it would be visible which would not be appropriate, and

WHEREAS: The chimneys on the northern facade would be very visible from Duane Park and alternative venting should be considered, and

WHEREAS: The bulkhead on the eastern facade of the Mohawk Building was still a problem which would be avoided if it was incorporated inside the building, and

WHEREAS: The architect had stated at the committee meeting that the rooftop addition and mechanical and central venting would not be visible, but the axonometric suggested visibility from Hudson Street, and

WHEREAS: Shutters would be used on all windows on the eastern façade, as shown in the attached axonometric dated March 14 and the full plans would be amended to reflect this, and

WHEREAS: The committee appreciated that the previously approved plan, with the raised cornice on the Whalebone Building, was not being proposed and felt the new scheme was much more appropriate, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that Landmarks Preservation Commission approve this application, subject to addressing the issues noted.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 83 Walker Street, application to construct a new seven story building

WHEREAS: The applicant has proposed to construct a new seven story building with a penthouse on a 24' x 100', lot which currently does not have a structure on it, and

WHEREAS: The two lots to the immediate east of 83 Walker St. are also 24' wide, and

WHEREAS: The applicant proposes a steel frame, lime stone infill facade, and

WHEREAS: The applicant proposes a two bay window design for the street front facade, and

WHEREAS: The applicant stated the proposed two bay window design was for "interior" construction reasons, and

WHEREAS: The two buildings to the immediate east have a three bay window design on the street front facade, and

WHEREAS: The ground floor and storefront design was not horizontally consistent with the surrounding buildings, and

WHEREAS: The penthouse was not consistent with the cornice line of the surrounding buildings and was bulky, and

WHEREAS: This area is M district zoned for non-residential uses, and

WHEREAS: It should be noted that the applicant intends to apply for a variance for change of use and for an FAR of 5.0 claiming hardship, and

WHEREAS: The committee felt that the two bay window design disrupted the rhythm of the streetscape considering that the two buildings to the east have a three bay window design on the same size lot frontage and it is important that this element remain consistent, and

WHEREAS: The committee thought that the horizontal elements of the facade did not line up with surrounding buildings and also disrupted the flow of the street scape, and

WHEREAS: The committee felt the penthouse was inappropriate in that it was too bulky and did not line up with the cornice line of the surrounding buildings, and

WHEREAS: The committee liked the materials of the steel frame and limestone infill facade as well as the height of the building minus the penthouse, and

WHEREAS: The committee liked the materials of the steel frame and lime stone infill façade as well as the height of the building minus the penthouse, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission not approve this application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 49 Beach Street, application to modify storefront infill installed without
LPC approval

WHEREAS: The applicant did not appear before the committee, and

WHEREAS: The Community Board was not notified the applicant would not be
appearing, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 urges the LPC to hold over this application until the applicant can
make a presentation to the Community Board.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: LANDMARKS

BOARD VOTE: 29 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 40 Hudson Street, application to construct a one-story rooftop addition and modify existing bulkhead

WHEREAS: The applicant proposes a new one story rooftop addition and to modify the existing bulkhead, and

WHEREAS: The height of the rooftop addition will be 10'2", and

WHEREAS: The rooftop will be set back 22' from the cornice line, and

WHEREAS: Copper will be used to modify and refurbish the existing bulkhead, and

WHEREAS: The new rooftop addition will be trimmed with copper siding, and

WHEREAS: The frontage of the rooftop addition will be of clear glass, and

WHEREAS: Upon a site inspection the committee members thought the rooftop addition would be minimally visible and would improve the horizontal elements along the rooftop in conjunction and context with the existing bulkhead and to the adjacent building to the south, and

WHEREAS: There will be no railing installed, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 approves the above application.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 1 Recused

RE: 55 Liberty Street, liquor license application for Liberty Knights LLC

WHEREAS: The applicant will operate a restaurant for 200 people, with 100 tables and 200 seats which will include a bar not to exceed 10 tables and 40 seats, and

WHEREAS: The hours of operation will be 11:30 AM until 11:00 PM, Sunday - Saturday, and

WHEREAS: The restaurant will have background music only and agrees to add adequate sound proofing, and

WHEREAS: The applicant will not be seeking a sidewalk cafe permit or a cabaret license, and

WHEREAS: The applicant agreed to have an indoor refrigerated garbage area, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends the SLA approve a liquor license for Liberty Knights LLC at 55 Liberty Street for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 1 Recused

RE: 355 Greenwich Street, sidewalk café renewal application for the Harrison for 15 tables and 30 seats

WHEREAS: The applicant has applied for a renewal sidewalk café license for 15 tables with 30 seats, and

WHEREAS: The applicant will remove the tables and chairs at midnight Sunday-Thursday and 1 AM on Friday-Saturday, and

WHEREAS: The applicant agreed to post a sign in the window indicating hours of operation, and

WHEREAS: Community Board #1 has not received any complaints of loud noise, and

WHEREAS: CB #1 has not received opposition from the community, and

WHEREAS: The applicant agreed to no tables or chairs on Harrison Street and the tables will be 8 feet from the curb on Greenwich Street as required by law, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports the renewal application for the sidewalk café license for the Harrison at 355 Greenwich Street provided the above conditions are included in the license.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 31 In Favor 0 Opposed 1 Abstained 1 Recused

RE: 90 South Street, liquor license agreement to allow an outdoor café for the Heartland Brewery

WHEREAS: Heartland Brewery, a new tenant in the Seaport Marketplace, is seeking a license to operate an outdoor cafe with 21 tables and 42 chairs on the South Side of Fulton Street west of South Street, and

WHEREAS: This portion of Fulton Street is very wide, closed to vehicles and already accommodates sidewalk cafes for other Seaport restaurants, and

WHEREAS: The sidewalk café will comply with all City of NY sidewalk café operating rules including closure at midnight Sunday-Thursday and 1 AM on Friday and Saturday, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends the approval for the proposed Heartland Brewery outdoor sidewalk cafe for 1 year.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 1 Recused

RE: 4 World Financial Center, liquor license application for Chipotle Mexican Grill of Colorado, LLC

WHEREAS: The applicant will operate a restaurant with a total square footage of 3243 square feet which will not include a bar in the food court at 4 World Financial Center, and

WHEREAS: The hours of operation will be 11 AM until 10 PM, Sunday-Saturday, and

WHEREAS: The restaurant will have background music only and agrees to add adequate sound proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café permit or a cabaret license, and

WHEREAS: The applicant agreed to add these conditions to the SLA application, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends the SLA approve a liquor license for Chipotle Mexican Grill of Colorado, LLC at 4 World Financial Center for two years with the above agreed upon conditions of operation to be included in the application.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE : 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Millennium High School

WHEREAS: The New York City Board of Education (the Department of Education's predecessor) created the Millennium High School to address the educational needs of the children of Lower Manhattan and to show the Board's support for Lower Manhattan in the wake of September 11, with the expectation that the creation of the High School would be supported by government funding beyond the resources of the Board of Education, and

WHEREAS: The Lower Manhattan Development Corporation is specifically "charged with ensuring Lower Manhattan recovers from the attacks and emerges even better than it was before", and

WHEREAS: One of LMDC's primary tools in fulfilling its mission is the allocation of state and federal funding for the rebuilding and recovery of Lower Manhattan, and

WHEREAS: Chancellor Klein and Regional Superintendent Shelley Harwayne strongly support the Millennium High School, and

WHEREAS: Chancellor Klein is on record as requiring LMDC's support for the implementation of this Board's July 30, 2002 Resolution regarding the Millennium High School, which specifies certain academic standards and a zoned admissions preference for Lower Manhattan children, and

WHEREAS: The Millennium High School opened in September 2002 in temporary quarters *outside* of the Lower Manhattan area, and

WHEREAS: The continued operation of the Millennium High School in temporary quarters, particularly quarters outside of Lower Manhattan, limits the viability of the High School and is counter to its mission to support the education of Lower Manhattan children, and

WHEREAS: A permanent home for the Millennium High School has been located within Lower Manhattan, but which permanent home can only become a reality with the provision of funding beyond the resources of the Department of Education, and

WHEREAS: New York State Assembly Speaker Sheldon Silver and Assemblyperson Deborah Glick have committed \$2 million in funding, and New York City Councilperson Alan Gerson has committed an additional \$1 million in funding, and

WHEREAS: The enhancement of the Downtown educational resources to meet the needs of current and anticipated new Lower Manhattan residents will be a key objective in any scenario for the rebuilding of Lower Manhattan, and

WHEREAS: If LMDC were to hold off a funding commitment for the Millennium High School pending finalization of WTC site plans, the Millennium High School will be unable to open in its permanent home in September 2003 and its viability as a Lower Manhattan educational resource will be called into doubt, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 urges LMDC to show its support for Downtown children and residents, and for the revitalization of Lower Manhattan as a neighborhood attractive for raising families, by committing now to provide [\$5 million] in funding for the Millennium High School, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 urges LMDC, in committing its funding support, to support the geographic and educational quality provisions contained in the Board's July 30, 2002 Resolution, which were designed to assure that the High School fulfill its objective to be a high quality educational resource actually available to Lower Manhattan children.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: MARCH 18, 2003

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 0 Opposed 1 Abstained 1 Recused

RE: 130 Duane Street, liquor license application for HHMP Church Street
LLC

WHEREAS: The applicant has notified Community Board #1 of their intent to file an
application with the NYS Liquor Authority for a hotel liquor license, and

WHEREAS: The applicant has been scheduled twice for the Quality of Life Committee
and has failed to appear, and

WHEREAS: The proposed location, 130 Duane Street, has not yet been constructed,
and

WHEREAS: The State Liquor Authority requires a valid certificate of occupancy as a
requirement of the application, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 requests that no action be taken on this application
until the building is completed and in possession of its C of O and the
applicant appears before the Community Board.