

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: WATERFRONT

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained 3 Recused

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

RE: Mooring field and Town Dock at Pier 25

WHEREAS: The town dock and gang plant which existed on Pier 25 was removed by the construction company because the pier was utilized for WTC debris removal, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 requests that the Hudson River Park Trust return the mooring field, town dock and gangways to Pier 25.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: EXECUTIVE

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

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Coordinated Construction Act for Lower Manhattan

WHEREAS: The City has put forth State Legislation known as the Coordinated Construction Act for Lower Manhattan intended to speed the rebuilding of Lower Manhattan, reduce costs, and promote safety and fairness, and

WHEREAS: The key provisions of this legislation would:

- Allow public agencies to pre-qualify bidders
- Require contracts over \$1,000,000 to include NYS-approved apprenticeship agreements
- Require all public agencies to establish procedures for participation by minority and women owned business
- Allow joint bidding on infrastructure repair projects
- Allow agencies to procure owner controlled insurance
- Require agencies and their contractors and subcontractors to use low sulfur fuel
- Encourage and facilitate cooperative, interagency purchasing, and

WHEREAS: This legislation applies through 2014 and only to public agencies constructing projects in Lower Manhattan and projects benefiting the area that are funded by federal funds for recovery from terrorist attacks, and

WHEREAS: City regulations including those that govern construction hours, noise, street closings etc. will remain in effect if this legislation is adopted, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the NYS legislature adopt the proposed Coordinated Construction Act for Lower Manhattan.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: EXECUTIVE

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

BOARD VOTE: 38 In Favor 3 Opposed 0 Abstained 0 Recused

RE: WTC Memorial

WHEREAS: The members of Community Board #1 appreciated the opportunity to share their thoughts and feelings regarding the selection of a design for the WTC Memorial, and

WHEREAS: We are confident that the members of this jury will meet the difficult challenge of selecting a design that effectively balances the aesthetic, emotional and historic nature of the Memorial with the very practical challenge of placing it in the midst of a Central Business District and vibrant residential community, and

WHEREAS: This Memorial will honor those who perished in New York, Washington, D.C. and Pennsylvania, those who gave of themselves, and those who survived, and

WHEREAS: The residents, workers and students within Community Board #1 are those survivors who have a profound emotional connection to the events of September 11th and a deep need to bring about the rebirth of our community, and

WHEREAS: For almost two years, our neighborhoods have been isolated and our eyes have looked down into the "pit" on a daily basis, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 fervently desires that the hopes, fears and dreams of our community will resonate with you throughout your selection process:

- The Memorial should honor all the victims of September 11th in a manner that provides an opportunity to mourn while at the same time being life affirming and inspirational to all of us, especially the survivors of that horrific day;
- The Memorial should be placed in a park-like setting that will be conducive both to commemorations of our loss and celebrations of the strength of our life and culture, which give us joy;

- We hope that workers, residents and students of Lower Manhattan will see in the Memorial, the pride and love we have for our community and that it will not inflict pain onto anyone;
- We acknowledge the needs of those who lost loved ones to have access down to bedrock near the slurry wall to seek solace;
- We trust that a balance will be achieved so that everyone who comes to the WTC site whether for memorial, or for business, or for cultural events, or for doing all the simple things of daily life, will be comforted and comfortable;
- The memorial jury should be free to consider topographical and other changes in the memorial site to address the foregoing concerns and enhance the experience of the memorial and the entire WTC site for those who come to visit and everyone who passes by or travels through it every day, now

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 wishes that the Memorial be designed as part of a thoughtful and well-designed urban plan, which will function effectively for the next 100 years and will provide effective connections and access to and across the Memorial site that will both physically and symbolically unite neighborhoods and people.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 1 Recused

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 3 Recused

RE: 353 Greenwich Street, sidewalk cafe renewal for Apres Scotts, Inc. d/b/a/
Yaffa's Tea Room for 9 tables and 21 seats

WHEREAS: The applicant has operated a restaurant on the premises for approximately
18 years and a sidewalk cafe for approximately 16, years,

WHEREAS: The applicant has applied for a renewal sidewalk cafe license for 9 tables
with 21 seats, and

WHEREAS: The hours of operation shown on current license and approved by CB #1
are 8:00 AM until midnight, Monday-Friday, 8:00 AM until 1:00 AM
Saturdays and noon until midnight on Sundays, and

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

WHEREAS: The applicant will enclose the boundaries of the sidewalk cafe with
fencing attached to the sidewalk, and

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

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 supports the renewal for the sidewalk cafe license for Apres Scotts,
Inc. d/b/a Yaffa's Tea Room at 353 Greenwich Street provided the above
conditions are included in the license.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 45 Peck Slip, application to install new storefront infill, install skylights, railing and mechanical equipment on the roof

WHEREAS: This jewel of a building at the corner of South Street, dating from 1808, has had many alterations over the centuries, including a major truncation of its roofline in the 1970s, yet still retains much of its beauty and authenticity, and

WHEREAS: Of the applicant's desire to flatten the roof somewhat to make it level with that of an adjoining building, and usable as an outdoor space, the committee has no objection, especially since it will be made of the Vermont stone used here in a previous restoration by Columbia University as a preservation project, and

WHEREAS: The proposed installation of a functional widow's walk also seems reasonable, although some members wish that the applicant and the Landmarks Preservation Commission investigate the substitution of a wooden parapet railing for the steel one in the proposal, and

WHEREAS: The applicant's plan for many small skylight penetrations studding both sides of the roof slope would be ruinous; the committee believes that if additional light is necessary for an interior addition, then the floor of the widow's walk be fabricated of structural glass, functional yet invisible from the street, and

WHEREAS: The proposed 6 ½ -foot tall rooftop air conditioning condensers would be unnecessarily and unacceptably visible looking north from South Street, and -- as the presenter acknowledged -- it is very feasible to use 3 -foot high condensers, which would be at the height of the parapet railing, and

WHEREAS: The ground-floor infill design, of wood and glass in the style of the Water Street Historic District, is splendid, now

THEREFORE
BE IT
RESOLVED

THAT: The Community Board recommends that the Landmarks Preservation Commission reject the projected skylights and air conditioning scheme in favor of the suggestions herein, and approve the remainder of the application.

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COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 28 In Favor 1 Opposed 0 Abstained 0 Recused

RE: 253-263 Water Street, application to legalize the installation of windows
without LPC approval

WHEREAS: The applicant failed to attend the meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission hold
over this application.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 28 In Favor 1 Opposed 0 Abstained 0 Recused

RE: 49-51 Warren Street, application to enlarge an elevator bulkhead on the rooftop

WHEREAS: The applicant failed to attend the meeting, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission hold over this application.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 28 In Favor 1 Opposed 0 Abstained 0 Recused

RE: 194-206 Church Street, application to construct a two story rooftop addition and alter the ground floor infill

WHEREAS: The application is to convert this 175' full block building into residential use on floors 2-5 and build stucco and clear glass duplex apartments on the roof, and

WHEREAS: The mock up on the roof was to be modified and more visibility studies were to be performed, so the Committee did not comment on the rooftop addition as the applicant agreed to come to the July meeting to present these studies, and

WHEREAS: The new door on Thomas Street would replace non-original infill and was considered appropriate, and

WHEREAS: The awful awnings would be removed and replaced with black awnings in each window bay, which the Committee liked, and

WHEREAS: The windows would be replaced with LPC profile blue/gray aluminum one-over-one windows and painted a historically appropriate color, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission hold over the application until the Committee is able to comment on the rooftop addition after more visibility studies have been completed.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 28 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 135 West Broadway, application to legalize the installation of an awning, entrance door, windows and facade work without LPC approval

WHEREAS: At the end of 2001, workers appeared at this property on a weekend and sandblasted both paint and World Trade Center debris off the building's facade, and

WHEREAS: Wholesale alterations continued on all aspects of 135 West Broadway's exterior, most if not all of them illegal, and

WHEREAS: A member of the Community Board even challenged the contractor at the time, and

WHEREAS: The building was in bad condition to begin with, and the alterations are slap-dash and clearly inappropriate, and

WHEREAS: To itemize,

- The grout is the wrong color;
- The north (front) door is in the wrong place;
- The awning should be removed;
- The window frames should be wood, painted an historically correct color;
- The roll-down security gates should be inside the storefront;
- The hideous ribbed sheet metal above the front door must be removed and the masonry repaired, and
- The new first-floor infill is out of context with the streetscape, and should be redesigned and replaced without causing harm to the business leasing space there, now

THEREFORE
BE IT
RESOLVED

THAT: The Community Board urges the Landmarks Preservation Commission to reject this application.

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DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

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

RE: 45-51 Lispenard Street, application to replace storefront infill, install a barrier free access ramp and to modify areaway

WHEREAS: This double building was designed by the architects of the Museum of Natural History, and remains a wonderful limestone and cast-iron example of Tribeca East Historic District industrial construction, and

WHEREAS: This application is comprehensive and programmatic, and sensitively solves issues arising from decades of haphazard alteration, and

WHEREAS: All four proposed front door sets will mimic the one original set that still exists, and

WHEREAS: Transom windows will be added just above grade, where an open, sloping areaway once penetrated the building, and

WHEREAS: The existing fire escape will be painted a light color, and the cast-iron elements will be dark greenish-gray, and

WHEREAS: A necessary handicapped-accessible ramp is being added with handsome, flat stainless steel rails, now

THEREFORE
BE IT
RESOLVED

THAT: The Community Board recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 28 In Favor 1 Opposed 0 Abstained 0 Recused

RE: 110 Hudson Street, application to replace the sidewalk

WHEREAS: The original blue slate was damaged in places and the vaults below are in need of repair, and

WHEREAS: The owner wishes to remove the slate and replace the sidewalk with concrete, and

WHEREAS: The Committee suggested cutting the original slate blocks down to reduce the amount of new blue slate that would be needed to restore the sidewalk, but the owner said he was not prepared to consider this approach, now

THEREFORE

BE IT

RESOLVED

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

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 17, 2003

COMMITTEE OF ORIGIN: WTC REDEVELOPMENT

BOARD VOTE: 31 In Favor 5 Opposed 2 Abstained 0 Recused

RE: WTC Site Plan by Studio Daniel Libeskind

WHEREAS: Prior to September 11, 2001, Community Board #1 was a thriving commercial district as well as the fastest growing residential neighborhood in New York City, and

WHEREAS: No other community in our nation has experienced the kind of destruction inflicted upon Lower Manhattan by the terrorist attacks on the World Trade Center. A recent poll shows that 41% of those living here on September 11 lost a relative, friend or neighbor, 31% are still experiencing emotional difficulties and 30% are still experiencing respiratory problem, and

WHEREAS: In spite of the trauma and devastation caused by the September 11 terrorist attacks, the vast majority of those who previously lived and worked in the area remained here or have returned to rebuild our district and many new residents have moved in, and

WHEREAS: More than 400,000 people now live, work or go to school in Community Board #1, and

WHEREAS: Before it was destroyed, the World Trade Center served the workers and residents of Lower Manhattan as a gathering place, transportation hub and a place to enjoy cultural events, shop, or eat in one of the many restaurants or just meet with friends, as well as a principal avenue connecting the different and distinct neighborhoods surrounding the WTC site, and

WHEREAS: A majority of residents and workers in Lower Manhattan including those who lost family members or friends on September 11 want the redevelopment of the World Trade Center site to address the needs of the community for restored and improved connectivity to and through the site, open and usable public space, street-level shopping, off-street storage for tour buses, new cultural and performing arts facilities and other issues of local concern, and

WHEREAS: Community Board #1 believes it is essential for the rebuilding process to restore the site of the World Trade Center as the hub of the Downtown community in order to reinvigorate Lower Manhattan and make it better than ever as a place to live, work or visit, and

WHEREAS: Community Board #1 believes that the master site plan of Studio Daniel Libeskind plan is a bold and thoughtful blueprint for rebuilding the World Trade Center site that can serve as the basis for making it even better than it was before provided the community concerns are resolved, now

THEREFORE
BE IT
RESOLVED

THAT: The World Trade Center site be redeveloped in a balanced manner that fully integrates the site with the surrounding neighborhoods of Battery Park City, the Financial District, Tribeca and the South Street Seaport, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 is concerned that the proposed ramps from the street level to the WTC memorial site at 30 feet below grade may not provide sufficient access to and across the site. Consideration should be given to providing attractive and well-planned pedestrian walkways through the WTC site, including walkways at grade or possibly bridges to ensure the necessary level of connectivity for people who visit and people who live, work and go to school around the site, and

BE IT
FURTHER
RESOLVED

THAT: The World Trade Center site be redesigned and redeveloped in a balanced manner to provide for an appropriate and sensitive memorial while also addressing the following critical community needs:

- Street level retail supports street life and is critical to the daily lives of residents, students, tourists and commuters and the future economic success of Lower Manhattan. Underground retail should be utilized to support the commuter experience but should not be the principal focus of retail development. Caution should be exercised in planning for retail so as not to exceed the pre-September 11 inventory as that may impact existing retail. There should be street level retail in all four (4) commercial buildings with a sky lobby for office space;
- Community Board #1 does not support moving sidewalks underground from Vesey Street or Liberty Plaza to the extent that they detract from the development of a revitalized street life or provide the only option for access through and across the memorial site;
- Community Board #1 would prefer reopening Cortlandt Street (or not leaving it enclosed in the mall-like fashion as currently planned);
- Community Board #1 would like the Park of Heroes to be expanded and enlarged to provide additional open space on the World Trade Center site;

- Community Board #1 believes that a bus storage facility is essential to insure the physical well-being and safety of residents, workers, students and visitors to the WTC site;
- Community Board #1 requests that the cultural and performing buildings surrounding the WTC memorial site provide venues that are needed downtown. The site could also accommodate Community Board favored facilities such as a 92nd Street Y-type facility that will have recreational and multiple -cultural uses. We also favor small-to-medium sized performance venues that would support the variety of cultural and performing arts institutions that Downtowners, workers and students in the area enjoy, and the design must insure a permanent outdoor stage appropriate for full productions of dance and music, and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 will further address the memorial site in a separate resolution.