

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed design for West Thames Street Pedestrian Bridge over West Street by SHoP Architects

WHEREAS: SHoP Architects, which is the Battery Park City Authority's consultant, has presented an initial design for a permanent pedestrian bridge over West Street at West Thames:

WHEREAS: SHoP Architects has acknowledged the following requests and concerns made by the Battery Park City Committee at the June 17, 2009 meeting

1. Request for hourly vehicle counts, for comparison to hourly pedestrian counts.
2. Request for current daily vehicles, as compared to 2025 projection.
3. Request for detailed breakdown and explanation of summarized pedestrian traffic counts, both current and projected.
4. Request for list of all agencies and stakeholders involved in bridge.
5. Request for emergency phone in elevator and located on ramp.
6. Request for lighting elements to be fully implemented and illustrated in presentation. Lighting cited as an important device for creating safe and comfortable pedestrian conditions.
7. Concern over decking material of bridge and ramp with respect to traction. Wood cited as a potential slip hazard.
8. Concern over current arbor diagram's effective shading. Photo of Kowsky Plaza cited as lacking shading.
9. Suggestion for extending function of shade arbor along west approach ramp to serve as rain screen. Dog and dog owners cited as lacking weather cover in the current dog run.
10. Request for a high quality, permanent bridge that will require minimal maintenance downtimes and will age well.
11. Concern over removal of large trees lining the dog run. Trees cited as a preferable source of shade and cover. Suggested relocation of west approach ramp to either the esplanade walkway or the planter between the esplanade walkway and the bike path.

12. Concern expressed over elevator uptime and quality of elevator.
General concern for quality and reliability of stroller, disabled, and other non-stair access.
13. General consensus over preference for covered bridge. Bridge cover cited as a respite from the elements and a way of increasing poor weather usability, among other reasons. Request for a cover of high quality that will resist leaks. Multiple statements of support.

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 supports a bridge in concept, even though most of the details are not yet worked out, provided that the BPCA, Sam Schwartz Engineering and SHoP Architects agree to continue to engage in dialogue with the community about details of the bridge and follow through in addressing the above-stated requests and concerns to the satisfaction of Community Board #1, and

BE IT
FURTHER
RESOLVED

THAT: Community Board One supports this general location for the bridge, subject to further discussion on the exact location and configuration of the west approach ramp. A bridge in this general vicinity is needed to provide safe passage over West Street for the expanding population of southern Battery Park City and local school students, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 supports full funding for building a bridge, rather than cutting corners or sacrificing quality, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 insists that any bridge built be a covered bridge, and

BE IT
FURTHER
RESOLVED

THAT: Community Board #1 insists that there are two elevators on each end of the bridge.

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DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	6 In Favor	2 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	17 In Favor	20 Opposed	0 Abstained	0 Recused

RE: Proposal for newsstand at the southwest corner of Nassau and Liberty Streets

WHEREAS: Mr. Dilip Patel, who has applied to the Department of Consumer Affairs for a newsstand appeared before the Financial District Committee of CB1 on June 3, 2009, and

WHEREAS: The letter to CB1 from the Department of Consumer Affairs regarding this application, #1315734, states that this application is for the northwest corner of Nassau and Liberty Streets, but Mr. Patel says that he is seeking a location at the southwest corner, and

WHEREAS: The photographs and map enclosed with the letter clearly show that the intended location is at the southwest corner, and

WHEREAS: The Committee members believe the northwest corner of this intersection is inappropriate for a newsstand because the building on the corner has scaffolding and there is a narrow sidewalk, and

WHEREAS: The Committee members believe the southwest corner of this intersection is wider and more appropriate for a newsstand, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 would not object to a newsstand at the southwest corner of Nassau and Liberty Streets, and

BE IT

FURTHER

RESOLVED

THAT: CB#1 does not approve of a newsstand on the northwest corner of Nassau and Liberty Streets.

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DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	35 In Favor	1 Opposed	1 Abstained	0 Recused

RE: Proposed Minor Modifications to a Special Permit for Privately Owned Public Space at 100 William Street

WHEREAS: The City Planning Commission granted a special permit (the Special Permit) on May 18, 1970 (CP-21204) for a floor area bonus for a covered pedestrian space (CPS) located at 100 William Street, and

WHEREAS: The owner of 100 William Street (the Applicant) has applied for a minor modification to the Special Permit that would

- allow for the entirety of the CPS to be located at grade
- eliminate the requirement for an escalator leading to the cellar level
- rationalize and unify the design of the CPS, and
- provide a vastly improved amenity for the public, and

WHEREAS: Rogers Marvel Architects has been hired by the Applicant to design these changes to the CPS, and appeared before the Financial District Committee of CB#1 to present the changes on Wednesday, June 3, and

WHEREAS: While not part of the CPS, the changes include the introduction of an illuminated marker at the intersection of William and Platt Streets that will help provide a visual cue to the presence of the CPS and will also help to discourage the use of this area for deliveries and similar activities, now

THEREFORE
BE IT
RESOLVED

THAT: CB1 approves of the minor modifications to the Special Permit requested by the applicant including the illuminated marker on the sidewalk and believes they will enhance the CPS and the Financial District.

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DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: LMDC Small Firm Assistance Program – Extension to Failed Businesses

WHEREAS: The Lower Manhattan Development Corporation (LMDC) has established a Small Firm Assistance Program (Program) to provide financial assistance to small firms south of Canal Street that have suffered business disruption as a result of street or sidewalk closure in conjunction with publicly-funded construction projects, and

WHEREAS: On April 28, 2009, Community Board #1 (CB#1) unanimously adopted a resolution calling on the LMDC, in view of the urgency of the current situation in which many small Lower Manhattan businesses impacted by construction are close to failure and need immediate financial assistance if they are to survive, to make a number of adjustments to the Program, and

WHEREAS: CB#1 has been heartened by the serious and prompt consideration that LMDC is according to the suggestions made in the April 28 resolution and its efforts to make significant changes that will result in a more rapid deployment of Program funds to a larger number of eligible small businesses, and

WHEREAS: Despite the best good faith efforts of all concerned, several additional small businesses in Lower Manhattan that CB#1 believes would have qualified for Program funds under liberalized guidelines have failed in recent weeks and others are likely to fail during the time it takes for LMDC to broaden the Program and disburse all of the Program funds, now

THEREFORE
BE IT
RESOLVED

THAT: In addition to the changes that it previously recommended, CB#1 now calls on the LMDC to take the additional step of expanding Program eligibility to cover those small businesses that would otherwise have been eligible for Program funds under liberalized guidelines but that have gone out of business this year before their application could be submitted or, if an application was submitted, before the application could be approved and funds disbursed, and

BE IT
FURTHER
RESOLVED

THAT: To be eligible for Program funds as suggested in the preceding paragraph, an otherwise eligible failed small business should be required to reasonably demonstrate to the LMDC that (1) providing Program funds in the amount for which the business is otherwise eligible will enable it to reopen for business and satisfy its creditors (including any governmental entities to which taxes are owed) to the extent that the creditors will allow the business to reopen and continue to operate as a going concern, and (2) the business will reopen and will make every effort in good faith to continue on at the same location as an ongoing business (rather than, for example, simply using the Program funds received to reimburse creditors and immediately shutting down the business again).

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DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:	5 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	1 Abstained	0 Recused

RE: 250 West Street, application for replacement of windows, rooftop addition, replacement of cornice and modification to entrance

WHEREAS: This application calls for substantial changes to the modifications of 250 West Street approved by the Landmarks Preservation Commission in 2008, but never constructed, and

WHEREAS: The current applicants are new, as is the architectural team, and

WHEREAS: This conversion is expected to be completed in two phases, with 46 units on the western end first, and

WHEREAS: The new program, while simpler architecturally, is nevertheless a comprehensive and complex alteration to a highly visible 298,000 square-foot neo-Renaissance building in the Tribeca North Historic District, and

WHEREAS: While the initial proposal called for a Modernist cornice, "bronzish" and made of metal, the new design would replicate -- in fiberglass or another material -- the original, now lost, cornice, which was massive and important to the building's look, and

WHEREAS: Because original windows were horizontally pivoting from the centerlines, the proposed new (fake) one-over-one windows of black graphite-colored aluminum, with center-pivots do not seem so bad, but it should be noted that some of the upper window designs are difficult to understand, and

WHEREAS: On the south (Hubert Street) elevation, the eastern building opening will be retained, removing a post-modern portal and installing a surprisingly effective arch, and

WHEREAS: Two 1980s-era loading docks will also be removed; one will become windows, and the other another entrance, and

WHEREAS: These portals will have gates, a handsome solution because a grade change will be addressed by steps within, and

WHEREAS: Two new, blank-looking loading docks will be installed in the eastern (Washington Street) façade, and

WHEREAS: This application's removal of a chunk of the upper north side of the structure for light and air is a much better and smaller intervention than in the earlier design, and

WHEREAS: The new rooftop extension is extremely visible, all the way south to Rockefeller Park in Battery Park City, and

WHEREAS: This single-unit penthouse is essentially a glass box surmounted by a flat, solid, extending roof, like a bris-soleil, and

WHEREAS: This new extension will be topped with roof railings of decorative steel meant to look like iron, and these railings are extremely visible, and should be moved closer in to the actual perimeter of the penthouse, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1, after much discussion, recommends that the Landmarks Preservation Commission approve this application, while examining the penthouse bris-soleil and railings.

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COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed sidewalk and curb lane closure, on Fridays and Saturdays, 8 am to 8 pm, on South Street between Beckman and Fulton Streets by South Street Seaport/GGP for the Fulton Stall Market

WHEREAS: The applicant has applied for a street activity permit for a sidewalk and curb lane closure on Fridays and Saturdays, 8 am to 8 pm, on South Street between Beckman and Fulton Streets, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by South Street Seaport/GGP for the Fulton Stall Market on Fridays and Saturdays from 8 am to 8 pm on South Street between Beekman and Fulton Streets subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.
3. Clean-up will be coordinated with the appropriate City Agencies

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Pace University, September 4, 2009 to September 5, 2009 from 9 am to 5 pm, sidewalk closure on Frankfort and Spruce Streets between Gold Street and Park Row, and on September 4, 2009 to September 7, 2009, sidewalk closure from 9 am to 5 pm on Fulton and John Streets between Dutch and William Streets

WHEREAS: The applicant has applied for a street activity permit for a sidewalk closure on September 4, 2009 to September 5, 2009 from 9 am to 5 pm, on Frankfort and Spruce Streets between Gold Street and Park Row, and on September 4, 2009 to September 7, 2009 for a sidewalk closure from 9 am to 5 pm on Fulton and John Streets between Dutch and William Streets

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Pace University for a sidewalk closure, on September 4, 2009 to September 5, 2009 from 9 am to 5 pm, and for a sidewalk closure on Frankfort and Spruce Streets between Gold Street and Park Row, and on September 4, 2009 to September 7, 2009, sidewalk closure from 9 am to 5 pm on Fulton and John Streets between Dutch and William Streets subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.
3. Clean-up will be coordinated with the appropriate City Agencies

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DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposal for CB1 fairs on August 14 and November 6 in City Hall Park and August 21 and November 23 in Thomas Paine Park

WHEREAS: The applicant has applied for a street activity permit for a sidewalk closure for CB1 fairs on August 14 and November 6 in City Hall Park and August 21 and November 23 in Thomas Paine Park

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit for a sidewalk closure for CB1 fairs on August 14 and November 6 in City Hall Park and August 21 and November 23 in Thomas Paine Park subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.
3. Clean-up will be coordinated with the appropriate City Agencies

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed street closure on Saturday, August 1, 2009, Lispenard Street between Church Street and Broadway by Kiante Young Inc.

WHEREAS: The applicant has applied for a street activity permit on Saturday, August 1, 2009, Lispenard Street between Church Street and Broadway, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 does not oppose the proposed street activity permit submitted by Kiante Young Inc. in Saturday, August 1, 2009, Lispenard Street between Church Street and Broadway. Closure of street during the hours of 10:00 AM – 8:00 PM; event will take place during the hours of 1 PM to 7 PM subject to the following conditions:

1. The Lower Manhattan Construction Command Center reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway.
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow.
3. Clean-up will be coordinated with the appropriate City Agencies.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	1 Opposed	0 Abstained	0 Recused

RE: 313 Church, application for liquor license for Ave A Candy LLC

WHEREAS: The applicant, Avenue A Candy LLC, proposes to operate an on-premise liquor license, and

WHEREAS: The proposed establishment is a restaurant with bar, and

WHEREAS: The total square footage of the restaurant is 1,600 sq. ft, and the number of tables is 18 with 60 seats, and the bar is 12 square feet with 6 seats, and

WHEREAS: The establishment proposes to be open from 5:00 pm to 2:00 am on weekdays and 5:00 pm to 3:00 am on weekends and will return after six months to request an extension in closing time to 3:00 am on weekdays and 4:00 am on weekends, and

WHEREAS: There will be background recorded music only and an occasional DJ in the basement only for private parties and there will be no DJ on the main floor, and

WHEREAS: The applicant stated that they will not apply for a sidewalk café license, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the grant of a liquor license for Avenue A LLC for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

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DATE: JUNE 30, 2009

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	37 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 46-48 Lispenard Street, City Planning Commission application for Special Permit pursuant to Section 74-711 of the Zoning Resolution to allow residential use of a seven story building in the Tribeca Mixed Use District

WHEREAS: The site is located within both the Tribeca East Historic District and the M1-5 zoning district within the B-1 area of the Tribeca Mixed Use District, and

WHEREAS: The applicant has received a Certificate of Appropriateness from the Landmarks Preservation Commission for extensive renovations which included restoration of the façade, and

WHEREAS: The building was improved with an as-of-right enlargement in May 2007, and

WHEREAS: The Tribeca Mixed Use District allows loft-dwellings as of right for floors three through five, but a special permit is required to convert to loft dwellings below the floor level of the third story, where a building was designed for non-residential use, was erected prior to December 15, 1961 and has since been enlarged, and

WHEREAS: The building, once occupied by commercial and manufacturing tenants, has been vacant since 2003 and there will be no displacement of businesses or residences as a result of the proposed action, and

WHEREAS: The building will have only twelve units and will not have an adverse affect on the environment of the Tribeca Mixed Use District, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 recommends that the City Planning Commission approve the application for a Special Permit for 46-48 Lispenard Street pursuant to Section 74-711 of the Zoning Resolution to allow residential use of a seven story building in the Tribeca Mixed Use District.