

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 49 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 130 Franklin Street, application for installation of storefront awning

WHEREAS: The applicant wishes to add awnings to the Franklin and Varick Street façades, open a previously infilled window penetration on Franklin Street, and repair cornices to this very prominent storefront facing Finn Square, and

WHEREAS: Window trim and the awnings would be forest green, and the awnings would match the angle and bottom apron of the awnings on an adjoining business's storefront, as well as conform with Landmarks Preservation Commission specifications, and

WHEREAS: While the Community Board finds the general program unobjectionable, it urges the following changes to this plan:

- that the proposed enormous single awning indicated for Varick Street be broken into three separate awnings, to harmonize with the three on Franklin Street;
- that the sail hole proposed for an air conditioning louver on the Varick Street awning(s) be eliminated; and
- that the signage on the Franklin Street façade awning apron eliminate much of the restaurant's menu – as proposed – and include the business's name, as on the Varick Street façade, now

THEREFORE
BE IT
RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission approve this application, after the above-noted concerns are addressed.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 49 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 170 John Street, street lamps and bollards installed without LPC approval

WHEREAS: DOT notified LPC of violations of sidewalk bollards, street lamp and tree protectors that were installed when the building was restored in the 1970's, and

WHEREAS: The bollards were installed to stop damage to the sidewalk by trucks and were of a tasteful design appropriate to the Seaport Historic District, and

WHEREAS: The Committee agreed with DOT's request to move one bollard by 2'6", and

WHEREAS: The Committee agreed with the new design for smaller street lamp protectors, and

WHEREAS: The Committee agreed it was appropriate to replace the protectors around the trees and use the normal street cast iron grates, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends that the Landmarks Preservation Commission legalize the violation.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 49 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 78 Franklin Street, application for a three-story penthouse addition

WHEREAS: This proposal calls for the addition of a three-story penthouse extension to a magnificent but somewhat derelict 1866-1868 Italianate Second Empire marble and cast-iron building designed by Samuel Warner, in the Tribeca East Historic District, and

WHEREAS: Although part of the first floor of this proposed extension would be sunken into the fifth (top) floor of the existing structure, part of the extension would be visible from both the corner of Church and Franklin Streets, and from a 20-foot zone along Franklin Street, just west of Broadway, and

WHEREAS: While Community Board #1 has no strong design objections, *per se*, to architect John Peachy's plan, and while the Board does not object to minimal visibility in general, this program simply should not be visible, given the amount of visibility-screening setback and floor-to-area available to this mid-block building, and given that only a part of the proposed third story is visible, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 recommends that the Landmarks Preservation Commission reject this application as presented.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: ARTS & ENTERTAINMENT TASK FORCE

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

BOARD VOTE: 49 In Favor 0 Opposed 0 Abstained 0 Recused

RE: "ABCDF: Portraits of Mexico City, the New York Project 2005", light images projected on the Verizon Building

WHEREAS: The Mexican Cultural Institute of New York in partnership with the Queens Museum of Art has proposed a public art project entitled "ABCDF: Portraits of Mexico City, the New York Project 2005", and

WHEREAS: This project will feature large, colorful light images of Mexico City projected on New York buildings such as the Metropolitan Museum of Art, the Guggenheim Museum and in CB1 the Verizon Building adjacent to the Brooklyn Bridge, and

WHEREAS: The project will run from October 7th through October 27th from 7 PM until 10 PM, and

WHEREAS: The committee was assured by the representatives of the Institute that the light from the projection would not be intrusive or distracting to the neighboring residents and if so the hours of the exhibit would be adjusted, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 enthusiastically supports this innovative project.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 49 In Favor 0 Opposed 0 Abstained 0 Recused

RE: Street activity permit for the closure of Duane Street from Church Street to Broadway on September 25th to celebrate the 100th anniversary of the Duane Street firehouse

WHEREAS: The members of Engine 7, Ladder 1 and Battalion 1 of the Duane Street Firehouse have applied for a street activity permit to close Duane Street from Church Street to Broadway on Sunday, September 25th from 9 AM until 5 PM for the Centennial Celebration of the quarters at 100 Duane Street, and

WHEREAS: The event will consist of fire demonstrations, antique fire apparatus displays, and events for children and the entire community, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 approves the granting of a street activity permit to the Duane Street Firehouse for their Centennial Celebration on September 25, 2005 and congratulates the members of Engine 7, Ladder 1 and Battalion 1 on their 100th anniversary.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE: 6 In Favor 0 Opposed 2 Abstained 0 Recused

BOARD VOTE: 26 In Favor 11 Opposed 9 Abstained 0 Recused

RE: 377 Greenwich Street, BSA variance for a seven-story hotel which exceeds the permitted 5.0 FAR and does not comply with maximum base height and setback requirements

WHEREAS: The applicant has applied to BSA seeking a variance pursuant to the Zoning Resolution of the City of New York (ZR) Section 72-21 and Section 666 of the New York City Charter to facilitate the development of a 7-story hotel located at the southeast corner of North Moore and Greenwich Streets (the "Hotel"), and

WHEREAS: As an amendment of that application, the applicant seeks a waiver from requirements of ZR Section 111-104 because commercial uses in the C6-2A/A-1 zoning district are limited to a 5.0 FAR and this proposed use exceeds the 5.0 FAR by 0.9 FAR, and

WHEREAS: As a further amendment of that application, the applicant seeks a waiver from requirements of ZR Section 35-24 because the Hotel's proposed base height of 92' 10" exceeds the maximum street wall height permitted of 85' by 7' 10", and

WHEREAS: The Landmarks Committee of CB #1 and the New York City Landmarks Commission have both reviewed and modified the plans and design of this project over the past years, which were accepted by the developers and both supported to the issuance of a Certificate of Appropriateness, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not object to the additional height and FAR despite the fact that the proposed building's projected FAR will be greater than that permitted "as-of-right" under the ZR, and

BE IT

FURTHER

RESOLVED

THAT: Community Board #1 does not object to the height of the proposed building or the requested elimination of the street wall setback requirement at 85', as it conforms and is in context to the neighboring buildings, and

BE IT

FURTHER

RESOLVED

THAT: The support of this BSA application should not be considered a precedent.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA

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

BOARD VOTE: 45 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 260 West Broadway, amendment requested to a variance previously granted by the Board of Standards and Appeals (BSA)

WHEREAS: The applicant had previously been granted a variance that allowed the conversion to residential use of floors 3 through 11 of the building, which is located in an M1-5 District within the Tribeca Mixed Use District, and

WHEREAS: The applicant now seeks to amend that variance in order to further convert the entire second floor and a portion of the first floor to residential use, and

WHEREAS: The Tribeca Committee has generally not objected to the issuance of a variance for the conversion of a building from commercial to residential use provided the City of New York recognizes that any such conversion creates a need for additional and upgraded community infrastructure, including additional schools, improved public transportation and expanded sanitation facilities, resulting from increased residential occupancy, now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 does not object to the conversion of the entire second floor and a portion of the first floor of this building to residential use.

LOOK AT NEW RES.

COMMUNITY BOARD #1 - MANHATTAN
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DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE: 5 In Favor 3 Opposed 0 Abstained 0 Recused

BOARD VOTE: 13 In Favor 28 Opposed 2 Abstained 0 Recused

RE: 235 West Broadway, new sidewalk cafe license for MP Liquor Inc. for 16 tables and 49 seats

WHEREAS: The applicant has applied for a sidewalk cafe license for 16 tables and 49 seats, and

WHEREAS: The proposed hours of operation will be until 10 PM Sunday to Thursday and until 11 AM on Friday and Saturday, and

WHEREAS: The applicant agreed to have no outside music, and

WHEREAS: A number of community residents appeared in opposition to the granting of the proposed sidewalk café license particularly on the White Street side, and

WHEREAS: In response to community concerns, including the large number of bars and sidewalk cafés in the immediate area, historic problems with noise and drunkenness in this location while under the management of different operators and the proximity of a mosque within 122 feet of the proposed sidewalk café, the applicant agreed to reduce its request to 5 tables and 20 seats on the West Broadway side only, with no tables on White Street, and

WHEREAS: The current owner pledged to make every effort to control noise and disruptive behavior and to be available and responsive to neighbors should problems arise, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does approve to the sidewalk café license for MP Liquors at 235 West Broadway for a period of one year subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

BOARD VOTE: 33 In Favor 3 Opposed 2 Abstained 0 Recused

RE: 16 North Moore Street, renewal of a sidewalk cafe license for Reba Realty Corp d/b/a Walkers for 11 tables and 22 seats

WHEREAS: The applicant has applied for renewal of a sidewalk cafe license for 11 tables and 22 seats, and

WHEREAS: The sidewalk café was previously shut down by LPC because it was located on an illegal platform and has not been in operation for a number of years and the applicant did not present any floor plan for the cafe, and

WHEREAS: The applicant indicated that platform where the café would be located was under review by LPC, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 will take no action to approve or disapprove the sidewalk café license for Reba Realty Corp d/b/a Walkers at 16 North Moore Street until the issue of the platform is resolved and a specific floor plan is presented to CB1 for review prior to meeting on this application in the future.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

COMMITTEE VOTE: 6 In Favor 2 Opposed 0 Abstained 0 Recused

BOARD VOTE: 33 In Favor 3 Opposed 2 Abstained 0 Recused

RE: 241 West Broadway, new sidewalk cafe license for 241 WBway Café Inc.
13 tables and 30 seats

WHEREAS: The applicant has applied for a sidewalk cafe license for 13 tables and 30 seats, and

WHEREAS: The proposed hours of operation will be until 10 PM Sunday to Thursday and until midnight Friday and Saturday, and

WHEREAS: The applicant agreed to have no outside music, and

WHEREAS: A number of community residents appeared in opposition to the granting of the sidewalk café license, citing the large number of sidewalk cafés in the area, the proximity of a mosque next door to the proposed sidewalk café and the lack of a history of operations within CB1, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not approve the sidewalk café license for 241 WBway Café Inc. at 241 West Broadway.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

BOARD VOTE: 38 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 185 Duane Street, liquor license transfer application for Five Acorns, LLC

WHEREAS: The applicant proposes to operate a restaurant with 12 tables and 24 seats and approximately 12 seats at the bar, and

WHEREAS: The proposed maximum hours of operation will be 4:30 PM until 11:00 PM Sunday through Thursday, 4:30 PM until midnight on Friday and Saturday, and

WHEREAS: The applicant agreed to have quiet background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

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

WHEREAS: This location is on a predominantly residential street, the applicant agreed to keep the front windows and doors closed at all times, and

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the transfer liquor license application for Five Acorns at 185 Duane Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

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

RE: 363 Greenwich Street, liquor license application for 363 Greenwich, LLC
d/b/a Devin Tavern

WHEREAS: The applicant proposes to operate a restaurant with 50 tables and 170 seats
and 10 tables with 30 seats in the bar, and

WHEREAS: The proposed maximum hours of operation will be 11:00 AM until 11:00
PM Sunday through Thursday, 11:00 AM until midnight on Friday and
Saturday, and

WHEREAS: The applicant agreed to have quiet background music only as appropriate
for an establishment located where it is, and to provide adequate sound-
proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license but
may seek a sidewalk café license, and

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the liquor license application for 363 Greenwich,
LLC d/b/a Devin Tavern at 363 Greenwich Street for a period of two years
subject to compliance by the applicant with the limitations and conditions
set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

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

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

RE: 35 Lispenard Street, liquor license application for 35 Smoke and Grill LLC

WHEREAS: The applicant proposes to operate a restaurant with 13 tables and 44 seats and 8 seats at the bar, and

WHEREAS: The proposed maximum hours of operation will be 11:00 AM until 11:00 PM Sunday through Thursday, 11:00 AM until midnight on Friday and Saturday, and

WHEREAS: The applicant agreed to have quiet background music only as appropriate for an establishment located where it is, and to provide adequate sound-proofing, and

WHEREAS: The applicant represented that it will not be seeking a cabaret license nor a sidewalk café license, and

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the liquor license application for 35 Smoke & Grill LLC at 35 Lispenard Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

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

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 1 Recused

RE: 25 Broad Street, liquor license application for J. Caldwell Corp. d/b/a Bobby Vans

WHEREAS: The applicant will operate a restaurant with 27 tables with 112 seats and a bar with 5 tables and 22 seats, and

WHEREAS: The hours of operation will be 11 AM until 1 AM Sunday to Thursday and 11 AM until 2 AM on Friday and Saturday, and

WHEREAS: The applicant will have background music only and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café license nor will he be seeking a cabaret license, and

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

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not oppose the new liquor license application for the J. Caldwell Corp d/b/a Bobby Vans at 25 Broad Street for a period of two years.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: 5 Gold Street, liquor license application for Flames Steakhouse Inc.

WHEREAS: The applicant will operate a restaurant with 25 tables with 110 seats, and

WHEREAS: The hours of operation will be 11 AM until 11 PM Monday to Friday and 5:30 PM until 9:30 PM on Saturday, and

WHEREAS: The applicant will have background music only and agreed to provide adequate sound-proofing, and

WHEREAS: The applicant will not be seeking a sidewalk café license nor will he be seeking a cabaret license, and

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

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not oppose the new liquor license application for Flames Steakhouse, Inc. 5 Gold Street for a period of two years.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: YOUTH & EDUCATION

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

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

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

RE: New Beekman Street School

WHEREAS: The population of Community Board #1 continues to grow at a remarkable pace, adding thousands of new residential units to our district every year, and

WHEREAS: This growing population puts an additional burden on our local schools which has led to overcrowded conditions particularly at P.S. 234, and also at P.S. 89, I.S. 89, and P.S. 150, and

WHEREAS: The new K-8 school slated for Beekman Street will help to relieve the current overcrowding and will accommodate many of the additional youth who will continue to move into our district in the years ahead, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 strongly urges the Department of Education and the School Construction Authority to put the new Beekman Street School on a fast-track construction schedule to insure that it is ready to open as soon as possible and hopefully no later than September 2007.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 42 In Favor 0 Opposed 1 Abstained 0 Recused

RE: 93 South Street, application for renewal of a sidewalk café license for the Heartland Brewery with 12 tables and 24 seats

WHEREAS: The applicant has applied for a renewal of a sidewalk cafe license for 12 tables and 24 seats, and

WHEREAS: The proposed hours of operation will be 11:30 AM until 11:00 PM Monday to Sunday, and

WHEREAS: CB #1 has not received any complaints of loud noise nor opposition from the local community, and

WHEREAS: The applicant agreed to maintain a minimum of 8 feet clearance at all times between the tables and the existing street furniture, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 does not object to the sidewalk café license for the Heartland Brewery at 93 South Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

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

BOARD VOTE: 43 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 225-227 Front Street, new on premises liquor license for Antonio Bellamo

WHEREAS: The applicant failed to appear before the committee, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 recommends the SLA not approve a liquor license for 225-227 Front Street unless and until the applicant presents this application before the Seaport/ Civic Center Committee.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: LANDMARKS

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

BOARD VOTE: 49 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 60 Hudson Street, revised master plan

WHEREAS: This revised master plan is a follow up to the resolution of May 18, 2004, and

WHEREAS: The current master plan was established in 1997 and is totally inadequate to deal with the ongoing exterior alterations to Ralph Walker's Art Deco individual Landmark building, and

WHEREAS: While a new transmission tower of 105" high and 16" wide would replace the awful tower of 40' X 25", the applicant could not provide specific information about how much of the tower that would actually be used, which is a major concern as it could potentially look like a massive brussel sprout on top of this unusually large square-topped building, and

WHEREAS: The proposed revised master plan would supercede the early 1990's scheme for placing ventilation louvers in vertical bands by allowing many more louvers to be placed randomly on all four sides of the building, as shown below

	<u>1997 plan</u>	<u>existing today</u>	<u>new plan</u>
Hudson Street	15%	24.3%	45%
West Broadway	15%	12.9%	45%
Thomas Street	40%	32.6%	65%
Worth Street	35%	29.4%	65%

WHEREAS: The applicant presented as justification for the significant increase in the number of windows to be replaced by louvers a claim that this would allow the building to add sound attenuation measures that would significantly reduce the amount of noise generated by equipment housed in the building and assured the committee that, if this proposal were approved, they would be able to reduce aggregate noise generated by the building to no more than 45db when measured from inside of any apartment across the street from 60 Hudson, and

WHEREAS: The committee is open to considering the potential for reducing the noise generated by this as a tradeoff for increasing the number of allowable louvers because noise has been measured at levels in excess of 70db from inside nearby buildings, although the committee takes no position at this point on what the allowable percentage should be and notes that the substantial increase in number of louvers and freedom to place them anywhere means that there would be a substantial increase in tenants and equipment in the building, and

WHEREAS: The applicant was not able to provide specific detailed noise calculations or written guarantees that overall noise levels would be reduced as promised and promised to provide detailed noise analyses for consideration at a future meeting, including the long-promised results of the comprehensive sound test performed four years ago, noting that their intention is to work more closely with the community on noise issues and to exceed the proposed revisions to the noise code to ensure an aggregate noise level for the building as a whole of no more than 45db across the street, and

WHEREAS: The storefront plan was for the original brass and bronze detailing to be restored with all louvers to be of red chevron design. The bays on Hudson Street would tell a story of the history of the building. The bays on West Broadway would contain shadow boxes featuring art displays of Tribeca not-for –profit groups. Both entrances and the shadow boxes would be back lit, and

WHEREAS: The proposal for setbacks would allow for a greater number of external generators and HVAC units in bulk zones ambiguously congruent with equipment currently on each setback, with existing railings extended to protect such equipment. The Committee noted that this needs to be carefully documented, clarified and monitored, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 expects continuing review of this application with additional information promised by the applicant, and

BE IT
FURTHER
RESOLVED

THAT: CB #1 urges the LPC to hold over this application to allow further analysis and public discussion of this master plan after this information is received.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: Installation of a street light at the north west corner of Liberty Street and Nassau Street

WHEREAS: The residents of 55 Liberty Street have requested that a street light be installed on the northwest corner of Liberty Street and Nassau Street, and

WHEREAS: This is a very busy but ill lit corner of the Financial District used by workers and a growing residential community, and

WHEREAS: The residents of 55 Liberty Street have been informed by NYCDOT that the wiring for a new street light has already been installed as part of the reconstruction of Liberty Street, now

THEREFORE

BE IT

RESOLVED

THAT: CB #1 urges NYCDOT to install a new street light at the northwest corner of Liberty Street and Nassau Street.

COMMUNITY BOARD #1 - MANHATTAN
RESOLUTION

DATE: JUNE 21, 2005

COMMITTEE OF ORIGIN: TRIBECA LICENSING TASK FORCE

BOARD VOTE: 35 In Favor 7 Opposed 0 Abstained 0 Recused

RE: 235 West Broadway, new sidewalk cafe license for MP Liquor Inc. for 16 tables and 49 seats

WHEREAS: The applicant has applied for a sidewalk cafe license for 16 tables and 49 seats, and

WHEREAS: The proposed hours of operation will be until 10 PM Sunday to Thursday and until 11 AM on Friday and Saturday, and

WHEREAS: The applicant agreed to have no outside music, and

WHEREAS: A number of community residents appeared in opposition to the granting of the proposed sidewalk café license, citing the large number of bars and sidewalk cafés in the immediate area, historic problems with noise and drunkenness in this location while under the management of different operators and the proximity of a mosque within 122 feet of the proposed sidewalk café, now

THEREFORE
BE IT
RESOLVED

THAT: CB #1 does not approve the sidewalk café license for MP Liquors at 235 West Broadway.