

MONTHLY MEETING MINUTES
MANHATTAN COMMUNITY BOARD 1
TUESDAY, JUNE 27, 2017
BOROUGH OF MANHATTAN COMMUNITY COLLEGE
199 CHAMBERS STREET, RICHARD HARRIS TERRACE

Anthony Notaro, Jr., Chairperson, called the meeting to order at 6:05 p.m.

State Senator Daniel Squadron's Office

1. Delighted to announce that CDOT will conduct a traffic and pedestrian study of the streetscape in the Financial District. This study has long been needed as the population has grown. He and other local elected officials were able to secure the study.
2. Also delighted to announce the passage of a compromise bill ensuring appointment of two BPC residents on the BPCA board. We all need to call and write the Governor to advocate that he sign the bill. The CB can also help by adopting a resolution next month and his office will forward it.
3. The Senate may be back in session at the end of this week to resolve the issue of Mayoral control of the Department of Education.
4. Eric Mayo is leaving to go to graduate school; this is his last community board meeting.
5. See the Community Voice, Now! report for more details about the Senator's recent activity.

Assembly Member Yuh-Line Niou

1. Going to Albany after the community board meeting to discuss the issue of Mayoral control of the DOE.
2. Please follow Yuh-Line on YouTube, Facebook and Twitter.
3. The Assembly Member's office has organized an East River oil spill town hall meeting to be held on Thursday, June 29, 2017. There will be discussion of the spill, Con Edison's notification and clean up procedures and how the NYC Department of Environmental Conservation reports and responds.
4. Housing update: announced passage of legislation requiring NYC Human Resources Administration to provide tenants access to their payment records.
5. Please see more details in the newsletter from the Assembly Member's office. She is available by email or phone.

Election of Officers - M. James

- A. Report
- B. Speeches by candidates

The candidates for Assistant Secretary, Elizabeth Lewinsohn and Adam Malitz, each spoke briefly regarding their interest in the position of Assistant Secretary.

C. Distribution of ballots and voting (ballot box will remain open for one hour after conclusion of candidates forum)

It was announced later in the meeting that Elizabeth was elected to be CB1's Assistant Secretary.

Welcome

Doug Israel, Director of Government and Community Relations Borough of Manhattan Community College

Doug welcomed CB1 back to BMCC and thanked the board for its strong support of the College's recent request for capital funding. He announced that the Borough President's Office and New York City Council had agreed to fund the request for needed improvements to the College's main building including an enclosed walkway.

Public Session

1) Steven Wils

- Spoke against the proposed addition to 50 Hudson Street, a Landmarks Preservation Commission application on the agenda for the meeting, and said he did not feel there was enough outreach by the developer.

2) Park Ranger Jim – Supervisor of Castle Clinton

- Free programming on July 4th – please see the flyer.

3) Maryam Abdul-Aleem - Assembly Member Glick's office

- Look for our legislative update eblast to be sent out shortly.
- Sent letter to LPC asking the Commission supporting CB1 opposition to the application for 312-22 Canal Street.
- The Assembly passed A4002 requiring two members of the Battery Park City Authority board to be BPC residents.

4) Eric Holguin from NYC Controller Scott Stringer's office

- As a result of the Comptroller's efforts, the NYC pension fund is the first in the nation to completely divest of shares in private prison companies.
- An audit by the Comptroller revealed that half of all subway signal projects are late or over budget. Signals must be repaired in order for train service to be reliable.
- An updated list of LGBT resources is available on the Comptroller's website.
- Please check our website for updates.

5) Andrew Chang - MBPO Report

- Borough President Brewer will chair a steering committee to guide the rezoning of the Fashion and Garden District. She will try to keep the district in place.
- CB appointments are now done; the first training session was last week and there will be additional trainings on dates that will be announced in the fall.

- To welcome the new Ferry service launching this month, the MBPO office is holding a waterfront photo contest. Reception for winning entries will be held on July 10th. Artwork and photos will be on display in the office's gallery.

6) Roxanne Earley - Council Member Chin's office

- Please see the budget newsletter that details NY City Council funding allocations to worthy organizations and services including local senior centers, cultural institutions and schools including the South Street Seaport Museum, The Ambrose and the Jewish Heritage Museum among others.

7) James Kaplan – Lower Manhattan Historical Society

- July 4th weekend parade and celebration of the Erie Canal, which started in NYC. Working with Ranger Jim for the events at national monuments.

8) Laurence Hong - Assembly Member Yuh-Line Niou's office

- Added to the Assembly Member's earlier report that the lower Manhattan tax credit may be put on the agenda when the NYS legislature is recalled.

9) Joy Yagman – Pace University PARC Program

- PARC – Pace University Active Retirement Center serves those who are age 55 and above, retired or not. It provides classes and resources for lifelong learning.
- At CB1 Chair Anthony Notaro's suggestion, Joy said that she would gladly attend a meeting of CB1's Human Services, Veterans and Senior Services Taskforce to discuss the PARC program at greater length and answer questions.

10) Logan Rowell – Atlantic Yachting at Pier 25

- They have a one year license for this Tribeca location.
- Oldest Sailing school in Manhattan

11) Audrey Harkins – BPC Resident, speaking about Wagner Park and Gigino's restaurant

- Concerned about the redesign of Wagner Park and the proposed building which seems more commercial than the present one.

12) Julia Wolfe

- 205 Hudson Street re liquor license application for American Flatbread space. Neighbors are not supportive of the proposed change of hours and method of operations. It is a family neighborhood and a neighboring establishment with the same owner has caused quality of life concerns.

13) 50 Hudson Street

- Jacqueline Peu-Duvallon – Has been working on the building for over a year. Supportive of the roof-top addition and adaptive use of the building and the materials.
- Eric Schlagman – Long-time resident and entrepreneur owns the building and is seeking approval of the redesign.
- Jim Farah – resident - supportive of building redesign.
- Ken Laughran – resident - supportive of building redesign.

Business Session

A. Adoption of May 2017 minutes – adopted unanimously as presented.

B. District Manager's Report – N. Pfefferblit

1. A Solicitation for a Land Use Consultant has been issued to a group of registered city vendors provided by the Manhattan Borough President's Office; the personnel committee will review all respondents and make a recommendation to the board in July.
2. The staff will work on CB1's FY2018 District Needs Statement in the coming weeks. It is due on 10/31/2017. Budget consultations will be held in October and will be coordinated by all Manhattan community boards in coming weeks.

C. Chairperson's Report – A. Notaro, Jr.

1. The full Chairperson's report is available at the following link on the CB1 website:

http://www.nyc.gov/html/manccb1/html/archives/chairpersons_report.shtml

2. A few highlights:

- Welcome to five new CB1 members: Erica Benson, Paul Goldstein, Eric Gyasi, David Moog, Amanda Timchak. A CBq1 orientation session was held for them.
- The Downtown Alliance has selected WXY, Claire Weisz's firm, to assess how to improve the security area for the NY Stock Exchange.
- Borough Board Meeting
 - Board Track and Board Stat were presented.
- BPCA board legislation – Anthony has been in close touch with NYS elected officials and others as the legislation has been under consideration.
- 9/11 Tribute Center opened in its new location on Greenwich Street.
- MBPO is working with LMCR.
- Priorities
 - Housing subcommittee will become a task force
 - Peck Slip Park – The Parks Department announced that it will not continue with the proposed renovation project and we will advocate with Parks and LMDC for funding for a different project that meets the needs of area residents.
 - Livability Index
 - New descriptive agendas
 - Pursuing CB1 holiday fair for 2017 – it could be more lucrative than the street fairs that we currently do.
 - City funding Downtown traffic study
 - 1st POPS application for Water Street

D. Michael Levine & Diana Switaj – Presentation by CB1 Urban Fellow, Jahavi Aluri on the Livability Index

1. Focus is on service delivery and quality of life
2. Comparative analysis of five random community districts.
3. All details can be found on the CB1 website.

E. Committee Reports

1. Executive Committee - A. Notaro, Jr.

a) Spring Studios – Report

There was a detailed discussion about whether Spring Studios has complied with stipulations signed with CB1. Bradford Sussman-Gonzalez attended the meeting representing Spring Studios and the matter will return to the Licensing Committee.

2. Waterfront Parks & Resiliency Committee - M. Pasanella

a) Battery Park City resiliency plans – Report

(1) Concerns remain about the overlooked connections with plans for other parts of lower Manhattan and the focus being placed on the proposed new building in Wagner Park.

(2) Concerned about the lack of planning to connect all governmental efforts in this area and to create one coordinated plan. Instead the Battery Park City Authority is moving forward with its initiative while not being connected to the larger scope or focused on the water that comes from below and other important aspects.

(3) Too much focus has been placed on one building and not enough on the overall plans and other significant considerations and options.

b) Governors Island Update – Report

c) Game On! Water Street – Report

d) Lower Manhattan Coastal Resiliency - Report

e) Flood Resilience Zoning Text Amendment - Report

3. Landmarks & Preservation Committee - B. Ehrmann

a) 41 Worth Street, application for replacement of storefront – Resolution passed by a roll call vote of 32 in favor, 0 opposed, 1 abstained and 0 recused

b) The following resolutions taken together: resolution passed a vote of 33 in favor, 0 opposed, 0 abstained and 0 recused

c) 293 Church Street, application for installation of barrier free access ramp at existing storefront and addition of stair and elevator bulkheads at roof – Resolution

d) 265 Water Street, application for installation of vertical platform lift for handicap accessibility – Resolution

e) 50 Hudson Street, application for enlargement of penthouse –Resolution in opposition passed a vote of 33 in favor, 0 opposed, 0 abstained and 0 recused

4. Human, Veterans & Senior Services Task Force - F. Curtis

a) Services for veterans in CD1 – Report

b) Continuing discussion of veterans and senior services issues – Report

5. Nominating Committee - M. James

a) Congratulations to Elizabeth Lewinson who has been elected as the new CB1 Assistant Secretary. The ballots are available in the board office

6. Quality of Life & Service Delivery Committee - P. Moore

a) Update on the status of the Cortlandt Street #1 train station and when it will open – Report

- b) Accessibility of subway stations in Community District 1 – Report
 - (1) Members of CB1 are welcome to send any questions for the MTA/NYC Transit to the QOL Chair by the end of the week. They will be sent in a letter to the MTA.
- c) Reconstruction of Front Street – Report
- d) Community Board 1 Livability Study – Report

7. Battery Park City Committee - T. Meltzer

- a) West Thames Bridge – Report
- b) Use of North Cove Marina by the Liberty National vessel – Report
- c) Smoke Free Residential Proposal – Report
- d) Allied Universal Ambassadors – Report
- e) Battery Park City Authority – Report

8. Land Use, Zoning & Economic Development Committee - R. Thomas

- a) Brooklyn Bridge Concession proposal, Frankfort Street & Gold Street – Report
- b) Flood Resilience Zoning Text Amendment – Report
- c) Water Street Zoning – Report
- d) One Wall Street – Report
- e) 20 Pine Street ramp – Report

9. Licensing & Permits Committee - J. Ehrlich

- a) Guidelines for applicants – Report
- b) All of the following resolutions taken together:
 - (1) 15 Cliff Street, application for alteration of a liquor license for Hole in the Wall 15 Cliff LLC d/b/a Hole in the Wall – Resolution with friendly amendment to include capacity of outdoor space as stated in the application.
 - (2) 69 New Street, application for wine, beer & cider license for Brooklyn Beef Incorporated d/b/a El Toro Mexican Grill – Resolution
 - (3) 225 Broadway, FL1, application for wine, beer & cider license for JY Gourmet Group d/b/a Apple Gourmet – Resolution
 - (4) 5 Hanover Square, application for restaurant liquor license for 5 Hanover Square Café LLC d/b/a The Bedford – Resolution
 - (5) 59 Maiden Lane, application for bar/tavern liquor license for Maiden Farm Inc. d/b/a Zeytuna – Resolution
 - (6) 27 Barclay Street, application for alteration of a liquor license for FS NY F&B Company, Inc. d/b/a Four Seasons – Resolution
 - (7) 110 Wall Street, application for liquor license for Mailroom Bar at 110 Wall LLC – Resolution
 - (8) 85 Broad Street, basement, application for liquor license for WeWork Wellness LLC – Resolution
 - (9) 28 Liberty Street, application for liquor license for 28 Liberty F&B Management, LLC and Summit Glory, LLC – Resolution
 - (10) 25 Broadway, application for liquor license for 25 Broadway Ballroom LLC d/b/a Cipriani 25 Broadway – Resolution
 - (11) 250 Vesey Street, application for alteration of liquor license to permit sidewalk café, Parm Battery Park LLC d/b/a Parm – Resolution

(12) 66 West Broadway, application for wine and beer license for Vin Sur Vingt Wine Bar – Resolution

(12) 205 Hudson Street, two applications for alteration of liquor license for AFNYC LLC d/b/a Sevahaus, one for extension of hours and one to permit physical changes to the premises – Resolution was voted to be tabled by a vote of 33 in favor, 0 opposed, 0 abstained and 0 recused

VI. **Old Business**

VII. **New Business**

1. 125 Chambers Street, application for small unenclosed sidewalk café for Pret a Manger – Resolution to lay-over to July passed by a roll call vote of 33 in favor, 0 opposed, 0 abstained and 0 recused

VIII. **Adjournment**

There being no further business, the meeting was adjourned at 8:38pm.

Respectfully submitted by Tammy Meltzer, Secretary

All documents relating to the above agenda items are on file at the Community Board 1 office and are available for viewing by the public upon written request to man01@cb.nyc.gov