

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
JUNE 17, 2003
PS 234
GREENWICH & CHAMBERS STREET, NY

The Chairperson, Madelyn Wils, called the meeting to order.

Public Session

Tom Weiser of the NY Community Sailing Association came before the Community Board to ask for support to bring sailing back to Pier 25.

Jeff Talan of the NY Community Sailing Association spoke of the importance of waterfront access.

Mary Diericky of Citizens for Downtown expressed support for historic district preservation. Citizens for Downtown is specifically dedicated to supporting preservation as part of the downtown revitalization.

Gregory Brenden, liaison for Assembly Member Glick, came to introduce himself to CB1 board members.

Manny Cavaco, a truck driver who drives downtown, feels that it would be an improvement to make Hanover Square a two-way street. He spoke of delivery and construction congestion problems that could improve if the square was changed to two-way traffic.

Tim Lannan, CB1 Board Member, announced that Neighbors Against Noise is hosting a meeting to discuss issues at 60 Hudson Street. The meeting will take place from 6:30 P.M. – 8 P.M. on Monday June 23, at the New York Law School, 5th floor.

Teresa Mitchell, representing Firehouse Engine 202 in Brooklyn, is asking for support against closing the firehouse. She asks that people call their City Council members to ask that the firehouses not be closed.

Robert Roistacher of the NY Sailing Association asked the Board to support the resolution on opening up the piers and waterfront for more sailing and boating. Pier 40 installed moorings, and is charging \$2,000. per mooring this summer. Mr. Roistacher feels the cost is too high for recreational sailing – he would like to see the town dock on Pier 25 re-opened.

Gary Fagin, former CB1 member and member of The Seaport Coalition, congratulated CB1 on the recent downzoning of the Seaport Historic District. Mr. Fagin thanked all involved for working so hard for this remarkable victory. In recognition of the hard work and support the Community Board, The Seaport Coalition presented to the Community Board a watercolor of the Fulton Fish Market, which was commissioned by N. Rauam, a local Seaport artist.

Brad Sussman introduced himself as the liaison to CB1 for Manhattan Borough President Virginia C. Fields, and spoke to the board about an initiative by the Borough President's Office regarding no-knock warrants. Sussman invited board members to a commemoration of Jewish heritage being sponsored by the Borough President's office.

Mark Williamson spoke of supporting the opening of mooring fields at Pier 25.

Jennifer Hoppa and Bill Castro from the NYC Department of Parks and Recreation made a slide presentation for the Improved Parks for Downtown project. They have submitted a request to the LMDC for financial support of the project that would create 13 new or improved parks downtown. The parks locations include: Wall Street Triangle; Coenties Slip; Old Slip; The Battery Bosque; Bowling Green; Brooklyn Bridge Plaza/ Drumgoole Plaza; Canal, Varick and Laight Streets; and Tribeca Park.

Executive Session

The minutes of the monthly meeting held on May 20, 2003 were approved with one abstention.

Chairperson's Report

Chairperson Madelyn Wils reported on the following issues:

- The Battery Park Ballfields will be opening on June 26 with Governor Pataki throwing out the first ball.
- The HRPT has constructed batting cages that are now open in front of Pier 25.
- This August three temporary tennis courts will open in the north section of Segment 3 of the Hudson River Park, and a temporary portable ice rink will open near Styuvesant High School. The HRPT has requested funds for these projects from the LMDC.
- The River-to-River Summer Programs have begun – 50,000 people attended the opening James Brown Concert, with more concerts and entertainment planned throughout the summer.
- Governor Pataki will open the Greenmarket at Liberty Plaza on June 3. All the original vendors who were at the WTC will be back at Liberty Plaza. The market will be open Tuesdays and Thursdays from 8:00 A.M. to 5:30 P.M.
- Borders bookstore opened last week at 100 Broadway (at Pine Street).

- The LMDC is providing a stipend to begin work on Millennium High School. Architects are currently working on a design for the school's new home at 75 Broad Street. Frank Sciame will be the contractor on the project.
- Architect Norman Foster has proposed a new 40-story residential tower for site 5C. CB1 has met with the developer and is on record saying that 40 stories is too high in the context of the surrounding area. There will be a scoping session on June 26 to continue discussions on the site plans. CB1 will need to work on Sites 5B & 5C, especially as such dense buildings will have a big impact on the surrounding area.

Committee Reports

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. Executive Committee

RE: WTC Memorial

Richard Kennedy reported on a meeting that was held with the newly appointed memorial jury, advisory board, and victims' family members. Comments taken from the Executive Board Meeting were given on the memorial process. CB1 board members discussed the resolution. One board member felt the overall tone was good, but doesn't want to see the memorial treated like a park. The member would like to see all references to the memorial being a park taken out of the resolution. Others felt that the park-like setting was very important to include, and supported the resolution. One suggestion was to have the comment about the remains of victims removed. Someone countered that it should remain in the resolution to show that the community has sensitivity toward those who lost loved ones. One board member suggested that the wording could be softer, like "a place for mourning". A board member suggested that the wording be changed to: "We acknowledge that those who lost loved ones need access down to the bedrock near the slurry wall that will allow them solace."

A roll call vote was taken and the board approved this resolution with the following results: 38 In Favor, 3 Opposed, and 0 Abstained.

RE: Coordinated Construction Act for Lower Manhattan

The resolution supports the NYS Legislature's proposed Coordinated Construction Act for Lower Manhattan. The new legislation will bring a more coordinated effort and speed up the rebuilding process while promoting safety and fairness. Mark Amaruso requested that a last whereas be added regarding after-hours noise and street closings.

A roll call vote was taken and the board approved this resolution with the following results: 39 In Favor, 0 Opposed, and 0 Abstained.

RE: Proposed new cabaret regulations

A meeting is set for June 24 from 2:30 P.M.– 9:00 P.M. at New York Law School to review the new regulation. CB1 should receive a draft of the laws shortly. The proposed

regulation would make it easier for cabaret owners to operate. The regulations would also make it easier for the city to close down inappropriate institutions when they are in violation of the law, and would enhance enforcement of noise issues and other disturbances.

B: WTC Redevelopment Committee

RE: WTC site plan by Studio Daniel Libeskind

The resolution states that CB1 is concerned about proposed aspects of the design. The resolution cites specific concerns, and states that the redesign and redevelopment be done in a balanced manner to provide for an appropriate and sensitive memorial while also addressing the Community Board's critical community needs. Liz Thompson asked to add the following whereas: CB1 requests that the cultural and performing facilities surrounding the WTC site include an appropriate facility for recreational and performing arts spaces. Discussion ensued on whether to specifically name the 92nd Street Y in the resolution. The amended wording was accepted and added to the resolution.

A roll call vote was taken and the board approved this resolution with the following results: 31 In Favor, 5 Opposed, and 2 Abstained.

RE: West Street options

The State DOT gave a presentation at Assembly Speaker Silver's offices giving three possible new designs for West Street: an at-grade promenade; a short buried stretch of West Street (below-grade tunnel) with pedestrian promenades; and a longer tunnel with overlying pedestrian access. Further discussions will continue, and the committee will take up additional reviews of the proposals.

RE: Proposed Vesey Street Bridge

The proposed temporary Vesey Street Bridge will be constructed to run from the SE corner to the NW corner of the intersection of Vesey and West Streets. The committee asked that a budget for the bridge be shared, as the proposal sounded very expensive. The committee expects to receive more information within the next two months.

C. Tribeca Committee

RE: Proposed Site 5C development

Members of the Committee met with EDC, City Planning, and the developer for Site 5C. The site is bounded by Chambers, Warren, and West Streets, and is adjacent to PS 234's play area and a community dog run. The urban renewal plan has expired, and the project is now back under City control. Under C64 zoning, the developer would like to build a 400-foot tower that would cast a shadow across Washington Market Park and PS 234 for most of the day. The developer has agreed to include a community center that would be slated for Manhattan Youth. The Committee and CB1 intend to stay involved in the planning process.

Site 5B would be a 500-unit building and could be built as high as 675 feet. CB1 will be lobbying to reconfigure these sites to a more acceptable height and density. Along with new residential buildings, the community needs services to keep up with the influx of new residents.

RE: 353 Greenwich Street, sidewalk café renewal for Yaffa's Tea Room, 9 tables & 21 seats

A hand vote was taken and the board approved this resolution with the following results: 34 In Favor, 0 Opposed, and 0 Abstained.

D. Financial District Committee

RE: Proposed new station for the 1/9 line at South Ferry

There was a presentation and discussion of the proposed new 1/9 subway station. In view of the impact of the redesign and construction, the Committee cannot be in favor of this project if it intrudes on Battery Park and the renovations the Battery Park Conservancy is currently trying to achieve.

E. Battery Park City Committee

RE: New ferry terminal in the north neighborhood of Battery Park City

A presentation was made to the Committee on the opening of the new ferry terminal in Rockefeller Park. Over a year ago the Board approved a new terminal that will have five slips. The majority of the terminal will be constructed offsite, and will be assembled at the site. In order to do that, a temporary ferry landing will be placed in Rockefeller Park. The Committee heard from several parents who did not approve of the location, which would be right next to the children's playground. The Battery Park City Authority (BPCA) has been asked to help monitor air quality levels and help manage increased foot traffic in the park. The Port Authority will arrange for a meeting with the Community Board and NY Waterways, who said they will put many of their new, less-polluting boats on that route. They demonstrated a new GPS system that allows them to monitor and enforce the 100-foot-out rule.

F. Waterfront Committee

RE: Governors Island

Jim Lima from the NYC Economic Development Corporation came before the Committee to give an update and talk about the newly formed Governors Island Presentation and Education Corporation (GIPEC). GIPEC is asking for input for short- and long-term proposed uses of Governors Island. A letter has been sent to GIPEC from CB1 outlining immediate interim uses that could be introduced, including: ball field use by Little League and Soccer League for practice and games; tours of the island; summer/fall community school gardening projects; and fall field days for local schools. Communication with GIPEC will be ongoing.

RE: Manhattan Greenway

The Manhattan Greenway project will create a continuous walkway/bikeway from Route 9A around Battery Park and up the East Side to the South Street Seaport. When completed, this project will have created a Greenway around Manhattan.

RE: Pier 40 development proposals

The Hudson River Park Trust (HRPT) board decided that none of the four proposals submitted to the board were acceptable and/or met the needs and requirements of the community. Therefore, the HRPT decided to not accept any of the designs, and will build temporary open

space on the current footprint of Pier 40. The current parking facility will continue to operate, and other commercial vendors will stay for the short term.

RE: Seasonal mooring field and community sailing program

The New York Sailing Association asked that the mooring fields and town dock that were near Pier 25 prior to September 11, 2001 be brought back to the area. Currently the moors are located south of Pier 40, and the HRPT is charging a lot of money to rent a space.

A hand vote was taken and the board approved this resolution with the following results: 31 In Favor, 1 Opposed, and 0 Abstained.

G. Youth and Education Committee

RE: Millennium High School

The LMDC has provided a stipend to begin construction at Millennium High School, and architects are working on a design for the school's new home at 75 Broad Street. Frank Sciame will be the contractor on the project. The school is scheduled to open this fall with 250 ninth- and tenth-grade students. The entire project should be completed in June 2004. We are awaiting a letter from Joe Klein, confirming an agreement that the school will be zoned for students below Canal Street, and within Levels 3 and 4.

RE: Youth funding

Three members of the Committee will receive training from the Youth Bureau. Only children who live in the district will be eligible for funding.

RE: Reading scores

Fourth-grade reading test scores showed a decline. Further testing on third-grade and fifth-grade scores is being conducted. There will be a meeting with Roy Moskowitz to discuss issues and new curriculum. We will work with the PTA, and will learn more about the parent coordinator positions in our local schools. The PS 234 overcrowding issue will be addressed, and the Committee will develop positive input on this issue.

H. Landmarks Committee

RE: 408 Greenwich Street, nine-story building approved by the LPC

The Landmarks Preservation Committee has approved the above application.

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

The building in question, which has had many alterations over the years, dates back to 1808. The applicant is proposing many new alterations, including: a 6-1/2-foot-tall rooftop air conditioning condenser; a skylight on both sides of the roof slope; a widow's walk; and a somewhat flattened roof to align with the roof of the adjoining building. The Committee is recommending that the LPC reject the projected skylights and air conditioning aspects, and approve the remainder of the application.

A hand vote was taken, and the board approved this resolution with the following results: 31 In Favor, 1 Opposed and 0 Abstained.

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

The applicant failed to attend the meeting. The Committee recommends that the LPC hold over this application.

A hand vote was taken and the board approved this resolution with the following results: 28 In Favor; 1 Opposed; and 0 Abstained.

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

The applicant failed to attend the meeting. The Committee recommends that the LPC hold over this application. A hand vote was taken and the board approved this resolution with the following results: 28 In Favor, 1 Opposed, and 0 Abstained.

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

The applicant wants to convert the 175' full-block building for residential use on floors 2-5, and build stucco and clean glass duplex apartments on the roof. The Committee recommended that the LPC hold over the application until more visibility studies have been completed and presented to the Committee.

A hand vote was taken and the board approved this resolution with the following results: 28 In Favor, 1 Opposed, and 0 Abstained.

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

The applicant has made alterations to this building that are poorly done, with most if not all of the alterations being illegal. The Committee recommends that this application be rejected by LPC.

A hand vote was taken and the board approved this resolution with the following results: 28 In Favor, 0 Opposed, and 0 Abstained.

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

This building was designed by the architects of the American Museum of Natural History. The applicant is going to make improvements to enhance the building.

The Committee recommends that the LPC approve this resolution. A hand vote was taken and the board approved this resolution with the following results: 31 In Favor; 1 Opposed; and 0 Abstained.

RE: 110 Hudson Street, application to replace the sidewalk

The applicant is requesting permission to replace current slate sidewalk with concrete. The Committee suggested that the applicant cut the original slate block down to reduce the

amount of new blue slate that would be needed, but the applicant said he was not prepared to consider this approach.

The Committee recommends that the LPC reject this application. A hand vote was taken and the board approved this resolution with the following results: 28 In Favor; 1 Opposed; and 0 Abstained.

There being no further business, the meeting was adjourned.

COMMUNITY BOARD #1 MEETING
ATTENDANCE, JUNE 17, 2003

BOARD MEMBER	ATTENDANCE	BOARD MEMBER	ATTENDANCE
ALEXANDER, R.	PRESENT		
AMERUSO, M.	PRESENT	LERNER, J.	PRESENT
BELFER, L.	PRESENT	MCVAY HUGHES, C.	PRESENT
BERGER, E.	PRESENT	MOORE, P.	PRESENT
BROWN SPITZMUELLER, J.	PRESENT	MORRONE, J.	PRESENT
BYROM, R.	PRESENT	NOTARO, A.	PRESENT
CAPSOUTO, A.	PRESENT	O'KEEFE, R.	ABSENT
CONNOLLY, M.	PRESENT	OLSEN, G.	PRESENT
DESARAM, C.	ABSENT	PAPA, V.	EXCUSED
DONNENFELD, M.	ABSENT	PEPE, R.	PRESENT
D'ORAZIO, B.	PRESENT	PERKINS, U.	PRESENT
EHRMANN, B.	PRESENT	REED, H.	PRESENT
FRATTA, J.	PRESENT	ROCHE, L.	PRESENT
FUNG, M.	PRESENT	ROSSI, S.	PRESENT
GALLAGHER, J.	EXCUSED	SHEFFE, E.	PRESENT
GALLOWAY, J.	EXCUSED	SIPOS, P.	PRESENT
GOODKIND, T.	PRESENT	SKIDMORE, M.	PRESENT
GRASSI, R.	PRESENT	SKINNER, R.	PRESENT
GREGORY, A.	PRESENT	SKOLNICK, B.	PRESENT
HOVITZ, P.	PRESENT	SMITH, M.	PRESENT
HSIAO, M.	PRESENT	TELL, L.	PRESENT
KENNEDY, R.	PRESENT	THOMPSON, L.	PRESENT
KOPEL, J.	PRESENT	TOWNLEY, R.	PRESENT
LANDMAN, R.	PRESENT	WARD, E.	PRESENT
LANNAN, T.	PRESENT	WILS, M.	PRESENT

PUBLIC OFFICIALS OR REPRESENTATIVE	ATTENDANCE
FIELDS, V.	
GERSON, A.	
CONNOR, M.	K. FREED, PRESENT
GLICK, D.	G. BREADEN, PRESENT
SILVER, S.	Y. MORROW, PRESENT
NADLER, J.	D. COCHRANE, PRESENT
BLOOMBERG, M.	J. DRUCKMAN, PRESENT
GOTBAUM, B.	
THOMPSON, W.	

COMMITTEE MEETING ATTENDANCE
FOR THE MONTH OF JUNE 2003

BATTERY PARK CITY

6-3-03

PRESENT

R. GRASSI
A. NOTARO
B. SKOLNICK
M. HSIAO
T. GOODKIND

EXCUSED

ABSENT

L. BELFER
J. GALLOWAY
M. SMITH
R. TOWNLEY
S. ROSSI

FINANCIAL DISTRICT

6-16-03

PRESENT

L. BERGER
R. KENNEDY
R. O'KEEFE
R. PEPE
M. SKIDMORE
R. SKINNER
J. KOPEL
E. SHEFFE
P. MOORE

EXCUSED

ABSENT

C. MCVAY HUGHES
L. THOMPSON

EXECUTIVE

6-11-03

PRESENT

A. CAPSOUTO
M. DONNENFELD
B. EHRMANN
R. KENNEDY
A. NOTARO
R. O'KEEFE
M. WILS

EXCUSED

ABSENT

P. HOVITZ
J. LERNER
L. ROCHE

LANDMARKS

6-12-03

PRESENT

M. AMERUSO
R. BYROM
C. DESARAM
M. DONNENFELD
B. EHRMANN
R. LANDMAN
H. REED
E. WARD
P. SIPOS
M. CONNELLY

EXCUSED

T. LANNAN

ABSENT

A. CAPSOUTO

SEAPORT/CIVIC CENTER

6-19-03

PRESENT

M. DONNENFELD
R. LANDMAN
J. LERNER
V. PAPA
H. REED
L. ROCHE
M. SKIDMORE
A. GREGORY

EXCUSED

ABSENT

P. HOVITZ
J. MORRONE
U. PERKINS
J. FRATTA

WATERFRONT

6-25-03

PRESENT

J. LERNER
L. ROCHE
R. TOWNLEY
E. SHEFFE
S. ROSSI
A. GREGORY

EXCUSED

L. TELL

ABSENT

A. CAPSOUTO
B. D’ORAZIO
J. GALLAGHER
C. MCVAY HUGHES
A. NOTARO
J. MOORE
V. PAPA
L. THOMPSON
E. BERGER
J. FRATTA
R. ALEXANDER

TRIBECA

6-4-03

PRESENT

M. AMERUSO
J. BROWN SPITZMUELLER
A. CAPSOUTO
B. D’ORAZIO
B. EHRMANN
J. GALLAGHER
R. PEPE
P. SIPOS
E. WARD
G. OLSEN
M. CONNELLY

EXCUSED

T. LANNAN
L. TELL

ABSENT

R. BYROM
C. DESARAM
M. FUNG
A. GREGORY

YOUTH & EDUCATION

6-24-03

PRESENT

J. BROWN SPITZMUELLER
M. DONNENFELD
J. GALLOWAY
P. HOVITZ
R. SKINNER
B. SKOLNICK
R. TOWNLEY
G. OLSEN
J. KOPEL
T. GOODKIND

EXCUSED

L. TELL

ABSENT

J. MORRONE

WTC REDEVELOPMENT

6-9-03

PRESENT

M. AMERUSO
A. CAPSOUTO
M. FUNG
R. GRASSI
R. KENNEDY
J. LERNER
C. MCVAY HUGHES
R. O'KEEFE
L. ROCHE
B. SKOLNICK
M. CONNELLY
J. MOORE
M. HSIAO

EXCUSED

L. TELL

ABSENT

L. BERGER
R. BYROM
M. DONNENFELD
J. GALLOWAY
A. NOTARO
U. PERKINS
P. SIPOS
L. THOMPSON

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