

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**MAY 17, 2005**  
**ST. JOHN'S UNIVERSITY**  
**101 MURRAY STREET**

The Chairperson, Richard Kennedy, called the meeting to order.

Stefan Pryor, President of Lower Manhattan Development Corporation, addressed the Board. He thanked Chair Richard Kennedy and the Board for their hard work and dedication. He reported on the following issues:

- Regarding the rebuilding process of Lower Manhattan, Mr. Pryor stated that Governor Pataki's remarks re-energized the rebuilding efforts. The Freedom Tower, despite the recent pause, is progressing. A new design of the tower is expected at the end of June
- A permanent PATH Station will break ground this summer.
- The Fulton Transit project is underway
- The Southern Promenade on West Street is also in the process of being constructed
- The World Trade Center site has expanded beyond 16 acres to include the Deutsche Bank and acquisition other nearby sites
- Mr. Pryor spoke about John Cahill, the Governor's close advisor and new overall Downtown Development Director
- The Governor announced that another \$1 billion is being sought to help fund the Rail Link Project
- Regarding off-site initiatives, Mr. Pryor stated that he would like rebuilding revitalization efforts to radiate Downtown, such as seeing \$190 million go towards community projects
- He indicated that funds for Fitterman Hall's demolition and for Hudson River Park are being provided.

Janno Lieber, Senior Vice President of Silverstein Companies, presented to the Board on various issues:

Regarding 7 World Trade Center, he stated that having this building constructed communicates to the world that we are rebuilding. The base exterior of the building will be revealed in the next few months. He invited the Board members to tour the building. They are starting to market the building and are very optimistic about leasing opportunities.

Regarding the Freedom Tower, security issues have forced the site to be looked over again in accordance with necessary safety standards. Once a design is in place, it will be shown to the Board.

Amy Peterson, from the Lower Manhattan Development Corporation, said that on June 6<sup>th</sup>, LMDC will present the revised deconstruction plan for 130 Liberty Street.

Richard Kennedy recognized Charles Maikish's presence at the meeting. Mr. Maikish is the new Construction Coordinator for Downtown.

**Public Session:**

Emily Lohman, a counselor from Safe Horizon, presented to the Board. Safe Horizon offers services to people still affected by 9/11, through trauma and anxiety. They offer individual counseling as well. All services are free and confidential. Everyone is eligible.

Milton Diaz, from Stuyvesant High School, expressed concerns about the safety of student and staffs' monitoring of their physical and emotional wellbeing. He asked that students and staff be included in the WTC Redevelopment resolution regarding post-9/11 screening for residents.

Rachel Lidov affiliated with Stuyvesant High School also spoke about the post-9/11 screening resolution. She, too, requested that students and staff be included in the resolution

Arturo Garcia-Costas from Congressman Nadler's office spoke about Downtown environmental issues. The permit to demolish 133-135 Greenwich Street and 21-23 Thames Street was revoked on May 17, 2005 due to failure to properly monitor for contamination.

Letricia Watler from the Borough President's Office spoke to the Board.

Anne Compaccio, former Board Member and Chair of Community Board #1 spoke about 60 Hudson Street. 80,000 gallons of fuel to be stored at the site is totally unacceptable. She also spoke about the M1 and M6 bus stops sharing a stop with commuter buses.

Hal Bromm also spoke about 60 Hudson Street. There is more fuel located in the building now than there was in November of 2002.

Deborah Allen, a resident of 42 Hudson Street and affiliated with Neighbors Against N.O.I.S.E. spoke against the fuel storage at 60 Hudson Street. The negotiation stage has ended in the battle. Political action is now required.

Robert Buchanan, a resident from 55 Hudson Street, spoke out against the unequal and unfair enforcement of laws in relation to 60 Hudson Street.

Jean Grillo, a resident of 116 Duane Street, acting Chair of the Duane Street Block Association, and Public Member of the Tribeca Committee, spoke out against 60 Hudson Street.

Lori Stone, a resident of 84 Thomas Street also spoke out against the diesel fuel storage at 60 Hudson Street.

Tim Lannan, a Board Member, presented to the Board his outrage in the obtaining of a variance for storage of diesel fuel at 60 Hudson Street. He proposed an emergency resolution.

RE: 60 Hudson Street and Diesel Fuel Storage

It has been reported that the New York City Department of Buildings expects to grant a variance to permit the owners of 60 Hudson Street to store illegal amounts of diesel fuel on their premises.

By a unanimous vote, the Board reiterates the urgency of reviewing and updating all relevant New York City and New York State building codes and regulations.

The Department of Buildings should ensure strict compliance with existing codes and regulations and not consider any variances for additional diesel fuel.

Community Board #1 calls on the Department of Buildings and the Mayor to act as expeditiously as possible to hold 60 Hudson Street to the highest post-9/11 standards of safety.

**Executive Session:**

The minutes of the monthly meeting held on April 19, 2005 were adopted as presented.

### **Chairperson's Report:**

Richard Kennedy reported on the following issues:

- He thanked St. John's University for allowing Community Board 1 to host their monthly meeting
- There is a new spectacular dog run in Battery Park City.
- A letter was sent to the Coast Guard regarding complaints from a surprise late-night firework display.
- A new Board Member, Peter Braus, was introduced to the Board.

### **Committee Reports:**

#### **NOTE: SEE RESOLUTIONS AT END OF MINUTES**

#### **A. Nominating Committee**

Ray O'Keefe presented the Nominating Committee report. There are five candidates for Chair. Nominations were requested from the floor

Marc Ameruso, Paul Hovitz, Julie Menin, Anthony Notaro, and Richard Kennedy were nominated. No additional nominations were given from the floor.

All candidates were directed to make a written statement by June 10, 2005 by 5 PM. Each candidate has five minutes to address the Board at the June meeting. The term for Chair expires June 30, 2006.

Paul Hovitz withdrew his nomination due to personal restraints.

#### **B. WTC Redevelopment Committee**

Richard Kennedy reported on the following issues:

- The Fulton Street Off-Site study was presented
- A "telephone tree" will be prepared for 130 Liberty, deconstruction of the Deutsche Bank
- The 4 Albany Street final demolition plans were submitted. The demolition will be finished by this summer.

RE: Allocation of the remaining Community Development Block Grant (CDBG) funds for the rebuilding of Lower Manhattan

By a vote of 32 in favor, 2 opposed, and 2 recused, the Community Board recommends that no CDBG funds be directed towards the WTC memorial, which should be funded by private outside sources as was repeatedly promised.

The Board supports providing CDBG funds for a current and long term screening program for CB #1 district residents who were exposed to the toxins released during and after the events of 9/11.

RE: Post 9/11 health screening for residents and workers

By a unanimous vote, the Board calls for a program comparable to the Mount Sinai Medical Center WTC rescue workers program (see New York Times article attached to resolution) be established to track and treat current and emerging 9/11-related disease for Lower Manhattan residents, office workers, students, and staff.

C. **Tribeca Committee**

RE: 270 Greenwich Street (Site 5B)

Kathy Sussell from P.S. 234, Vincent Licata, a resident of 474 Greenwich Street, and Susan Kay of Tribeca Clay Works all spoke to the Board of their support for the resolution.

By a vote of 31 in favor, 2 abstentions, and 1 recused, the Community Board #1 urges the approval of the ULURP applications #050427HAM, 050428PPM, 050429ZSM, 050430ZSM, N050431ZAM, NO50432ZCM to facilitate the development of Site 5B aka 270 Greenwich Street. These applications seek the following:

- Designation of an urban development action area and approval of an urban development action area project
- ULURP application to allow the disposition of block 142, lot 110 to NYC Economic Development Corporation
- Special permit allowing modification of height and setback regulation and rear yard regulations
- Special permit to allow a 400 space public parking garage in the cellar
- Authorization to allow a curb cut on Murray Street to provide garage access
- Certification to allow curb cuts on Murray Street in connection with buildings loading docks

Also, Community Board #1 urges that the developer take all reasonable steps to mitigate noise impacts from the pile driving and other construction activity particularly as it relates to nearby P.S. 234.

Community Board #1 recommends that the Department of Education and the City create temporary elementary school space in our Community Board district to mitigate the overcrowding conditions that have resulted from the increased residential development.

D. **Battery Park City Committee**

A report was given by the Chair of the Battery Park City Committee on the Frederick Douglass Memorial.

RE: Proposed CPC Text Amendment for mixed residential and community facility use and to permit use of wind turbines and heliostats on rooftops

The Battery Park City Authority (BPCA) proposes modifications to the special BPC district which would allow residential buildings to have both residential and community facility uses on the same floor. The mixed-use change will address the needs of the Public Library branch on Site 16 which will be on two levels as well as the development of the Community Center on Site 23/24.

The BPCA also requests a modification to allow for the installation of heliostats on the roof of Site 18 which would bring light into Teardrop Park South which is enclosed by three sides of the building at Site 16.

By a vote of 33 in favor and 1 opposed, the Board approves the text amendment for the mixed use on residential floors and the installation of both wind turbines and heliostats.

Community Board #1 asks that the BPCA promptly address any problems that should arise from the mixed use on residential floors or the use of wind turbines and heliostats, including urging the BPCA to consider removal of these technologies if deemed necessary.

E. **Seaport/Civic Center Committee**

RE: Re-opening closed portions of City Hall Park

Skip Blumberg spoke to the Board about unlocking City Hall Park.

By a vote of 34 in favor, the Board calls upon the Mayor and Police Department to take immediate steps to re-open the closed portions of City Hall Park. The Board particularly asks that the park area north of City Hall, including the path and parkland between City Hall and the Tweed Courthouse be re-opened to the public as soon as possible.

RE: Proposed Friday Greenmarket on Fulton Street at Cliff Street

By a unanimous vote, the Board approves the proposed Friday Greenmarket along the north curb lane of Fulton Street extending in both directions from Cliff Street.

RE: Residential parking plan for the Seaport area

By a unanimous vote, the Board urges the New York City Department of Transportation to immediately implement the Seaport Community Coalition Parking Plan upon the relocation of the Fish Market and the completion of the Historic Front Street development (see parking plan attached to resolution at the end of the minutes).

RE: 10 Reade Street, new sidewalk café application for Alba for 18 tables and 36 seats

By a unanimous vote, the Board does not object to the sidewalk café license for Alba at 10 Reade Street for a period of two years.

RE: 2 Lafayette Street, new sidewalk café application for Corte Café LLC for 6 tables and 12 seats

By a unanimous vote, the Board does not object to the sidewalk café license for Corte Café LLC at 2 Lafayette Street for a period of two years.

F. **Combined Seaport/Civic Center & Financial District Committee**

RE: Re-opening of Fulton and John Streets

The Alliance for Downtown NY recently commissioned a transportation study which recommended the re-opening of vehicular traffic of Fulton and John Streets during lunch hours to deal with worsening traffic conditions caused by the increased construction activity.

Community Board #1 believes that Fulton and John Streets must remain open to traffic for the foreseeable future to mitigate vehicular circulation problems caused by current and pending construction.

By a vote of 34 in favor, the Community Board joins the Alliance for Downtown NY in recommending that both Fulton Street and John Street be re-opened to vehicular traffic 24/7 to address congestion issues created by the current and pending construction projects.

Community Board #1 also recommends that the issue is revisited once much of the construction has been completed to determine whether or not to re-institute the current lunch-time street closures.

G. **Financial District Committee**

RE: Street activity permit for Thames Street between Broadway and Trinity Place for Suspenders Restaurant for June 1<sup>st</sup> through September 30<sup>th</sup>

By a unanimous vote, the Board approves the granting of a street activity permit to Suspenders Restaurant.

RE: 90 Washington Street, CPC application to modify the requirements for urban plazas of the Zoning Resolution to permit the establishment of an open air café in an existing urban plaza

By a vote of 40 in favor, the Board does not object to the application for a special permit to allow the establishment of an open-air café at 90 Washington Street.

The café with 40 tables and 105 seats would be located on the portion of the plaza adjacent to the building on the Rector Street side of the plaza.

H. **Youth & Education Committee**

Paul Hovitz reported to the Board on the Youth Fair, scheduled for May 18<sup>th</sup> at Southbridge Towers from 4 PM until 7 PM.

He also reported on an update for the Beekman Street school.

I. **Landmarks Committee**

RE: 221-223 West Broadway, 5-7 White Street, application to modify and legalize storefront facades

By a vote of 34 in favor, the Community Board recommends that the Landmarks Preservation Commission legalize the storefronts with various amendments to the original application.

- The Committee felt the doors on West Broadway and White Street were not appropriate and requested that they be replaced with single pane, wood panel painted doors as shown in the Tax photo which are common throughout the Historic District – the applicant agreed to make the change
- The Committee felt the mullion should be thickened above the transom window – the applicant agreed to make the change
- The light fixtures on West Broadway would be removed and replaced with fixtures to match the more appropriate ones on White Street, which the Committee agreed should be legalized
- The banners and fixtures and camera on White Street would be removed and replaced with signs that comply with LPC guidelines

RE: 143 Franklin Street, application for the installation of a transformer vault and resetting of granite sidewalk slabs

By a vote of 34 in favor, the Board recommends that the Landmarks Preservation Commission approve this application.

RE: 157 Hudson Street, application for a revised reduced roof top addition

The application is for the original headquarters of the American Express building which was previously submitted as a three storey addition and was rejected by CB #1 and the LPC.

The Committee felt the new design made the addition look more pronounced by using strong glass statements and dark red brick pillars. They also felt that the addition was still too large even discounting for the current visibility from the parking lot that is about to be developed.

By a vote of 34 in favor, Community Board #1 recommends that the Landmark Preservation Commission reject the application as presented.

RE: 115 Broadway, application to install new windows

By a vote of 34 in favor, the Board recommends that the Landmarks Preservation Commission approve this application.

RE: 416 Broadway, application to install new windows and store front façade

By a unanimous vote, the Board recommends that the LPC approve this application with the follow modifications:

- That the jambs, sills and heads of the storefront windows should be of wood, with an historical profile
- That the granite base should be of a more roseate color, to match the original
- That the proposed satin aluminum signage letters be of satin bronze instead
- That the entry lamps be more historically appropriate
- And that the necessary rooftop bulkhead be of brick matching other masonry on the building.

RE: Fulton – Nassau Proposed State and National Registers Historic District

By a vote of 34 in favor, the Board strongly recommends that the State Historic Preservation Office (SHIPO) place the proposed Fulton – Nassau Historic District on the State and National Registers of Historic Places.

The District meets the criteria on the grounds of both architecture and historic events with only six buildings being non-contributing to the sense of place.

J. **Tribeca Licensing Task Force**

RE: 66 Leonard Street, new sidewalk cafe application for 21 tables and 42 seats

By a vote of 27 in favor, and 1 opposed, CB #1 does not object to the sidewalk café license for 66 at 66 Leonard Street for a period of two years.

RE: 301 Church Street, sidewalk cafe application renewal for Bread in Tribeca LLC for 16 tables and 33 seats

By a vote of 28 in favor, the Board does not object to the sidewalk café license renewal for Bread in Tribeca LLC at 301 Church Street for a period of two years.

RE: 78-82 Reade Street, new sidewalk café application for Cup Café NY LLC, d/b/a Mocca Express Lounge for 10 tables and 22 seats

Merav Renas, a resident of the Community Board #1 district, spoke regarding the Mocca Sidewalk Café.

By a vote of 27 in favor, and 1 opposed, CB #1 does not object to the sidewalk café license for Cup Café NY LLC, d/b/a at 78-82 Reade Street for a period of two years.

Community Board #1 requests that the signage be reduced in size to be more in keeping with the area.

There being no further business, the meeting was adjourned.