

MINUTES FROM THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD # 1
HELD
JULY 28, 2009
MUSEUM OF JEWISH HERITAGE
36 BATTERY PLACE

Julie Menin, Chairperson, called the meeting to order.

Public Session:

Assembly Speaker Sheldon Silver – Continuing to work on the issue of school overcrowding. Has asked LMDC to consider the possibility of building the WTC Performing Arts Center at the 130 Liberty Street site. Clean-up and decontamination of the Deutsche Bank Building are nearly completed. When they are approved, demolition will begin. The bike program on Governors Island is getting positive reports -- all local residents should take advantage of the summer programs there.

Tom Hall - (NYC Rescue Mission) – The facility has been serving meals to the homeless since 1872. Thanked CB1 for their support. Noted that 20% more meals have been served so far this year than at the same point last year.

Haitian Memorial Foundation – Promoting a memorial for Pierre Toussaint who was an 18th century philanthropist. Interested people should contact 435 South Broad #1, Yonkers, NY 10705.

Nancy Keegan – 109 Washington Street safety issues. Said the building structure is being compromised due to construction at 111 Washington Street. Asked CB1 for help.

Esther Regelson - 109 Washington Street safety issues. Expressed concern that foundation of the building is being compromised due to adjacent construction. Asked CB1 for a resolution of support and for government agencies to be proactive. In response, Catherine McVay Hughes said that a resolution would be introduced as new business in support of the tenants and calling for inspections by the Department of Buildings with results and pertinent information to be made available by tenants.

Charles Winters - 109 Washington Street safety issues. Said that things are getting worse due to the construction next store and encouraged CB1 to pass a resolution.

London Teeling - 109 Washington Street safety issues. Said the building is shaking and that he has been complaining to DOB and OEM but that those agencies have not yet followed up.

Stephen Katz - (Reade Street resident) – Ward 3 Bar, aka Sazon. The bar has adversely affected quality of life and created problems such as noise, increased traffic, smoking and drinking outside.

Barry Segal - (Reade Street resident) –Ward 3 Bar, aka Sazon. Has concerns about the amount of noise and more cars coming to the neighborhood.

Kelly Adams - (Reade Street resident) – Ward 3 Bar, aka Sazon. Concerned about the bar opening when there are already two other establishments on the street. Requested assistance from CB1.

Frank Buscemi - (Ward 3 Bar, aka Sazon, attorney) - Said there will be a sign outside the bar asking patrons to please be quite and a doorman to help control crowds. The windows will be closed at 7 p.m. and there not be any live music.

Elke Hofmann - (Ward 3 Bar, aka Sazon, attorney) - Said there is a need for late night drinking and eating establishments.

Michael Neff - (Ward 3 Bar, aka Sazon, owner) – Said he loves the community and wants to be a good neighbor.

Deirdre A. Carson - (Attorney representing 250 West Street) – Said they will make modifications to the rooftop and windows.

Senator Daniel Squadron - Discussed the recent legislation to reauthorize Mayoral control of the State Senate with additional parental input. Is working to make sure reform bills like the same sex marriage bill, etc. make it to the floor this year to reform Albany. Senator Squadron is also working to clean up the campaign/finance system. To share your own thoughts and ideas regarding ethics reform, go to <http://www.nysenate.gov/legislation>. He introduced legislation to extend loft law protections to additional tenants. Also, he is sponsoring an initiative, along with Speaker Sheldon Silver, to reduce the cost of doing business in Lower Manhattan by making certain existing and new commercial leases eligible for reduced rent. In addition, the New York State Sales Tax Exemption would help Lower Manhattan businesses purchase equipment for their offices. Sen. Squadron is promoting legislation to extend these incentives to strengthen the Lower Manhattan economy during these strapped times as well as attract new businesses to the community as we recover.

Greg Kirschenbaum – (B.P. Scott Stringer’s Office) – Congratulated Senator Squadron on his nuptials. B.P. Stringer’s Small Business Conference was a success. The Borough President issued a report highlighting the high number of illegal, outdoor ATM machines around the borough.

Molly Hyojung Bidol – (Assemblywoman Deborah J. Glick’s Office) – DOT has agreed to reexamine Lower Manhattan curbside regulations. The Assembly Member is working to curb anti-LGBT crimes.

John Ricker – (NYC Comptroller William C. Thompson’s Office) The H1N1 flu strain is an issue that should be of concern citywide, especially with children returning to school. The Comptroller is calling for a change in the structure of the water board.

Anthony Notaro (Board Member) - Announced a forum on August 25 at 380 Rector Place with all of the candidates for City Council.

Diane Stein - (Councilman Alan Gerson) – The Councilman was a co-presenter at the launch of Green Works NYC (www.greenworksnyc.net). He provided a grant to Free Art Island Outpost. He held a City Council Lower Manhattan Redevelopment committee hearing where it was stated that by the 10th anniversary of 9/11, 80% of the Memorial Plaza would be open.

Erin Drinkwater (Congressman Nadler) – House passed a \$70 million allocation for WTC health care programs. \$2.4 million in stimulus funds will go to arts organizations, \$9.8 million in stimulus funds to clean diesel projects, \$16.2 million for programs in the district. No update on the Peck Slip post office.

Business Session:

The June 30, 2009 minutes were adopted as presented.

Chairwoman’s Report:

Chairwoman Julie Menin reported the following:

The New York City Council Committee on Lower Manhattan Redevelopment held a hearing focusing on the redevelopment of the World Trade Center site and Catherine McVay Hughes and Pat Moore testified on behalf of CB1, outlining key CB1 concerns about development on and around the WTC site, expressing concern about the ongoing delays in rebuilding, and stressing the importance of all major projects including the PATH station, the Fulton Street Transit Center and the Memorial adhering to their timelines. Copies of testimony are available from the office.

She is concerned about continuing reports of children from Lower Manhattan being waitlisted at local kindergartens for long periods of time, leaving parents unable to make definite plans for the fall and about uncertainty surrounding the zoning process for PS 276 in Battery Park City and the Spruce Street School, the two new schools planned for Lower Manhattan. Announced that John White, an official at the Department of Education, agreed to speak at an upcoming CB1 Youth Committee meeting regarding the zoning process to begin a dialogue with the community. The board will do everything possible to advocate for a plan that will meet the needs of Lower Manhattan families.

Announced that applications for education grants from the LMDC would be sent to all schools in the Lower Manhattan catchment area by the end of this week. CB1 will continue to follow this process closely at our Youth Committee with regular updates from the LMDC and opportunities for school officials and parents to raise questions.

Announced that an agreement had been signed to retain rent protections for existing tenants at Gateway Plaza in Battery Park City. This was an important achievement that was due to the efforts of Speaker Silver who played a key role in the negotiations and to Linda Belfer and other board members and community activists.

Informed members that the City had authorized \$8,000 for the budgets of all community boards to cover the cost of providing cost of living increases to all City managerial employees. It is the City's practice to pass union settlements along to managerial employees to ensure that salaries keep up with increases in the cost of living. The increase is automatically given to all managerial community board employees except that the Chair or board must specifically authorize the increase for the District Manager. The amount of the increase is funded by a specific allotment of \$8,000 from the City and does not come out of community boards' budgets. A resolution was distributed to authorize the increase for the District Manager and the Chairperson asked for a vote. The increase was approved through a roll call by a vote of 38 in favor, 0 opposed, 0 abstained and 0 Recused.

District Manager's Report:

Reported that he is continuing to work with Roger Byrom, the Chair and other members of the Personnel Committee to find a Community Liaison for CB1. A great number of applications for the position were received from people of many different backgrounds and varying experiences. Several nights of interviews will be conducted.

Announced that the office would be staffed more lightly than usual during the summer due to planned vacations and jury duty service and Judy Norinsky's resignation. Thanked Pat Moore who always offers to help out at these times by attending key meetings and helping out in the office to reinforce the staff as needed.

Treasurer's Report:

Distributed report

Committee Reports:

NOTE: IF YOU WISH TO RECEIVE A COPY OF A RESOLUTION SUMMARIZED IN THE MINUTES, PLEASE CONTACT THE CB 1 OFFICE AT 212 442-5050

Battery Park City Committee

NYSDOT West Thames Park Working Group – Report

Discussions regarding the West Thames reconstruction have been under way for some time but opposition has surfaced recently from parents concerned about the loss of "Tire Swing Park"

during the construction period. Designs, which include a dog run, have been made and showed publicly by DOT. Additional discussions will be held regarding the plan.

225 Liberty LLC, 2 World Financial Center – WFC Plaza - Resolution

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

Proposed Street closure on September 12, 2009, Vesey Street between North End Avenue and West Street by the Battery Park City Block Party – Resolution

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

Linda Belfer added to Jeff’s report that she is very disturbed by the 11th hour opposition that has emerged against the West Thames Park design. The committee will listen to all opinions, but plans were presented publicly a long time ago and reported on in the Downtown Express and the Broadsheet. She urges people to attend meetings and make their opinions known on a timely basis.

Financial District Committee

11 Wall Street, application for on-premise liquor license for Compass LCS, LLC – Resolution

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 1 Recused

ULURP Application Nos. NO90293ZRM and 090294ZSm for a Special Permit for 15 William Street to allow an attended 195-space (monthly only) public garage and amendments to the zoning resolution to permit curb cuts required for the garage and the entrance to the off-street loading dock – Resolution

BOARD VOTE: 26 In Favor 9 Opposed 3 Abstained 0 Recused

Reported on program funded by the Port Authority to place crossing guards at two busy intersections on Church Street to facilitate pedestrian traffic. Ro is working on citations to present to the Port Authority for providing this needed and welcome service to the community.

Tribeca Committee

111 Reade Street, transfer application for liquor License for Ward 3 LLC - Resolution

BOARD VOTE: 19 In Favor 7 Opposed 0 Abstained 0 Recused

The following resolutions were adopted by a vote of

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

311 Broadway, application for liquor license for Atomic Wings LLC d/b/a Atomic Wings – Resolution

225 W. Broadway, application for liquor license for Leonardo Inc., d/b/a Boteco – Resolution
165 Church Street, application for wine and beer license for Mimi’s Café & Whole Food, inc d/b/a Mimi’s Café – Resolution

161 Hudson Street, application for wine and beer license for 161 Hudson Street Café LLC d/b/a Moomah – Resolution

130 West Broadway, re-application for unenclosed sidewalk café by Bouley Bakery Operating LLC – Resolution

Proposed partial street and sidewalk closure on Monday, November 23, 2009, Lafayette Street between White Street and Walker Street by The New York City Rescue Mission – Resolution

Proposed street closure on Sunday, October 14, 2009, Duane Street between Church and West Broadway by the Jewish Community Project Downtown – Resolution

48-50 Walker Street, application for City Planning Commission special permit pursuant to section 111-50 of the Zoning Resolution to allow conversion to residential use of the second story of a 6 story building located in Area B1 of the Special Tribeca Mixed-Use District – Resolution

Tribeca North Rezoning – Resolution

We appreciate that the Department of City Planning has welcomed and accepted the community’s input regarding this rezoning.

Michael Connolly proposed an amendment, and Chairperson Julie Menin suggested we adopt it. The resolution is historic and reflects a healthy working relationship between the Community Board and Department of City Planning. By going for inclusionary zoning, we take into consideration the proposed increase in FAR. Chairperson Julie Menin stated that, “Sixty-seven affordable housing units were initially offered with this inclusionary zoning proposal, and we would hate to lose that!” Albert Capsouto suggested that the housing piece should certainly be included in Michael’s amendment.

Landmarks Committee

81 Broadway -- Trinity Church and Graveyard; 209 Broadway - St. Paul’s Chapel and Graveyard, application for approval of banners – Resolution

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused

169 Hudson Street, application for small bulkhead modification and 8th floor addition to north-west corner of penthouse – Resolution

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused
169 Hudson Street, application for extension of building flues and chimney extensions and railing – Resolution

BOARD VOTE: 16 In Favor 10 Opposed 2 Abstained 0 Recused
361 Broadway, application for replacement of cornices and façade restoration – Resolution

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused
464 Greenwich Street, application for renovation of five story residential building including removal of fire escape and installation of new stair bulkhead – Resolution

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused
460 Washington Street - Request for Evaluation – Resolution

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused
250 West Street, Reconsideration of LPC application for replacement of windows, rooftop addition, replacement of cornice and modification to entrance – Resolution

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused

Personnel Committee

Chairman Roger Byrom reported that several nights of first round interviews were conducted with impressive candidates selected from several hundred applications received; the committee plans to schedule second interviews with the most qualified applicants interviewed in the first round.

Planning and Community Infrastructure Committee

Reported on the following issues:
Downtown Alliance Proposal for Public Plaza at Edgar Street
Liberty Bonds and Rent Stabilization
CEQR Technical Manual Revision

Seaport/Civic Center Committee

Reported on the Fulton Street Construction update and the Summer Streets Program

Status of the United States Postal Service Peck Slip Station – Resolution

BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

1 Pace Plaza, application for liquor license for Compass LCS, LLC – Resolution

BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

WTC Redevelopment Committee

Reported on the following issues:

Port Authority Quarterly Construction Update
Silverstein Properties International Construction Update
Lower Manhattan Development Corporation Update
Local Law No. 41: Use of Emissions Control Technology on Sight-Seeing Buses

WTC Pediatric Guidelines – Resolution

BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

109 Washington Street – Resolution

BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused

Quality of Life Committee

Reported on the following issues:

Update on Construction Projects in Lower Manhattan by Robin Forst, Director of Community and Government Relations, LMCCC

Presentation on Council Member Alan Gerson’s Construction Safety Report, by Legislative Director Peter Pastor

Informal discussion on FAA meeting dealing with helicopter issues by Diane Stein of Council Member Gerson’s office

Street Fairs Task Force

Sponsorship of Street Fairs for Fundraising by CB #1 in 2010

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

Youth & Education Committee

Update on LMDC school grants by Angela Rossi and John Del Libero, LMDC – Report
The representatives from LMDC announced the imminent release of the RFP for the grants for local schools.

Update on planned discussion regarding school zoning – Report

The Department of Education representative agreed to attend the September Youth Committee meeting to discuss plans for rezoning of Lower Manhattan schools.

Discussion regarding topics for future agenda items regarding teens – Report
Issues regarding teens and other items will be added to future Youth Committee agendas.

Old Business:

No old business was conducted.

New Business:

No new business was conducted

Adjournment:

The meeting was adjourned, as there was no further business.

Respectfully submitted by: Noel E. Jefferson, Secretary and Marc Ameruso, Assistant Secretary.