

MINUTES FROM THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD # 1
JANUARY 26, 2010
MANHATTAN YOUTH DOWNTOWN COMMUNITY CENTER
120 WARREN STREET (at West Street)

Public Session

- **Julie Menin** – Chairperson of Community Board 1
Asked for a moment of silence in memory of Albert Capsouto, a long time Community Board One member and activist who had passed away the previous week.
- **Bob Townley** – Community Board Member and Manhattan Youth Executive Director
Welcomed everyone and described some upcoming and ongoing Manhattan Youth programs.
- **John Ricker** - Representative from the **Office of Comptroller John Liu**
Greeted the Board on Comptroller Liu's behalf.
- **9/11 TRIAL LOCATION.** The following constituents spoke out against holding the 9/11 trials in Lower Manhattan: **Joseph Mirabella**, a Park Row resident; **Jean Grillo**, a public member; **Marc Ameruso**, Community Board 1 member; **Henry Chang**, Mott Street resident; **Danny Chen**, Park Row resident and member of Chinatown Residents Coalition; **Patricia Tsai**, Ling Sing Association; **Vincent Imbrosciano**, Park Row resident; **John Lee**, Park Row resident; **Geoff Lee**, Mott Street resident; **Al Grotell**, Park Row resident; **Carolyn Harley**, Park Row resident who also stated a preference for a military tribunal; **Cassandra Dick**, Park Row resident and sister of 9/11 victim; **Dorothy Thom**, Park Row resident; **Jeanie Chin**, a resident of Chatham Towers; **Shirley Chu**, Park Row resident; **Irma Jennings**, a resident of Chatham Green; **William Albert**, a Chambers Street restaurateur; **Toby Turkel**, Park Row resident; **Nancy Lindsay**, Park Row resident; **Howard Huie**, Park Row resident; **John Ost**, member of the Board of Directors of Southbridge Towers, which has sent a letter to Congressman Nadler and Senator Schumer about the trials; **Jan Lee**, who was concerned about the need for access to three funeral parlors in the zone that would be affected; **Bruce Hirschfield**, a Little Italy resident; **N. Shaw**, a Tribeca resident; and **Mark Foster**.
- **Jean Grillo** – Public Member of Community Board 1
Asked CB1 to pass a resolution urging the Obama administration not to move New York City Coast Guard patrols to Boston.
- **Loretta Thomas** – Murray Street resident
Opposes liquor license for a new bar on Murray Street because there are ten existing bars in the area that negatively impact quality of life for residents.
- **Melissa Appleton** – Safe Horizon Mediation
Introduced organization, which offers free mediation services to resolve conflicts in the community.

- **Robert Cain** – Representative from the U.S. Census 2010
Seeking people to work on the census. Provided contact information for those interested: (866) 861-2010.
- **Kevin Perry** – Representative from the U.S. Census 2010
Stressed that participating in the census is important because it will affect the funding of services for the community.
- **Margaret Chin** – New York City Council Member
Wished everyone a happy new year and said that her district office would be up and running very soon.

9/11 TRIAL LOCATION. Stated support for CB1 resolution requesting 9/11 trial relocation.

SCHOOL REZONING. Would like to encourage everyone to work together on school zoning.
- **SCHOOL REZONING.** The following constituents spoke in favor of Option 2: **Estelle Artus**, Murray Street resident; **Ilya Mazur**, Murray Street resident; **Richard Cuervo**, Warren Street resident; **David Posen**, Warren Street resident who also spoke about safety issues related to the Chambers Street crossing; **Anne Pfeil**, Warren Street resident who is also concerned about West Street crossing safety; **Sarah Pesce**, Warren Street resident; and **Stan Sandberg**, Murray Street resident; **Nicolette Mia Sinatra**, South End Avenue resident; **Kathryn St. Andre**, Murray Street resident; **Stacey Mayesh**, Murray Street resident. The following constituents spoke in favor of Option 3: **Nikej Shah**, Leonard Street resident; **Mark Foster**, Warren Street resident, and **Danielle Elder**.
- **Molly Bidol** – Representative from the **Office of Assembly Member Glick**
RECENT LEGISLATION. Assembly recently passed bill sponsored by Assembly Member Glick expanding affordable housing for New Yorkers living with HIV/AIDS.

SCHOOL REZONING. Said that the Assembly Member would support whichever school rezoning Option the community board supports.
- **Paul Goldstein** - Representative from the **Office of Assembly Speaker Sheldon Silver**
9/11 TRIAL LOCATION. Reported that the Speaker will meet with **Julie Menin**, Chairperson of Community Board 1, and **Commissioner Kelly** as well as other elected officials on Friday to discuss the venue for the trials. Though the meeting will be closed, the public will be apprised of any developments.

SCHOOL REZONING. The Speaker is concerned about safety of the West Street traffic crossings, for school children and others. He is in favor of Option 3-R.
- **Greg Kirschenbaum** - Representative from the **Office of Manhattan Borough President Scott Stringer**
60 HUDSON STREET. Reported that the Borough President was disturbed about the events of the past Saturday when tenants of the building were put on emergency generators without notification to the community. He's reached out to Con Edison and will request that they meet with the Tribeca Committee next month.

8 SPRUCE STREET. The Borough President has sent a letter with regard to falling debris, requesting a safety plan and has recommended that the DOB enforce ECB violations.

- **Mary Cooley** - representative from the **Office of State Senator Daniel Squadron**
UPCOMING MEETINGS. Reported about an upcoming Tenant Right's Forum at St. John's University on January 28th 6:00PM and a Nightlife Town Hall at P.S. 20, 166 Essex Street on February 4th 6:30 PM.

STATE ETHICS BILL. The Senator is sponsoring legislation to promote ethics reform in Albany.

60 HUDSON STREET. Sen. Squadron spoke with Con Edison on Saturday regarding the incident at 60 Hudson and will work to put a meeting together with local leaders.

- **Bruce Ehrmann** - CB1 Co-chair of Landmarks Committee and resident
Thanked CB 1 for the kind condolences he received.

60 HUDSON STREET. Spoke about the recent emergency at 60 Hudson St. which he described as "the building running hot." **Council Member Chin's** representative, **Jake Itzkowitz**, hurried over and took photographs of the event.

9/11 TRIAL LOCATION. Julie Menin's Op Ed piece arguing against locating the trial in Lower Manhattan was eloquent, and he thanked her for it.

SCHOOL REZONING. He believes 3-R would reduce over-crowding. We are fortunate to have four wonderful public schools for local children to choose from.

- **Bill DiBlasio** – New York City Public Advocate
INTRODUCTIONS. Introduced himself to the community. Said that he will be responsive to the community and will use all the tools available to ensure that all agencies respond sensibly to community needs. Plans to work very closely with community boards, and he and his representatives will regularly attend meetings.
9/11 TRIAL LOCATION. Applauded Julie for her work regarding the trials. He believes it is crucial that whatever process decided upon is fair. Even if trials are held in a civil court, he believes it is important to recognize that this community already went through a great deal on 9/11 and shouldn't have to go through more.

Business Session

Adoption of Minutes

The minutes of the monthly meeting held on December 15, 2009 were adopted as presented.

Chairperson's Report – J. Menin

DEPARTURE OF CAROLE DESARAM. On behalf of CB1, Chairperson Julie Menin presented Carole DeSaram with a citation for her service on CB1 since 1977, during which time she served as Chair of the Board and for many years as Chair of the Tribeca Committee.

PUBLIC MEMBERSHIP. Reported that we've received numerous requests for public membership, and she would like Roger Byrom's Personnel Committee to vet applicants and make recommendations about which should be appointed.

SCHOOL REZONING. Reported on the Youth Committee meeting regarding school rezoning. Neither option is perfect nor is it very difficult to choose between them. Crossings of local streets

should be made safer so that they are not an issue. The Department of Transportation should repair the elevators at pedestrian bridges!

9/11 TRIAL LOCATION. Said that there are many reasons why the trials should not be held downtown. Thanked everyone who has worked so diligently against this proposal. She has spoken to the Mayor regarding Governors Island as a possible location and to many individuals, none of whom have suggested that we hold the trials in Lower Manhattan. While the trials must be held in the Southern District of Manhattan, a military installation within this jurisdiction could be used.

A number of CB1 members spoke in support of the resolution calling for the 9/11 trials to be relocated: *John Fratta, Paul Hovitz, Tom Goodkind, Diane Lapson, Bob Townley, Marc Ameruso, Mark Costello, Allen Tannenbaum, Linda Belfer, and Mariama James. Allen Tannenbaum* additionally argued against having the trials on Governors Island, since the security required could be as costly and dangerous as having it downtown.

District Manager's Report – N. Pfefferblit

BUDGET CUTS. Met this morning with Councilmember Chin and other Council Members and Community Board Chairs and District Managers regarding proposed cuts to Community Board budgets. The Council Members were responsive and said they would try to help avert these cuts.

ANNUAL REPORT. As in previous years, CB1 committees will be asked to submit three goals and three accomplishments during February for the CB1 Annual Report.

NEW CB1 WEBSITE. Our new website is up and running. Welcomes feedback regarding the site and how it might be enhanced.

INTERNSHIP WITH CB1. The Community Board is seeking college or high school students to volunteer in our office.

CHINATOWN WORKING GROUP. *Michael Levine* announced that the Chinatown Working Group's Town Hall meeting will be held at P.S. 130 at 143 Baxter St. on Feb. 1 at 7 PM

Treasurer's Report – J. Kopel

There were no questions regarding the line items of the distributed annual report.

Committee Reports

NOTE: IF YOU WISH TO RECEIVE A COPY OF A RESOLUTION SUMMARIZED IN THE MINUTES, PLEASE GO TO OUR WEBSITE NYC.GOV/HTML/MANCB1.

Executive Committee – J. Menin

- 1) Proposal to Relocate Trial of Khalid Sheikh Mohammed to Governors Island – Resolution

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

- 2) CB1 representation on Downtown Alliance Board of Directors - Report

The Downtown Alliance attempted to take away CB 1's voting privileges, but Chairperson Julie Menin objected to this proposal. An agreement was reached following discussions with the Alliance and CB1 will now have 5 members, four of whom will vote. In accordance with regulations in effect at other New York City BIDS, Chairperson Julie Menin is a non-voting member. She acknowledged that Joel Kopel had served on the Downtown Alliance's Board for 12 years.

Seaport/Civic Center Committee – J. Fratta

- 1) 33 Peck Slip, application for change in method of operation from liquor license to hotel liquor license for Best Western – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- Presentation by General Services Administration on upcoming construction in Federal Plaza – Report
The committee was pleased with plans presented by a contractor that has been engaged by the federal government to redevelop Federal Plaza. The Federal Building will continue to house major federal agencies, including the FBI. Committee members felt that there are lessons to be learned by the NYPD whereby through planning, an agency can secure a building without impeding or obstructing access by the community as is the case at One Police Plaza.

WTC Redevelopment Committee - C. McVay Hughes

- 9/11 HEALTH ACT. Attended the WTC Environmental Health Center Community Advisory Committee meeting on January 12, 2010. Speaker Silver wrote a letter to U.S. Representatives Maloney and Nadler in support of the Federal 9/11 Health Act and the program serving the community which is very important. The WTC Health Registry is putting together its third questionnaire and it is important for members of the community to respond.
- VESEY STREET CROSSING. Attended meetings with Speaker Silver and others regarding 130 Liberty Street and safety issues along Route 9A.
- Port Authority - Report
Presented a slide presentation, "2009 as a Turning Point," which focused on the status of the rebuilding of the World Trade Center and PATH station. There are significant challenges ahead. Tower 1 will be built up to the 20th fl. by the end of the first quarter. The East West Connector is expected to be completed by 12/2010. A meeting with the Port Authority will be held tomorrow.
- Project Rebirth Presentation - Report
14 35mm cameras are in place to create a feature-length documentary chronicling the rebuilding of the WTC and following the lives of a group of survivors and others affected by the events of 9/11. It should be complete by the 10-year anniversary of 9/11.
- Lower Manhattan Development Corporation Update - Report
130 Liberty demolitions are progressing. There was a cluster of violations recently. Although there is not a definite timeline, the building deconstruction is expected to be

finished by the end of 2010.

- **LMDC Grant Program – Report**
Pace University students presented to the Committee about their outreach to local small businesses regarding the LMDC Small Firm Assistance grant program. They made recommendations about how the grants could be better publicized to those eligible. Thanked Michael Levine, Ro Sheffe, and Yume Kitasei.

Waterfront Committee - R. Townley

Spoke in memory of our beloved Albert Capsouto. Last year, he was the last to leave our Holiday Party.

- 1) **Governors Island Governance – Resolution**

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

- 2) **Preliminary design for the East River Waterfront Esplanade from the Battery Maritime Building to Pier 11, New York City Economic Development Corporation – Resolution**

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 1 Recused

- **Revised Pier 26 Boathouse layout – Report**
The plans are beautiful and moving forward. Changes are being made, and we should be kayaking by the summer of 2011.

Quality of Life Committee – P. Moore

- **Film permits in Community Board 1 - Report**
Dean McCann, a representative from the **Mayor’s Office of Film, Theatre, and Broadcasting**, met with the committee and responded to complaints about repeated film shoots in certain locations. He said that he can be reached by phone to help address future problems.
- **CB1 HOLIDAY PARTY.** Please add to the food fund as Bob and Pat put in additional monies insofar as there was a shortfall.
- **Discussion regarding traffic and parking issues with the Department of Transportation – Report**
A representative from DOT came and discussed the process for granting emergency permits for work on streets. She gave her contact information in case people have questions regarding specific projects.

BPC Community Center and Ball fields Task Force - A. Notaro

- An independent task force was set up to revise the Memorandum of Understanding (MOU) governing the BPC Community Center and ballfields. The previous MOU was unanimously approved for Site 23-24. Asphalt Green has been selected as operator of the Community Center.

Ruth Ohman – suggested an amendment for storage for seniors, which was accepted

1) Revision of Memorandum of Understanding – Resolution

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

Battery Park City Committee - L. Belfer

- Battery Park City Authority report, by Leticia Remauro, Vice President for Community Affairs
The Battery Park City Authority’s presentation on Pier A was well received at the Committee meeting.
- Route 9A and West Thames Park by New York State Department of Transportation - Report
The project has fallen behind schedule due to cold weather, but NYSDOT still anticipates finishing on time.
- Discussion with Tishman Construction about the falling glass incident on 11/28 and the alleged incident on 12/11 - Report
Linda Belfer described the “alleged incident”. There will be a discussion regarding this issue at the next committee meeting.
- Pedestrian Managers Presentation by Janet Campbell, Sam Schwartz Engineering - Report
At the last meeting, Sam Schwartz, a traffic and transportation consultant to the Port Authority, offered his services to improve pedestrian management at the various West Street Crossings. Pedestrian management is sorely needed but also expensive, and the source of funding is a major concern.
- Film permits issued for Battery Park City discussion - Report
Film shoots have affected parking for residents. She attended the Quality of Life meeting on this subject to represent Battery Park City’s concerns and was very disappointed with Dean McCann’s responses. She requested that film companies compensate communities for the direct adverse impacts on neighborhoods from the shoots.

School Rezoning Task Force and Youth & Education Committee - P. Hovitz

- SCHOOL REZONING. The month’s meeting focused on school rezoning and included a 2-hour public session. Julie Menin chaired this session along with Ann and Paul. At the end of the meeting, the eight board and public members of the committee who were present participated in a straw poll on the issue. Six members favored Option 2, and two opposed it. Unfortunately the DOE only provided figures for kindergartners, but not for the following grades. Thanked Speaker Silver and Paul Goldstein for fighting for new schools. The task force will reconvene to consider recommendations for permanent school zoning at a later date.

Mariama James stated that she supports Option 2 because she sees it as the better of the 2 options. She believes Option 3-R is the wrong option because it might contribute to more overcrowding.

- 1) Dangerous school crossings – Resolution

Catherine McVay Hughes offered a friendly amendment stating that elevators must be operational on both sides.

Julie Menin thanked the committee for its diligence and hard work on this issue.

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

Landmarks Committee – R. Byrom

- 1) 35 Walker Street, application for removal of fire escape, installation of handicap access ramp and roof stair access and elevator bulkhead – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) 6 Varick Street, application for replacement of windows – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 3) 146 Franklin Street, application for addition of balcony and replacement of windows rear of building – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 4) 160 Franklin Street, application for replacement of storefront – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- Albert Capsouto was remembered for his zest and compassion while working on the Tribeca Committee by Roger Byrom, Bruce Ehrmann, and Marc Ameruso.
- Carole DeSaram was also praised by Roger Byrom, Bruce Ehrmann and Marc Ameruso for her dedication, knowledge and diligence while working on the community board. It was also noted that Carole was a distinguished leader of the Women’s Movement.

Financial District Committee - R. Sheffe

- Small Firm Assistance Program presentation by Pace University Urban Planning Class – Report

- 1) 7 Dey Street, application for wine and beer license for JY Food Corp., d/b/a Arome – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) Street permit application by Ahead Realty, LLC on Thursday, April 1st to Tuesday, November 30, 2010, Stone Street between Hanover Square and Broad Street. During the hours of 11 AM to 11 PM – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 3) Street permit application by Ahead Realty, LLC on Saturday, March 13, 2010, Stone Street between Hanover Square and Broad Street. During the hours of 9 AM to 11 PM – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 4) Street permit application by Ahead Realty, LLC on Wednesday, March 17, 2010, Stone Street between Hanover Square and Broad Street. During the hours of 9 AM to 11:30 PM – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 5) Street permit application by Ahead Realty, LLC on Saturday, May 22, 2010, Stone Street between Hanover Square and Broad Street. During the hours of 10 AM to 11 PM – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 6) Street permit application by Ahead Realty, LLC on Sunday, July 4, 2010, Stone Street between Hanover Square and Broad Street. During the hours of 10 AM to 11 PM – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 7) Street permit application by Ahead Realty, LLC on Saturday, September 25, 2010, Stone Street between Hanover Square and Broad Street; Hanover Square between Pearl Street and William Street; Pearl Street between Hanover Square and Broad Street. During the hours of 9 AM to 10 PM – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 8) Street permit application by Ahead Realty, LLC on Saturday, October 2, 2010, Stone Street between Hanover Square and Broad Street. During the hours of 10 AM to 11 PM – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

Tribeca Committee - P. Braus

- Tribute to Albert Capsouto.
 - Chambers Street Water Main Project – Report
This work is expected to be minimally disruptive and to be completed within the next three to four weeks.
- 1) 200 Church Street, application for beer license for Alif Deli & Salad Bar, Inc. – Resolution

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) 281 Church Street, application for liquor license by Pebo Viola LLC - Resolution
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 3) 41 Murray Street, application for liquor license for Brendyl, Inc. – Resolution
BOARD VOTE: 39 In Favor 2 Opposed 0 Abstained 0 Recused
- 4) 125 Chambers Street, application for transfer of wine license from 95 West Broadway for Cosmopolitan Café - Resolution
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 5) 100 Lafayette Street, application for alteration of liquor license for 100 Lafayette Street Ltd. – Resolution
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 6) 78 Reade Street, Mocca Lounge, liquor license renewal – Resolution
BOARD VOTE: 37 In Favor 2 Opposed 1 Abstained 0 Recused
- 7) 136 West Broadway, application for renewal of unenclosed sidewalk cafe for Edward’s – Resolution
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 145 Reade Street, Revocable Consent submission by New York City Department of Transportation to allow construction of stoop addition to existing two-story building – Report

Planning and Community

Infrastructure Committee – J. Foss

- J-51, 421a and 421g Tax Abatement Programs – Report
Discussion concerned the future of these tax abatement programs for affordable housing units.
- 57 Reade Street - 421-a Partial Tax Exemption – Report

Old Business

New Business

Adjournment

Minutes respectfully submitted by: Noel E. Jefferson who will terribly miss Albert Capsouto for his total dedication, intellect and advocacy for small businesses which he believed added flavor to

our Tribeca community while at the same time providing a livelihood for those who ran and worked at local businesses. "Albear" will always be remembered and missed and Marc Ameruso, Assistant Secretary