

**CBI MONTHLY MEETING MINUTES**  
**MAY 2016**

DATE: Tuesday, May 24, 2016

TIME: 6:00 PM

PLACE: Gibney Dance  
280 Broadway entrance at 53A Chambers Street

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Chairperson Catherine McVay Hughes called the meeting to order at 6:00pm, EDT.

**I. Public Session**

1. Ranger Jim (National Parks Service)

- Please visit national parks in the area. There will be Memorial Day celebrations.

2. Eric Mayo (NYS Senator Daniel Squadron)

- The annual Community Convention was a success.
- Introduced legislation to improve state ethics rules by closing the LLC loophole.

4. Morris Chan (Borough President Gale Brewer)

- Please come to the BP's training sessions for community board members.

5. Eric Holguin (Comptroller Scott Stringer)

- Introduced himself as the Comptroller's new community liaison for CB1.
- The Comptroller audited Access-a-Ride and found significant mismanagement and waste. The audit is online.

6. Janet Jaffee (Representative Jerrold Nadler)

- Working on citywide ferry service issues.
- Rep. Nadler held a public meeting about making the Stonewall Inn a national monument.

7. Paola Ruiz (Mayor's CAU)

- Introduction herself as the new Manhattan Director of the Mayor's Community Assistance Unit.

8. James Kaplan (July 4 Celebration)

- Organizing a commemoration of July 4 in lower Manhattan. There will be a parade.

10. Paul Leonard (Councilmember Margaret Chin)

- Calls made in support of the Water Street rezoning did not come from Council Member Chin's office and the use of her name was fraudulent.

11. Annaline Dinkelman (2016 Night at the Museum)

- Lower Manhattan museums will be open for free on the evening of June 21.

12. Frank Friedrick (20 Warren Street)

- Against liquor license for establishment proposed by applicants associated with the Raccoon Lodge.

13. Tom Lindon (Hudson River Park 2016 Summer Events)

- Distributed schedule of free summer programming in Hudson River Park.

14. Graeme Birchall (Downtown Boathouse)

- Free boating all summer long.

15. Nick Sbordone (Battery Park City Authority)

- The BPCA is conducting a survey about South End Avenue. There will be discussion about it at the upcoming BPC Committee meeting.

17. Vishal Kumar, Suellen Epstein, Seth Haber, Neil Chawhan, Anton LeRoy, Susan Duffy, Michael Cohen, Armory Smith-Mangin (20 Warren Street)

- Opposed to the application for a liquor license at 20 Warren Street.
- It would be the type of late-night bar that is inappropriate on a residential side street.
- Submitted a petition to CB1.

18. Emily Hellstram, Alice Blank, Jeff Ehrlich, Tammy Meltzer, Roger Byrom, Jason Friedman, Tim Berton (Water Street Text Amendment)

- Opposed to the amendment.

**Welcome**

Kara Gilmour, Director of Community Action, Gibney Dance

- Welcomed CB1 to Gibney Dance and explained how Gibney Dance serves the local community and NYC.

## II. **Business Session**

The Business Session began at 7:15, EDT.

### A) Adoption of April 2016 minutes

- Passed as presented

### B) Chairperson's Report – C. McVay Hughes

- Please see the Chairperson's Report at: <http://www.nyc.gov/html/mancb1/downloads/pdf/chairperson-reports/Chair%20May%202016%20report.pdf> . A few highlights:
- 75 Morton Street Middle School – Community Education Council District 2 (CEC2), the local school board, approved a final zoning proposal for the new middle school which is scheduled to open in fall 2017 at 75 Morton Street to include students now attending PS 89 and PS 276 in Battery Park City, and PS 234 in Tribeca; thank you CEC2 and School Overcrowding Task Force leadership for supporting CB1's proposal.
- Landmarks Preservation Commission (LPC) approved 77 Greenwich Street (a.k.a. 42 Trinity Place) building which contains new zoned elementary and middle school – a 35-story mixed-use project building with the new school at the base in the Financial District can now go forward with less overhang. The project needed LPC approval because it would cantilever over the Robert and Anne Dickey House, an individual landmark immediately to the south at 67 Greenwich Street.
- Governors Island – the President and Chief Executive of the Trust for Governors Island Leslie Koch will step down after the final section of the 172-acre Governors Island, known as the Hills, will open to the public at 10 a.m. on July 19. The Hills will be 10 acres of ridges, paths, slides and lawns that will rise seven stories over the harbor, providing panoramic views of New York City and the Statue of Liberty. Thank you Leslie Koch for overseeing the design of 40 acres of new parkland, two new ballfields, a handover of control from the state to the city, the opening of a high school (Harbor School) and \$300 million in new construction, a good two-thirds of which is invisible infrastructure.
- Lower Manhattan Department of Transportation (DOT) office which coordinated construction of 90+ projects is discontinued as of May 1 – monthly meetings and related information have ended
- NYS Department of Environmental Conservation (DEC) withholds authorization for gelled propane fracking in NY – a landmark victory after an effective campaign to keep New York 100% frack-free, protecting our drinking water and our health; thank you Walter Hang, Toxics Targeting

C) District Manager’s Report – N. Pfefferblit

- The Comptroller’s Office is reviewing the contract extension for the CB1 land use consultant and has up to 30 days to register it. The office is issuing a Solicitation for a Land Use Consultant for the one-year period after the current agreement expires. The Solicitation will be open to all bidders and competitive.

IV. **Committee Reports**

A) **Nominating Committee**

- 1) Selection of Committee Chair – Report
- 2) Discussion of Candidates for Chairperson, Vice-Chairperson, Secretary, Assistant Secretary and Treasurer – Report

The following list of candidates will appear on the ballot in June:

- Chairperson: Anthony Notaro
- Vice Chair: Paul Hovitz
- Vice Chair: Elizabeth Lewinsohn
- Vice Chair: Adam Malitz
- Secretary: Tammy Meltzer
- Treasurer: Joel Kopel
- Assistant Secretary: Dennis Gault

The only contested race will be for Vice Chair.

B) **Battery Park City Committee** A. Notaro

- 1) 2 River Terrace, application for an outdoor service bar for Le Pain Quotidien – Resolution *Passed*  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) 395-97 South End Avenue, application for liquor license for Le Pain Quotidien – Resolution *Passed*  
BOARD VOTE: 39 In Favor 0 Opposed 1 Abstained 0 Recused
- 3) The Shearwater and Ventura, two historic sailing ships docked at the IGY Marina at Brookfield Place – Resolution *Passed*  
BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 2 Recused
- 4) Recognition of Robin Forst’s service to the Lower Manhattan community – Resolution *Passed*  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

5) The Museum of Jewish Heritage – Report

- Doing a very commendable job of providing programming to the local community as well as visitors from the rest of the City and beyond.

6) Battery Park City Authority – Report

- Nick Sbordone is providing detailed updates at the Committee meetings and by email.

7) Allied Barton Ambassadors – Report

- The Ambassadors are reporting at the Committee meetings and doing a satisfactory job so far despite the initial concerns about the loss of the PEPs.

8) BPCA permit request for 2016 – Report

- Skipped

C) **Quality of Life Committee**

P. Moore

1) Request for letter of support for NYC Health and Hospitals' World Trade Center Environmental Health Center's – Resolution *Passed*

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

2) SLA Working group – Resolution *Passed*

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

- CB1 endorsed a resolution drafted by CB3 with a few changes. The resolution calls for public review prior to the implementation of recommendations by the Working Group that reviewed possible changes to the process for liquor license applications. The recommendations need thorough public review as they promote industry interests and the effect on quality of life of New York City communities must be taken into account.

3) Numbering Exits in MTA Subway Stations in CB1 – Resolution *Passed*

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

4) Noise Pollution, Hearing Loss and Decibels Measurement – Report

- BPC resident and nurse Sandy Gordon gave a very informative presentation to the Committee.

5) Construction forum – Report

- Moved to September 22, 2016

D) **Seaport/Civic Center Committee**

M. Pasanella

- 1) Street Activity Permit Office application for 4<sup>th</sup> of July Pig Roast, Monday, July 4, 2016, 32 Cliff Street between John Street and Fulton Street – Resolution *Passed*  
BOARD VOTE: 37 In Favor 2 Opposed 0 Abstained 0 Recused
- 2) Lower Manhattan Resiliency Funding – Resolution *Passed*  
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused
- 3) Resiliency Community Engagement Task Force – Resolution *Passed*  
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused
- 4) 195 Notice of Intent to Acquire Office Space, DCAS/DOB, 55 Chambers Street – Resolution *Passed*  
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused
- 5) Citywide Ferry Service Hearing – Report
- 6) FEMA High Water Mark Project – Report
  - Still in progress.
- 7) New York City Council Fiscal Year 2017 Executive Budget Hearing – Report
  - Chairperson testified.
- 8) Summer programming at the Seaport – Report
  - iPic will open and Smorgasburg is going to open in 2016.

E) **Planning Committee**

P. Kennell

- 1) WeLive at 110 Wall Street – Report
  - Expansion of business model to residential.
- 2) World Trade Center sphere – Report
  - Discussion occurred about its future.
- 3) Street Activity Permit Application 2015-2016 data – Report
  - 1,042 permits requested (not including BPC)

F) **Tribeca Committee**

A. Blank

- 1) 95 West Broadway, application for liquor license for Tribeca Hotel LLC d/b/a Cosmopolitan Hotel – Resolution *Passed*  
BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) 20 Warren Street, application for restaurant liquor license by 20 Lodge Associates LLC – Resolution *Passed*  
BOARD VOTE: 37 In Favor 0 Opposed 1 Abstained 0 Recused
  - The resolution opposed the proposed application as the hours requested did not comply with Tribeca Committee guidelines and there were concerns about the potential impact to the quality of life on a side street with many residents.
- 3) Worth Street Reconstruction Project – Report

G) **Financial District Committee** M. Ketring

- 1) 110 Wall Street, application for restaurant and patio liquor license for Westville Wall Street Inc. d/b/a Westville Wall Street – Resolution *Passed*  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) 100 Broad Street, application for restaurant wine & beer license for 100 Broad Street LLC d/b/a Essen – Resolution *Passed*  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused
- 3) 81 Pearl Street, application for alteration of an existing liquor license to add a sidewalk café for 81 Pearl Street Venture Ltd d/b/a Becketts Restaurant – Resolution *Passed*  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused
- 4) 85 Pearl Street, application for alteration of an existing liquor license to add a sidewalk café for 85 Pearl Street Venture Ltd d/b/a Stone St Tavern – Resolution *Passed*  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused
- 5) 79 Pearl Street, application for alteration of an existing liquor license to add a sidewalk café for RET Ventures Ltd d/b/a Route 66 – Resolution *Passed*  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused
- 6) 19 South William Street, application for alteration of an existing liquor license to add a sidewalk café for Liam Street venture Ltd d/b/a Bavaria – Resolution *Passed*  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused
- 7) 3 Hanover Square, application for a wine, beer & cider license for Valley Shepherd H3 LLC d/b/a Meltkraft – Resolution *Passed*  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused
- 8) 28 Liberty Street/One Chase Plaza – Report
- 9) Filming of OKJA/Netflix in the Financial District – Report

H) **Landmarks Committee**

R. Byrom

- 1) 195 Broadway, application for interior alterations and signage – Resolution *Passed*  
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused
- 2) 11 Hubert Street, application for additions to existing building – Resolution *Passed*  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused
- 3) Liberty Street Pedestrian Bridge – Resolution *Passed*  
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

I) **Youth & Education Committee**

T. Joyce

- 1) School Overcrowding Task Force – Resolution *Passed*  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Safety in Battery Park City – Report
  - There are now fewer safety issues because of the presence of Allied Barton safety Ambassadors.

V. **Old Business**

No Old Business to report.

VI. **New Business**

No New Business to report.

VII. **Adjournment**

There being no further business, the meeting concluded at 9:00pm, EDT.

Respectfully submitted by Adam Malitz, secretary.