

MONTHLY MEETING
MANHATTAN COMMUNITY BOARD 1
MINUTES MONTHLY MEETING
WEDNESDAY, DECEMBER 21, 2016
SOUTHBRIDGE TOWERS
90 BEEKMAN PLACE

Anthony Notaro, Jr., Chairperson, called the meeting to order at 6:10 PM.

I. **Public Session**

- Jenna Jaffe – Congressman Nadler’s office – Town hall on December 17 was extremely successful and focused on the new administration and what to expect in the coming years. There is a recording of the event on Rep. Nadler’s website.
 - We are all looking at and discussing issues pertaining to the new Trump Administration and how it may affect NYC.
- Becky White – Senator Squadron’s office – The Senator continues to press for the closing of the LLC loophole in Albany; the Senator is still advocating along with Assembly Member Glick for a majority of community residents on the Battery Park City Authority Board.
- Maryam Abdul-Aleem – Assembly Member Glick’s office –
 - Deadline approaching to sign up for health coverage under the Affordable Care Act. Sign up before January 31st.
 - Governor Cuomo signed a bill making it illegal to advertise illegal short-term rentals online. The Assembly Member testified recently in favor of a steep penalty for people who disregard this law.
- Ranger Jim – National Parks Service and Federal Hall - Please visit the National Parks and attend the special events at the African Burial Grounds from December 27 through the 30th celebrating Kwanza, all of which are free.
- Art Gingras – Site Safety Manager for the construction project at 24 Leonard Street. Special after-hours variances were approved for night and weekend work as cranes are not allowed to be in use there during weekday business hours. There will be no further Sunday variances. People are welcome to visit the site and ask questions.
- Jim Hopkins from Manhattan Youth – Manhattan Youth Downtown Community Center programs go beyond after-school and include holiday and weekend programs as well. The Center serves the zoned middle school (Baruch) which is outside CB1 as well as the children of lower Manhattan.
- Mariama James – WTC clinic eligibility borderline is south of Houston Street (border for 9/11 fund is south of Canal Street); event hosted last weekend was co-hosted by Gale Brewer and 9/11 Environmental Action and featured John

Stewart and John Feal. Eligibility is based on whether you were here working or living in the neighborhood on 9/11 – even if you live in another state.

- Judy Levine - Board Vice Chair of Church Street School of Music and Art – Please come to the fundraiser January 4th. The school's lease is expiring and the renewal cost is too high. The landlord is not helping them find a viable way to renew. As a non-profit they cannot afford to rent in the neighborhood any longer without help. They are trying to raise \$300k to be able to put down a deposit on a new space before the end of January. They need help in order to continue to provide valuable programs to youth from the area and beyond.
- New Yorkers for a Human Scale City – Lynn Ellsworth – Sign a petition on the website calling for an end to irresponsible development.
- Topic: 137-139 Centre Street
 - Lynn Ellsworth- President of Tribeca Trust – Preservation of the building has been supported by all of the local officials and CB1 Landmarks Committee hosted a meeting to discuss how strongly the community wants to preserve the building and to extend the Tribeca East Historic District to protect it. The Trust supports the reuse of the entire building for affordable housing. Dismayed to hear that the building will be demolished for a tower with monies to go to Downtown Community Television Center instead of the greater good of the community.
 - Gerald Forsburg – Need to preserve this beautiful building and add affordable housing. The area does not need more luxury buildings and high-end retail.
 - Briar Winters – Member of the NYC Real Estate Investment Cooperative. How can we preserve community space in this building and affordable space for business growth through the community land trust model? We need to maintain a balanced neighborhood for all.
 - Bill Duggan – Professor at Columbia and here to advocate for the preservation of this building. We need to look at this as a death by 1000 cuts. This should be 100% affordable housing, set forever, that will preserve the history of our city.
 - Eileen Herman passed her time to Hal Bromm and said only that she supports all the testimony given so far.
 - Hal Bromm – Historic Districts Council – former CB1 Member – this is a noteworthy pair of buildings that should both be protected. We need affordable housing and these are city buildings so it is a win for everybody.
 - Alex Lloyd – Lives at 35 White and knows the neighborhood and its historic buildings and special character. The modern buildings change the landscape and character and without a doubt the buildings that retain the special historic qualities should be preserved.
- Lucille Songhai – from MBP Gale Brewer's office –
 - CB Applications time again, you can apply online or by mail.

- A diaper drive has been started with the Food Bank of NY – please donate directly to the office or online through Amazon. Drive ends on 12/30/16. More information available on the BP’s website.
- The City Council passed new rules regarding deed restrictions. More information available on the BP’s website. Conversation ensued about the details and mechanisms are still being discussed with Council Member Margaret Chin’s office.
- Up-stander training being offered to teach people to act responsibly if they see someone who needs help. A discussion followed about how the Borough President’s Office, other elected officials and community boards can help with problems that people fear will arise in connection with the new Presidential administration.

II. Business Session

A) Adoption of November 2016 minutes – Minutes adopted unanimously as presented

B) District Manager’s Report – N. Pfefferblit

- a. CB Appointments and renewals. Board members should please advise the office if they do not expect to reapply. The office will keep the BPO informed to ensure that the process goes as smoothly as possible. Applications are due (postmarked) by Friday, 2/3/17.
- b. Holiday Schedule – Closed Monday Dec 26 and Monday Jan 1. Fridays before the holidays the office will close early.

C) Chairperson’s Report – A. Notaro

- a. The full Chairperson’s report is available at the following link on the CB1 website:

http://www.nyc.gov/html/mancb1/html/archives/chairpersons_report.shtml

A few highlights:

- i. Data2Go is an online mapping and data tool that brings together federal, state, and city data on a broad range of issues pertaining to the well-being of all New Yorkers.
- ii. Lower Manhattan Resiliency Report – Continued work with Mayor’s Office of Recovery and Resiliency. See slide presentation for more details.
- iii. NY Presbyterian/Downtown Hospital Advisory Committee – NY Presbyterian is using resources from its facilities elsewhere in the borough to boost health care at its lower Manhattan hospital
- iv. Downtown Alliance Board Meeting – Report
- v. Wolfgang’s Incident and the CB1 Response – Patrons sitting outside at the Tribeca steakhouse verbally harassed women passing by and CB1 wrote to the restaurant to express concern and discuss the responsibilities of neighborhood businesses.
- vi. Governors Island Temporary café RFP process is open.
- vii. Working Group for Edgar Street Student Plaza has been appointed.
- viii. Changes to the Street Activity Permit Office process - Routine, reoccurring events will now be listed on the agenda rather than brought

before committees in the case of events that have proceeded without significant impacts in the past

- ix. Brooklyn Bridge Beach
- x. LMDC – see full report and slides
- xi. Mayor’s Holiday Reception

III. **Committee Reports**

A) **Seaport/Civic Center Committee** M. Pasanella

- 1) Seaport Intersection Safety – Report
- 2) Howard Hughes Corporation Update – Report

B) **Quality of Life Committee** P. Moore

- 1) Discussion on Night Construction and Construction Site Safety
 - CBI’s Department of Buildings liaison attended the meeting to discuss concerns about after-hours and weekend work at the construction project at 24 Leonard Street which has been disruptive to neighbors already living with the Worth Street Reconstruction Project
- 2) Street Vending Modernization Act – Report
 - Vincent Fang, Director of Legislation for Council Member Chin attended the meeting and answered many questions from the committee regarding the proposed legislation. The committee will work on a resolution at its next meeting.
- 3) Sidewalk sheds – Reports
 - Collapse of sidewalk shed in Tribeca – Hudson Street – CBI’s DOB liaison provided an update on the collapse. It was an unlicensed construction and the causes of the collapse are under investigation.
 - Discussion of NY State Senate Bill S2404A regarding renewal of sidewalk shed permits

C) **Planning Committee** D. Switaj

- 1) Lower Manhattan Coastal Resiliency – Report

D) **Tribeca Committee** J. Ehrlich

- 1) 313 Church Street, application for restaurant liquor license for A.G. Tribeca d/b/a Antique Garage Tribeca –Resolution passed by a Roll Call vote of 28 in favor, 0 opposed, 0 abstained and 0 recused approved
 - The prior establishment at this location was problematic but the new proposed establishment is owned by the owner of a restaurant in SoHo that is a good neighbor.
- 2) 95 West Broadway, application for liquor license for Tribeca Hotel LLC (Cosmopolitan)– Negative Resolution Approved by a hand vote of 27 in favor,1 opposed, 0 abstained and 0 recused

- The owner of the hotel did not agree to the committee's guidelines which call for a 2 a.m. closing for the 1st floor bar and therefore the committee opposed the application.
- 3) Resolutions Approved by a hand vote of 26 in favor, 1 opposed, 1 abstained and 0 recused
 - 35 Lispenard Street, application for wine and beer license for Lispenard Fish LLC d/b/a Humble Fish – Resolution – another location that was problematic in the past. This application seemed to the committee to be a welcome addition to the neighborhood.
 - 452 Washington Street, application for liquor license for an entity to be formed by Tom Gialamboukis – Resolution – This proposed establishment is owned by the owner of the Greek, a popular restaurant in Tribeca.
 - 4) 109 West Broadway, application for liquor license for 109 West Battery Food & Wine LLC and Yves LLC – Add Friendly Amendment regarding owner agreeing to have patrons exit on West Broadway. Owner is Matt Abramcyk who owns other businesses in Tribeca. Resolution approved by a hand vote of 26 in favor, 0 opposed, 0 abstained and 1 recused
 - 5) Application for newsstand at the southwest corner of Warren and Greenwich Streets – Negative Resolution Approved by a hand vote of 28 in favor, 0 opposed, 0 abstained and 0 recused
 - 6) Holland Tunnel traffic impacts – Report
 - DOT Manhattan Commissioner Luis Sanchez explained that there is simply too much traffic going into too few lanes in the tunnel. There is a need for continued traffic enforcement by the NYPD.
 - 7) Pier 26 Preliminary Design Concept – Report
 - Hudson River Park Trust President Madelyn Wils presented the new design which was very well received by the committee.

E) **Financial District Committee**

S. Cole

- 1) Resolutions below: Approved by a hand vote of 28 in favor, 0 opposed, 0 abstained and 0 recused
 - a. 110 Wall Street, application for restaurant wine, beer & cider license for TBD – Resolution
 - b. 59 Maiden Lane, application for restaurant/grocery/deli liquor license for Maiden Farm Inc. d/b/a Zeytuna – Resolution
 - c. 35 Cedar Street, application for a wine & beer license for BMD LLC – Resolution
 - d. 62 Stone Street, application for a wine & beer license for Bake My Day LLC – Resolution
 - e. 15 Stone Street, application for liquor license for Nebraska Steakhouse – Resolution
 - f. 195 Broadway, application for a restaurant liquor license for Nobu 195, LLP d/b/a Nobu – Resolution
 - g. 12 John Street, application for restaurant wine, beer & cider license for Go Go Curry American Group LLC d/b/a Go Go Curry – Resolution
- 2) Hugh Carey/Battery Tunnel construction – Report
- 3) Governors Island – Report

- 4) Thames Street plaza – Report
- 5) Edgar Street Student Plaza – Report

F) **Landmarks Committee**

R. Byrom

- 1) Resolutions taken together: Resolution Approved by a hand vote of 27 in favor, 0 opposed, 0 abstained and 0 recused
 - a. 77 Reade Street, application for modification of parapet railing – Resolution
 - b. 139 Centre Street, request for evaluation – Resolution
- 2) 121 Chambers Street, application for approval of reconstruction of two-street storefront infill, removal of Reade Street fire escape, and a non-visible roof addition – Report

G) **Youth & Education Committee**

P. Hovitz

- 1) Additional Security Cameras at the Battery Park City Ball Fields Terrace – Report
- 2) New York-Presbyterian/Lower Manhattan Hospital Pediatric Services – Report
- 3) Manhattan Youth Financial Assistance Programs & Free Programs – Report
- 4) 42 Trinity Place Build-out – Report
- 5) Edgar Street Student Plaza – Report
- 6) Meeting with Paola Ruiz on Community Issues – Report
- 7) School Overcrowding Task Force meeting – Report
- 8) Church Street School Financial Status – Report

H) **Battery Park City Committee**

N. Segarra

- 1) Street activity permit for Downtown Little League on Saturday, April 22, 2017 from 7am to 1pm, Warren Street between West Street and North End Avenue – Resolution approved by a roll call vote of 27 in favor, 0 opposed, 1 abstained and 0 recused
- 2) NYC Office of Resiliency – Report
- 3) Wagner Park – Report
 - The committee received a presentation by Perkins Eastman, which has been commissioned by the Battery Park City Authority to study ways to make Wagner Park more resilient and sustainable. Committee members agreed with the general goals but questioned aspects of the proposal that would significantly expand the restaurant there and the focus on the bathrooms in the park.
- 4) Allied Universal Ambassadors – Report
- 5) Battery Park City Authority – Report

VI. There being no further business, the meeting was adjourned at 8:35pm.

Respectfully submitted by Tammy Meltzer, Secretary