

MONTHLY MEETING
MANHATTAN COMMUNITY BOARD 1
MINUTES MONTHLY MEETING
TUESDAY, MARCH 28, 2017
7 WORLD TRADE CENTER
AKA 250 GREENWICH STREET

Anthony Notaro, Jr., Chairperson, called the meeting to order at 6:05 p.m.

I. Public Session

- Ranger Jim – National Parks Service and Federal Hall - Please visit Castle Clinton, Federal Hall and all of the National Parks, including the African Burial Grounds. This weekend's activities include freedom rides. April 28th they will host a re-enactment of the inauguration of George Washington. April will feature many events with the Jr. Ranger Program and re-enactments in Battery Park and Castle Clinton will be held throughout the month. Flyers available at the back of the room.

- Andrew Chang from Manhattan Borough President's office
 - Borough President Brewer sent a letter to DOT Commissioner Trottenberg requesting a comprehensive mobility study for lower Manhattan along with other elected officials.
 - Interview sessions for community boards are finished and it is expected that appointments will be completed within a few weeks.
 - Deadline is approaching for applications to the Community Assistance Unit for Neighborhood Support Teams.
 - Conference with Clergy meeting has been rescheduled to April 19, 8am – 12:30pm at the Deutsche Bank building on Wall Street. It was postponed due to the recent snow storm.

- Eric Mayo from State Senator Daniel Squadron's Office – See the community report for details.
 - The Senator co-signed a letter with other elected officials to Schools Chancellor Farina requesting full details on lead levels in the water supply of NYC schools.
 - Negotiations on the state budget are in progress with the deadline coming at the end of March. Good news is that the proposed \$17 million cut to funding for senior centers has been rescinded.
 - Save the date for the Senator's annual Community Convention on April 23rd from 2pm to 5pm at Stuyvesant HS.

- Jenna Jaffe
 - Congressman Nadler's office – Rep. Nadler has presented a Resolution of Inquiry directing the Department of Justice to provide the House of Representatives with information relevant to conflicts of interest that President Trump and his associates might have. There is interest from other Members of Congress.

- The proposed federal budget is untenable as it is now. The Congressman is reviewing the details.
 - Congressman is highly opposed to splitting the 9th Circuit court and highly critical of the changes proposed for the circuit court system.
 - The Congressman has spoken out about reported ties that White House advisor Sebastian Gorka has to groups linked to Nazis in Hungary and called for an inquiry.
 - Please sign up for the Congressman's newsletter for more information about his activities.
- Eric Holguin – Comptroller Scott Stringer
 - The Comptroller has published a new study called Aging with Dignity: a Blueprint for Serving NYC's Growing Senior Population.
 - The Comptroller is proposing changes to the SCRIE rules to cover more seniors and changes to NYC housing regulations to provide safe buildings for those with mobility issues.
 - See newsletter and reports.
- Stephen Friedman – President of Pace University – Thank you for support for Pace University over the years. We have around 9,000 students in lower Manhattan. Housing has increased from 500 students in 2000 to over 2,400 currently in dormitories. Here tonight asking for support for new master plan for lower Manhattan campus and proposed changes to 41 Park Row.
- Janno Lieber, Silverstein Properties – Welcome to the building and we are delighted you can use this space for your meetings. Leasing at 4 WTC is complete. We hope to welcome you to 3 WTC in the coming years and then on to 2 WTC.
- Wilson Thomas III from Public Advocate Letitia James office –
 - The Public Advocate supports the installation of the Fearless Girl Statue at Bowling Green.
 - Working on legislation to prevent potential employers from asking about prior salary information.
- Laurence Hong – Assemblymember Yuh-Line Niou's office – Laurence is the Deputy Chief of Staff as well as the CB1 Liaison.
 - Assemblymember Niou has been working on the state budget and to maintain funding for NYCHA housing.
 - Assembly Members Niou and Glick celebrated Women's History Month with a great panel discussion this month.
 - The Fearless Girl statue petition was started by our office.
 - If you have concerns about lead levels in your homes or schools, please reach out to our office.
 - School Overcrowding Taskforce meeting tentatively scheduled for the last week of April.

- Tom Goodkind – Tri-Battery Pops new CD is out featuring versions of disco classics!
- Roxanne Early – Council Member Chin’s office
 - We also signed on to extend the stay for the Fearless Girl statue and look forward to trying to get her there as a permanent exhibit.
 - Looking to make 2017 the Year of the Senior and fighting for additional budget funds to benefit our seniors.
 - Please see newsletter
- Alessia Daniele – Weill Cornell Medicine, Manager of Government and Community Relations – There are three outpatient clinics in lower Manhattan. Please pick up a brochure with addresses and more information in the back. Weill Cornell physicians are also at the New York Presbyterian Downtown Hospital. Would like to hear from the community on needs and topics to be covered in workshops and lectures. There will be lecture series coming up – please see flyer.
- Nancy Rankin, VP of Community Service Society along with Nick Sifuentes, Deputy Director of Riders Alliance re: Fair Fares. Asking for support for the resolution from the Quality of Life Committee for discounted fares for impoverished people in NYC and low income students. Their research estimates that there are 4,000 people in lower Manhattan who would benefit from discount fares.
- Andrew Zeltzer – Downtown Little League – this is our 25th anniversary year and thank you to the community board as well as all the families and children who have participated. Opening day is April 22nd! We expect 1000 to 1500 people to walk from City Hall to the BPC fields.
- Christopher Marte – Candidate for City Council – Running on a platform of transparency and getting more regular citizens into the community board and government.

II. **Business Session**

- A) Adoption of February 2017 minutes – adopted unanimously as presented.
- B) District Manager’s Report – N. Pfefferblit
 - a) The CB1 office is updating documents to reflect changes in CB1 committee structure. The list of new dates with assigned staff members has been sent out and calendars with meeting dates for the remainder of 2017 will be sent soon.
 - b) No change to the budget for community boards has been included in the Mayor’s proposed budget for the coming fiscal year.
- C) Chairperson’s Report – A. Notaro, Jr.
 - 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:
 - b) Downtown Alliance Board Meeting

- c) Spotify to take space at 4 WTC.
- d) The Port Authority approves a one seat ride from WTC to Newark Airport which is a 2-mile extension of PATH. This could be done by 2020.
- e) Attended the Borough Board meeting
 - i) Transportation was a major discussion including Bus Turnaround Zones.
 - ii) There was no final determination regarding midtown rezoning due to two boards abstaining.
- f) We will have five vacant positions on CB1 due to resignations.
- g) New committees and member sign-up – Kudos to the staff and specifically to Lucy for helping ensure a smooth transition.

III. Committee Reports

A) Executive Committee

A. Notaro, Jr.

- 1) New committee structure – Report – see above

B) Financial District Committee

S. Cole

- 1) William Street Plaza Lower Manhattan Zoning Text Amendment – Resolution – A representative of Lightstone Development, Meir Milgraum, spoke about the details. Four friendly amendments/conditions for approval were included: assurance of regular and permanent maintenance; applicant will return to CB1 to present final plaza design; City Planning Commission will not approve plaza design until it is presented to CB1; CB1 approves of plaza programming as long as it is not disruptive to residents
Resolution passed by a roll call vote of 32 in favor, 1 opposed, 2 abstained and 0 recused
- 2) The following resolutions were voted on together: Resolutions passed by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused approved
 - i) 140 Broadway, Board of Standards and Appeals application for a special permit to allow operation of a physical culture establishment (Crunch Fitness) – Resolution
 - ii) 88 Broad Street, small unenclosed sidewalk café application for OBBM, LLC d/b/a Broadstone Tap House – Resolution
 - iii) Applications for alteration of existing restaurant liquor licenses for sale of alcohol outdoors – Resolution
 - 83 Pearl Street, application for alteration of a restaurant liquor license for 55 Stone Rest, Inc. d/b/a Mad Dog & Beans
 - 79 Pearl Street, application for alteration of a restaurant liquor license for Ret Ventures LTD. d/b/a Route 66 American BBQ
 - 19 South William Street, Liam Street Venture Ltd. d/b/a Bavaria
 - 85 Pearl Street, application for alteration of a restaurant liquor license for 85 Pearl Street Venture Ltd. d/b/a Stone Street Pub
 - 57 Stone Street, Vintry LLC d/b/a Vintry Wine & Whiskey
 - 95 Pearl Street, Pearlstone Restaurant LLC d/b/a Ulysses' Folk House
 - 55 Stone Street, 55 Stone Street LLC d/b/a Growler Bites & Brews
 - 1 Hanover Square, One Hanover LLC d/b/a Harry's

- 54 Stone Street, Pizza on Stone LLC d/b/a Adrienne’s Pizza Bar
 - 21-23 S William Street (45 Stone Street), 45 Stone Street Venture, LTD. d/b/a The Dubliner
 - 81 Pearl Street, 81 Pearl Street venture LTD. d/b/a Beckett’s Restaurant
 - 53 Stone Street, Smorgas Chef LLC d/b/a Smorgas Chef
- iv) 6 Water Street, application for a new hotel liquor license application for AI IV LLC, AI Operating IV LLC and AI Manager IV LLC d/b/a Hilton Garden Inn – Resolution
- v) 180 Water Street, application for restaurant wine, beer & cider license for IKRG – Midtown West, LLC d/b/a Academia Barilla Restaurants – Resolution

C) **Battery Park City Committee**

N. Segarra

- 1) Senator Daniel Squadron’s proposed legislation to ensure that a majority of members of the Battery Park City Authority are Battery Park City residents –Resolution passed by a vote of 35 in favor, 1 opposed, 2 abstained and 0 recused approved
- 2) Allied Universal Ambassadors – Update
- 3) CB1 committee restructuring – Update
- 4) Assembly member Glick’s legislative and community priorities – Update
- 5) Battery Park City Authority – Updates

D) **Landmarks Committee**

R. Byrom

- 1) Following resolutions were voted on together: Resolution passed by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused approved
 - a. 14 White Street, application for new seven-story mixed-use building – Resolution
 - b. 54 Franklin Street, application for replacement of vault lights – Resolution
 - c. 41 Park Row, application for façade alterations – Resolution
 - d. 209 Broadway application for handicapped accessibility ramp for St. Paul Chapel – Resolution

E) **Seaport/Civic Center Committee**

P. Hovitz

- 1) 9-11 Fulton Street, application for a restaurant/beer garden liquor license for an entity to be formed by William Zafiros and Aristotle Hatzigeorgiou – Resolution passed by a vote of 33 in favor, 2 opposed, 0 abstained and 0 recused approved
- 2) City Hall Park – Resolution passed by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused approved

F) **Quality of Life Committee**

P. Moore

- 1) Fare for All – Resolution passed by a vote of 32 in favor, 1 opposed, 1 abstained and 1 recused approved
- 2) Neighborhood Support Teams, Request for Expressions of Interest – Report
There was a discussion about whether CB1 should submit proposals in response to the Request for Expressions of Interest issued by the Mayor’s Community Assistance Unit. It was decided that the board would proceed to submit three proposals recommended

unanimously by the QOL Committee, however a letter would also be written from the Chair stating that regardless of whether the submissions are selected by CAU, the board needs assistance from CAU on all its priority issues. These issues are listed in the annual District Needs Statement and Budget Priorities.

- 3) NYC Department of Sanitation – Report
- 4) 2017 TD Five Boro Bike Tour – Report

G) **Planning Committee**

P. Kennell

- 1) Centre Street, William St, Park Row & Pearl Street Bike Lanes – Report
- 2) 42 Trinity Place Development – Report
- 3) East River Skyway Project – Report
- 4) 54 Fulton Street, NYC Department of Housing Preservation and Development application for 421-a tax incentive program – Report

H) **Tribeca Committee**

E. Lewinsohn

- 1) Warren Street dog run issue – Report
There was a preliminary discussion at the committee and the Parks Department will attend an upcoming meeting of the new CB1 Parks and Open Space Committee to discuss the dog run.
- 2) Reversal of the direction of traffic on Jay Street from Hudson to Greenwich Streets – Report
Residents of the area turned out at the committee meeting to express concerns about the proposed reversal and the DOT representatives agreed to reassess the recommendation in light of their comments.
- 3) Citi building renovations – Report
The Citi project is proceeding well and committee members were pleased about the amenities including the plaza renovations and the auditorium which will be available for community use.
- 4) 190A Duane Street, application for liquor license for Fatmir Caushi or corporation to be formed – Report
The applicant has an agreement to take over the lease of the current occupant Roc Restaurant which has closed. The landlord was not aware of the arrangement and attended the meeting to express concerns. The applicant agreed to delay the application by one month to give the applicant time to work the matter out with the landlord.
- 5) 2017 TD Five Boro Bike Tour – Report
- 6) The following resolutions were voted on together: Resolution passed by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused approved
 - a. 51 Warren Street, application for a Board of Standards and Appeals special permit pursuant to section 73-36 of the New York City Zoning Resolution to legalize the operation of a Physical Culture Establishment for “Dancebody” – Resolution
 - b. 271 Church Street, application for a Board of Standards and Appeals special permit pursuant to section 73-36 of the New York City Zoning Resolution to legalize the operation of a Physical Culture Establishment for the “Tracy Anderson Method” – Resolution

- 7) 385 Greenwich Street, application for alteration to liquor license for Aemal LLC – 34 in favor, 1 opposed, 0 abstained and 0 recused approved
- 8) Street Activity Permit application by Transportation Alternatives, August 29, 2017 8 a.m. – 8 p.m., Beach Street between Hudson and Greenwich Streets – Resolution passed by a Roll Call vote of 31 in favor, 0 opposed, 0 abstained and 0 recused approved
The resolution opposed the application as the proposed street did not work well last year and is inappropriate and asked the applicant to propose another location for this event.

IV. **Old Business**

V. **New Business**

VI. **Adjournment**

There being no further business, the meeting was adjourned at 8:55pm.

Respectfully submitted by Tammy Meltzer, Secretary