

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
FEBRUARY 25, 2003
NEW YORK LAW SCHOOL
47 WORTH STREET

At the March 18, 2003 Board meeting the minutes of the monthly meeting held on February 25, 2003 were adopted with these amendments.

Youth & Education Committee

Millennium High School – Update

Paul Hovitz reported that money is still being sought for the high school. LMDC has not taken a position regarding funding. It is hoped that 75 Broad Street site will become the actual site. Referring to his report on **Reorganization of the Department of Education**, Madelyn Wils raised questions regarding variances:

- Within District Variances will take precedence over Without District Variances. It is not yet clear whether the federal No Child Left Behind (NCLB) policy will take precedence over Within District Variances.
- The local district, not the Chancellor, will make decisions on Within District Variances. The Chancellor solely will make decisions on Without District Variances.

It was noted that if the NCLB policy takes precedence over Within District Variances, it would raise concerns for parents of local students who may be at risk of not having a seat near home, and would defeat the purpose of having a zone school. Madelyn suggested that the committee take a position on the reorganization issue rather than wait to see how things play out.

Quality of Life Committee

74 Leonard, The Knitting Factory, update on improvements made to address community complaints

Carole DeSaram reported that the Knitting Factory still must address community complaints that have been narrowed down to five issues.

313 Church Street, liquor license application for Zenana Inc. – Resolution
301 Church Street, liquor license application for Bread in Tribeca, LLC – Resolution

Carole reported these items as self-explanatory and the Board passed both resolutions.

Indian Point Energy Center – Report

The committee will give the Full Board another report as FEMA questions the emergency plan and does not believe that it will work.

Tribeca Committee

Mitchell Lama housing buyout regulations – Report

Albert Capsouto reported that Gary Sloman, NYC Department of Housing Preservation and Development (HPD), gave the committee an overview of the new buyout regulations, and limited his comments on IPN to two main points:

1. The Sale of the Building from owner to owner, has certain hurdles to go through at HPD which is examining and investigating the prospective buyer and will make recommendations on the transfer of ownership.
2. The Buyout Process has been recently revised that requires the current owner to give tenants one year's notice of his intent to buyout, and 90 days to hold a public hearing with tenants.

Although, the question among IPN residents arose as to how HPD determined that 2/3 of IPN residents would be protected from rent increases via government subsidies, the committee is satisfied with Mr. Sloman's overall address on the issue.

Proposed plans for the new park at Canal, Varick and Laight Streets – Report

These pre-9.11 plans are coming to the fore.