

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
MAY 20, 2003
SOUTHBRIDGE TOWERS

The Vice-Chairperson, Richard Kennedy, called the meeting to order.

Public Session:

Richard Kennedy welcomed the new members of the Board. New Board members who were present introduced themselves.

Jen Hensley of the Downtown Alliance encouraged people to attend the Dine Around Downtown event on 5/21 from 11AM-3PM.

Ed Oldfield from the Downtown Tennis Alliance asked for signatures to have tennis courts replaced that were lost after 9/11. Currently there is only one available court that has very long lines. Noted that Bob Townley wants to include tennis in Manhattan Youth after school programs.

Gabriel De La Rena introduced the 311-information line. By dialing 311 New Yorkers can ask city-related questions and make complaints. Operators will forward the questions to the correct agency. They will also keep track of the complaint with a service request number. The service is available in 170 languages.

Ingrid Maurer read a statement about the continued closure of Park Row. She noted that Police Commissioner Raymond Kelly is installing pop-up barriers, and that parking meters are being removed, which indicates that the closure may be permanent. Neighbors are seeking an injunction against the closures. She invites public support for the injunction

Janiece Brown Spitzmueller sent around a petition opposing the closure of 12 child health care facilities in New York, one of which is in Lower Manhattan.

David Silver asked if CB1 had looked into construction at Fulton and John Streets. Asked CB1 to look into ways to reduce anxiety and stress caused by ongoing security concerns.

Alan Gerson welcomed new CB1 members. Congratulated the Board on winning the 120-foot height limit at the Seaport. Also congratulated on the 15-20% increase in youth funds now available because of change in formula for minimum allotment. Thanked CB1, elected officials, esp. Sheldon Silver. Mentions the released Livability Agenda.

Executive Session:

The minutes of the monthly meeting held on April 15, 2003 were adopted.

Chairperson's Report:

Chairperson Madelyn Wils welcomed new Board members and reported on the following issues:

- Announced the formation of Downtown Rebounds, an umbrella advocacy organization whose purpose is to put out the message of community concerns and priorities during the rebuilding process. DT Rebounds commissioned a poll of Downtown residents, the results of which will be released Wednesday and Thursday of next week.
- On May 28 there will be a public meeting from 6-9 with the jury for the WTC memorial at the Tribeca Performing Arts Center at BMCC. All are encouraged to attend.
- There will be a meeting June 5 for Board Members with the Advisory Council of the LMDC. It will be in the Pace Multipurpose room. Call to make reservations: 962-2300 (x 280)
- The LMDC has allocated \$25. million for open space projects Downtown. The Community Board will work with the Parks Department on these projects, all of which are projected to be finished in 21 months.
- Millennium High School was allocated \$3. million by LMDC towards the renovation of the building at 75 Broad Street.
- The batting cages south of Pier 25 will be open to the public next week. These cages are 50% cheaper than the ones at Chelsea Piers.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. Tribeca Committee

Albert Capsouto declared the Tribeca Film Festival a success, bringing people to Tribeca for the festival and the street fair alike.

RE: Temporary siting of a sculpture by Bill Barnett on Finn Square for a 6-month period

A resolution approving a 6-month installation of Bill Barrett's sculpture "Stargate" at Finn Square was put forth.

A roll call vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained, and 0 Recused.

RE: 48 Laight Street, modification of a BSA variance to allow an increase from 5 residential units to 10

48 Laight Street was approved by LPC for appropriateness, and the construction would not change the footprint, façade, or FAR. The resolution supports the application for a modified BSA variance, but does not establish a precedent for similar waiver amendments.

A roll call vote was taken with the following results: 30 In Favor, 5 Opposed, 0 Abstained, and 0 Recused.

B. **Financial District**

Raymond O'Keefe announced that Catherine McVay-Hughes is now the Co-Chair of the committee.

O'Keefe reported on 55 Water Street, plans for a redesign, including lengthened escalators, greenery, and a raised, cantilevered garden.

RE: Proposed farmers market at Liberty Plaza

Brookfield Properties is allowing the farmers market to return at Liberty Plaza on an experimental basis, while urging the market to find a permanent location. The temporary location will be in effect from June 3-September 2 on Tuesdays and Thursdays from 8-5. The resolution enthusiastically supports the return of the farmers market at the temporary location.

A vote was taken with the following results: 33 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

C. **Seaport/Civic Center Committee**

Committee Chair Mark Donnenfeld reported on the following issues:

- The schedule for the summer concert series at the Seaport has been reduced this year. Also, the Seaport brought in an audiologist to study noise levels, and there will be better post-concert policing.
- There is currently no buyer for the Peking historic ship

- Con-Ed is reportedly being diligent and cooperative about checking out EMF levels around the substation and working with residents.

D. **Battery Park City Committee**

Committee Chair Anthony Notaro reported on the following issues:

- A dog run is designed for the North section of Battery Park City, for the southern two sections of the median on North End Avenue
- A redesign of 1st Place is planned in front of the Museum of Jewish Heritage. Raised plantings and some trees from Wagner Park to South Cove would create a park atmosphere while maintaining security.

RE: BPCA refinancing to purchase City properties

A resolution was put forth recommending that the NYS legislature allow the BPCA to purchase Pier A and parts of the Hudson River Park Trust contiguous to Battery Park City. The purchase would provide much-needed revenue to the City, and would increase the likelihood that Pier A would be successfully restored.

The board approved this resolution with the following results: 33 In Favor, 0 Opposed, 3 Abstained, 0 Recused.

E. **Waterfront Committee**

RE: Intro 261, The Accessible Passenger Ferry Services Transportation Act (APFSTA)

The resolution supports The Accessible Passenger Ferry Services Transportation Act, legislation that would allow all individuals access to public ferry service.

The board approved this resolution with the following results: 36 In Favor, 0 Opposed, 0 Abstained, and 0 Recused.

F. **Youth & Education Committee**

Report on creation of private Middle School/High School downtown. There will be a meeting tomorrow at 55 Warren Street, for those seeking further information. The school is scheduled to open September 2004.

The LMDC recently allocated \$3 million towards Millennium High School. 50% of the incoming class at Millennium is from below Houston Street.

G. **Landmarks Committee**

RE: Historic buildings in vicinity of MTA transit hub

The resolution, acknowledging the conflicting interests of improving transportation at Fulton and Broadway while maintaining the historic integrity of the corridor, identifies three buildings to be singled out for preservation in the face of impending construction: The Corbin Building at 11 John Street; 130 Fulton Street; and 127 Fulton Street.

The board approved this resolution with the following results: 35 In Favor, 0 Opposed, 1 Abstained, and 1 Recused.

RE: 177 Hudson Street

The applicant did not appear before the committee. The application is therefore held over until the applicant comes before the Landmarks Committee.

RE: 408-410 Greenwich Street, application to demolish existing building and construct a new 11-story building.

While Community Board 1 opposes the height of this building, the resolution recognizes the progress and creativity shown by the architects. The Landmarks Committee encourages the Landmarks Preservation Commission to work with the applicant, and requires the applicant to appear before the Landmarks Committee of CB1 at their June meeting.

There was not a full board vote on this issue. The committee vote stands as follows: 8 In Favor, 0 Opposed, 0 Abstained

RE: 115 Chambers Street, replace sidewalk and provide new handicap ramp and railings

Due to a recent injury to a wheelchair user that proved the existing ramp to be unsafe, the applicant is asking to build a handicapped-accessible entrance to this trade union health center

The board voted overwhelmingly to approve this application: 38 In Favor, 0 Opposed, 1 Abstained, 0 Recused.

RE: 85 Leonard Street, application to install new storefront, and to construct new elevator bulkhead.

The applicant did not appear before the Landmarks Committee. Therefore, this application is held over until the applicant appears before the Committee.

RE: 211 West Broadway, application to renovate the penthouse.

The applicant wishes to lower the north end of the penthouse and add a clerestory to the south. As the new renovations alter the sightline of Tribeca looking north from lower West Broadway, the committee recommends that the LPC accept the renovations to the northern portion, but reject the clerestory proposal. The committee feels that at the

very least the clerestory should be narrowed, and the chimney should not be the most prominent part of the building.

The resolution was accepted unanimously: 36 In Favor, 0 Opposed, 0 Abstained, and 0 Recused.

RE: 377-383 Greenwich Street, application to construct a new six-story building.

This proposal for an 80-room hotel on a vacant lot on N. Moore Street was very well-regarded with a few exceptions: 1) street site plans were not presented; 2) the wooden shutters were inoperable, and a fire hazard; and 3) there were no visibility studies done for the 20' mechanical and penthouse. Therefore, the Landmarks Committee recommended that the LPC hold over the application until the abovementioned issues were addressed.

The resolution was accepted by the following margins: 36 In Favor, 0 Opposed, 0 Abstained, and 0 Recused.

RE: 408-410 Greenwich Street, application to demolish existing building and construct a new 11-story building.

On the basis of the massive size and out-of-context look of the project, the Landmarks Committee recommended that this application be rejected.

The resolution was accepted by the following margins: 33 In Favor, 0 Opposed, 0 Abstained, and 0 Recused.

RE: 109 Reade Street, application to legalize security gates installed without LPC approval

Because the applicant would suffer no financial hardship in mounting the gates internally, as is required, and because there are other illegal security gates in the Historic District, the Landmarks Committee recommended that this application be rejected.

The resolution was accepted by the following margins: 39 In Favor, 0 Opposed, 0 Abstained, and 0 Recused.

H. **Quality of Life Committee**

Carol DeSaram announced that she is stepping down as Chair of the Quality of Life Committee. From now on Quality of Life issues will be dealt with by the committee from each area where the complaints arise.

As the meeting ran late, the Board voted for all the resolutions at once. Therefore, all of the following resolutions were passed by the following margins: 30 In Favor, 0 Opposed, 0 Abstained, and 2 Recused:

RE: 285 Broadway, transfer liquor license application for H&M Bar LLC (approved)

RE: 249 West Broadway renewal application for a sidewalk café with 8 tables and 16 seats for Anotheroom, Inc. (approved)

RE: 110 Duane Street, renewal liquor license application for Lush (rejected)

RE: 21-23 Peck Slip, renewal application for a sidewalk café with 10 tables and 24 seats for Quartino (approved)

RE: 385 Greenwich Street, renewal application for a sidewalk café for 7 tables with 14 seats (approved)

RE: 145 Duane Street, beer and wine license application for Natsu Inc. d/b/a Takahachi Tribeca (approved)

RE: 142-144 Beekman Street, liquor license application for the Salud Restaurant and Bar (approved)

RE: 32 Broadway, beer and wine license application for the Liberty Café (rejected; no-show)

RE: 52 Walker Street, liquor license application for a proposed eating and drinking establishment (approved if DOB rules in favor, 500-ft ruling held, and applicant returns to CB1)

RE: 114 Greenwich Street, liquor license application for La Bamba (approved)

There being no further business, the meeting was adjourned.