

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
SEPTEMBER 16, 2003
THE REGATTA IN BATTERY PARK CITY

The Chairperson, Madelyn Wils, called the meeting to order.

Public Session:

Bob Townley, Executive Director Manhattan Youth Recreation and Resources (MYRR) and Community Board No. 1 Board Member, announced the start of the senior swim program and the parent/child (under 5) swim beginning next week at MYRR's pool located in Battery Park City.

Catherine McVay Hughes, Community Board No. 1 Board Member, announced that NYU's second annual air quality report newsletter is out. She urged all to read the newsletter and attend the upcoming forum, "World Trade Center Environmental Health Research", to be held on October 21, 2003 at the Woolworth Building.

Noah Pfefferblit announced Wall Street Rising's new Downtown Information Center, which is now open at 25 Broad Street. He invited the full board to attend the open house.

Mark Ameruso, Community Board No. 1 Board Member, brought to the board's attention the report last month by the Inspector General of the EPA. The letter revealed that there was not enough information to deem the air in Lower Manhattan safe after 9/11. He requested that everyone register for the WTC Health Registry to provide as much input as possible for tracking purposes.

Barbara Marks, resident of Community Board No. 1, spoke about art in Coenties Slip. She went to the Art Commission hearings and saw the presentation for the redesign of Coenties Slip. She said the vote was tabled because the Commission did not realize that the park was planning to remove furniture. Park representatives said they wanted the park to have a historic flavor, but the Art Commission wanted to look into the new design and make a more informed decision. Ms. Marks feels its unfortunate to let the Department of Parks and Recreation bulldoze their way into making parks less attractive.

Bradford Sussman, liaison from the Manhattan Borough President's Office (MBPO), invited everyone to an art opening September 17 – 6 PM in gallery space in MPBO's office.

Johanna from Greenmarket came to thank everyone for their support of the Greenmarkets, and advise that on October 25th there will be a Harvest Festival in Washington Market Park from 10:00 AM to 1:00 PM. Children should come dressed in costume.

Executive Session:

The minutes of the monthly meeting held on July 29, 2003 were adopted.

Chairperson's Report:

Chairperson Wils reported on the following items:

- Our colleague Liz Berger is home recovering from her illness and we wish her well.
- Congratulations to Albert Capsouto who will be receiving an award for his contributions to helping small businesses in Lower Manhattan after September 11th. He will travel to Washington DC to receive his award.
- The first meeting of the East River Task Force met in late July. The City will be picking a team to work on the East River Waterfront proposal. The project would run from the East River ballfields in CB #3 down to Battery Park. The task force is using the master waterfront plan that CB #1, the Alliance for Downtown New York, and Skidmore, Owings, and Merrill created last summer, and will keep the community board apprised as work on this project moves forward.
- Tomorrow is the unveiling of WTC infrastructure site plan for the press and for civic groups. Much of infrastructure work is being moved to the Deutsche Bank site, including a proposal for tourist bus parking. The community board will need to be vigilant to ensure that things don't get lost in the redesign.
- The draft EIS statement was approved by the LMDC board. The Community Board will have a chance to review it again, but our concerns were addressed.
- There will be a Scooping Session on September 24th on the South Ferry Terminal, and I will be asking someone from the Financial District Committee to read the Board resolution.

- The Second Annual Youth Fair will be held next week at St. John's College from 4:30 PM – 7:00 PM. Over thirty organizations will be represented, and everyone is encouraged to attend.
- The new extension of the Holocaust Museum opened last night with a memorial garden on the roof. They also have a new auditorium that we may be able to use for future board meetings.
- Millennium High School opened on Monday. This is a great civic lesson in working together to get something done. There are now 225 students at the high school-- full capacity is 500. The high school will give preference to students below Houston Street, with 70% of students at levels 3 and 4, academically.
- The Millennium Hotel is hosting a fundraiser for the Millennium High School with its opening of their new restaurant, Church & Dey. All are invited to attend for a worthy cause. We thank the Millennium Hotel for their support.
- The second annual Friends of Community Board No.1 fundraiser will be held on October 29 at the Regent Wall Street. Tickets are \$550., with a discount for board members. This year we are honoring Tim Carey, David Rockwell, and Marilyn Taylor. There will be a video of opening of the Millennium H.S.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. Battery Park City Committee

RE: Services for seniors by the United Jewish Council

A council representative came to the committee to offer services to the downtown community. They have Project Liberty funds for those who need help either physically or emotionally. They are working with Battery Park City, Independent Plaza North, and Southbridge Towers residents.

RE: Increase in rodents in Battery Park City

There is a dramatic increase in the rodent population in the Battery Park City neighborhood. The Battery Park City Conservancy discussed methods they will use to help address the problem. Garbage is the biggest culprit since it draws the rodents out and gives them a food source. Battery Park City will be working with the Department of Sanitation to help with the problem. Businesses need to be educated on how to properly package their garbage, as they often have piles of garbage in plastic bags laid out by the curb. We need to send e-mails to Parks Conservancy reporting rat sightings.

RE: City Planning application for a text amendment to the New York City zoning Resolution to amend the floor area regulation and mandatory front building walls in the Special Battery Park City District

The resolution was written to cover the issue of the setback on the proposed buildings to be built on sites 18B, 19B, and 23, and the size of the apartments in order to accommodate more studio apartments in the buildings.

After much discussion it was decided that the one resolution should be split in two with one resolution covering the bulkhead and setbacks for the new buildings, and the second resolution to cover the issue of the size of apartments.

A motion to split the resolution was made and seconded, a roll call vote was taken, and the resolution passed with the following results: 25 In Favor, 11 Opposed, 0 Abstained, and 0 Recused.

First Part of Resolution: The text amendment change as related the bulkhead was discussed. Because the green buildings' bulkheads need to be significantly larger than those of the other non-green buildings, the BPCA is asking that the three sites--18B, 19B, and 23--be allowed to change the bulkhead design for aesthetic reasons. Mike Ketting from BPCA advised that the change to the setbacks would only be at the very top setback, which would be larger; the lower setback would remain the same.

The question was called and seconded. A roll call vote was taken, and the resolution passed with the following results: 38 In Favor, 1 Opposed, 0 Abstained, and 0 Recused.

Second Part of Resolution: The second text change would eliminate the minimum size of a Battery Park City studio apartment for new development. The minimum size is currently 550 square feet. The change would allow more 2- and 3-bedroom apartments to be built with the space taken from studio apartments.

Rick Landman voiced concern about not having enough studio apartments, since we complain about not having enough amenities. Rick feels we should encourage more studio apartments.

According to Chairperson Wils, the LMDC is conducting a housing study, and is finding that there are smaller apartments below Chamber Street.

Paul Hovitz feels that there is a need to have minimum s/f, because if there isn't, the buildings can then make the apartments whatever size they want.

The BPCA representative advised that the City currently has a minimum of 230 square feet. Also, The Battery Park City Authority isn't guaranteeing that they will actually build larger apartments--they could turn around and build a lot of smaller studios instead.

Some wording changes to the resolution were agreed to, and a roll call vote was taken with the following results: 21 In Favor, 17 Opposed, 1 Abstained, and 0 Recused.

B. Financial District Committee

RE: 55 Water Street, minor modifications to plaza bonus

The owners of the site are seeking to modify the plan from the original plaza that was constructed in the early 1970s. The proposed improvements represent a dramatic upgrade for the large plaza space, and the Committee recommends approval of the application.

A hand vote was taken with the following results: 34 In Favor, 0 Opposed, 1 Abstained, and 0 Recused.

RE: Proposed new South Ferry Terminal Project

The MTA is proposing a major upgrade and enlargement to the South Ferry Terminal train station, serving the 1 and 9 lines. They have asked for federal transportation funds provided to rebuild Lower Manhattan following the 9/11 attack. The Community Board is on record as acknowledging that the proposed upgrade would enhance the station, but does not consider this project to be a high priority. Therefore, the Board stipulated in this resolution that this initiative should be paid for by the MTA, and not with any federal funds. Community Board No. 1 would rather the money be spent on other transportation needs in the community.

A hand vote was taken with the following results: 37 In Favor, 0 Opposed, 1 Abstained, and 0 Recused.

RE: 130 Water Street proposed two-person group home for the mentally retarded

The Committee recommends the approval of the proposed AABR community residence at 130 Water Street, Apt. 1B.

A hand vote was taken with the following results: 37 In Favor, 0 Opposed, 0 Abstained, and 1 Recused.

C. Tribeca Committee

RE: 38-44 Laight Street, City Planning application to allow residential conversion below the third floor, and to allow an attended accessory parking garage with a maximum of 15 spaces in the cellar

The Committee met with the applicant and discussed the condition that the 15-car parking spaces must be used exclusively for building residents and unit owners.

The Committee recommends approval of this application subject to compliance with the conditions set forth in the resolution. A hand vote was taken with the following results: 39 In Favor, 0 Opposed, 0 Abstained, and 0 Recused.

RE: Co-naming of North Moore Street between Varick Street and West Broadway in honor of Lt. Vincent Halloran of Ladder Company #8

The Committee recommends approval of this resolution. Lt. Halloran was the only member of Ladder Company #8 who lost his life as a result of the terrorist attacks on September 11th.

A hand vote was taken with the following results: 37 In Favor, 0 Opposed, 2 Abstained, and 0 Recused.

RE: 99 Hudson Street, liquor license application for Sal Hudson LLC, d/b/a/ The Sporting Club

There have been problems and repeated complaints from neighbors of the establishment because drunk and noisy patrons frequently disturb the peace in the early hours with inappropriate behavior for a residential neighborhood. The applicant spoke to the full board, advising that he was committed to having better security going forward. The board was advised that the former owner retains a minor interest in the establishment.

The resolution lists several recommendations that must be followed in order for the Community Board to recommend approval of this application. Those recommendations include: closing the club at midnight every night except when there is a sporting event being broadcast that ends later than midnight; not allowing outside promoters access to the club; monitoring the outside of the club to ensure there are no disturbances; and having management be available and responsive to residential issues.

A hand vote was taken with the following results: 38 In Favor, 0 Opposed, 0 Abstained, and 1 Recused.

RE: 360 Broadway – liquor license application for Broadway International Cafe, Inc.

The application is for a bakery and pizzeria restaurant with a maximum occupancy of 54 people with 12 tables and 42 seats, including a bar with 4 tables and 12 seats.

Several residents in and around this building came before Community Board 1 to voice their objections to the application. The complaints included that the quality of life has deteriorated since the NYU dorms were opened; that there is already a high concentration of bars in the neighborhood; and that the level of noise is already a problem in and around this building. In addition there was a question about the square footage of this space, and the plans as they were drawn up. The speakers were: June Beckstead, Francine Hermelin, Jim Stark, Bonnie Seegmiller, Antonio Convit, Andrew Geller; and Lucia Vail.

A friendly amendment was accepted to insert a “whereas” requesting that the 500-foot rule heading be set.

A hand vote was taken with the following results: 31 In Favor, 0 Opposed, 2 Abstained, and 1 Recused.

RE: 136 West Broadway, sidewalk café renewal for Edward’s for 6 tables and 12 seats

The Committee supports the renewal of this application, and the full board took a hand vote with the following results: 33 In Favor, 0 Opposed, 0 Abstained, and 1 Recused.

D. Seaport/Civic Center Committee

RE: Proposed newsstand for northeast corner of John Street and Water Street

The Committee recommends that the Department of Consumer Affairs reject the proposed newsstand. A hand vote was taken with the following results: 33 In Favor, 0 Opposed, 0 Abstained, and 0 Recused.

RE: 333 Pearl Street – SBA application for a special permit to construct a 30-foot cellular monopole

Southbridge Towers Inc., owner of 333 Pearl Street, is seeking approval to move the AT&T cellular antenna now affixed to the building to a more common location in a landscaped area in front of the building on Frankfort and Pearl Streets.

The Committee recommends approval of the SBA application. A hand vote was taken with the following results: 31 In Favor, 0 Opposed, 1 Abstained, and 1 Recused.

E. Landmark Committee:

RE: Landmarking New York City's historic and artistic manhole covers

The Committee reviewed Diana Stuart's research of nearly 400 manholes in NYC, and is concerned that many are damaged and in need of repair or replacement. Presently there is no protection for these art treasures.

The Committee strongly recommends that LPC urgently initiate a change in the present landmarks law to provide the means to protect future loss of this historical cast-iron art.

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

RE: 67, 94, 94½, and 96 Greenwich Street, proposal to designate these small Federal-era row houses as individual landmarks

These houses are wonderful examples of early residential development in New York, and are currently unprotected. The Committee feels that the research done on these buildings was adequate to request immediate individual landmark designation hearings by LPC with the building owner's support.

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

RE: 32 Laight Street, application to install new storefront infill and a barrier-free access ramp

The application calls for substantial alteration of this building, including installing 2-over-2 recessed Marvin wood windows, sandblasting the natural stone with added charcoal gray and deeper gray trim, and changing the lighting at the committee's request, to have more historic fixtures than the ones currently proposed.

The Committee recommends that the LPC approve this application with the proviso that the issues of concern in the resolution are addressed.

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

RE: 46-48 and 50 Lispenard Street, application to construct rooftop additions and install new storefront infill, and an application for modification of use

The Committee cited that the applicant has gone to great lengths to restore these buildings to original as-built condition. The Committee recommends that the LPC approve this application with the penthouse color modifications specified in the resolution.

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

RE: Corbin Building

The Corbin Buildings is located at 192 Broadway. The application seeks approval to be added to the State and National Register as an architecturally and historically significant skyscraper in this most important historic downtown area.

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

There being no further business, the meeting was adjourned by the Chair.

COMMUNITY BOARD #1 MEETING
ATTENDANCE, SEPTEMBER 16, 2003

BOARD MEMBER	ATTENDANCE	BOARD MEMBER	ATTENDANCE
ALEXANDER, R.	PRESENT	LANNAN, T.	PRESENT
AMERUSO, M.	PRESENT	LERNER, J.	PRESENT
BELFER, L.	PRESENT	MCVAY HUGHES, C.	PRESENT
BERGER, E.	EXCUSED	MOORE, P.	PRESENT
BROWN SPITZMUELLER, J.	PRESENT	MORRONE, J.	ABSENT
BYROM, R.	PRESENT	NOTARO, A.	PRESENT
CAPSOUTO, A.	PRESENT	O'KEEFE, R.	EXCUSED
CONNOLLY, M.	PRESENT	OLSEN, G.	PRESENT
DESARAM, C.	PRESENT	PAPA, V.	PRESENT
DONNENFELD, M.	PRESENT	PEPE, R.	PRESENT
D'ORAZIO, B.	PRESENT	PERKINS, U.	PRESENT
EHRMANN, B.	PRESENT	REED, H.	PRESENT
FRATTA, J.	ABSENT	ROCHE, L.	PRESENT
FUNG, M.	PRESENT	ROSSI, S.	PRESENT
GALLAGHER, J.	ABSENT	SCHER, P.	PRESENT
GALLOWAY, J.	PRESENT	SHEFFE, E.	PRESENT
GOODKIND, T.	PRESENT	SIPOS, P.	EXCUSED
GRASSI, R.	PRESENT	SKIDMORE, M.	PRESENT
GREGORY, A.	EXCUSED	SKINNER, R.	PRESENT
HOVITZ, P.	PRESENT	SKOLNICK, B.	PRESENT
HSIAO, M.	PRESENT	TELL, L.	EXCUSED
KENNEDY, R.	PRESENT	THOMPSON, L.	ABSENT
KOPEL, J.	PRESENT	TOWNLEY, R.	PRESENT
LANDMAN, R	PRESENT	WARD, E.	PRESENT
		WILS, M.	PRESENT

PUBLIC OFFICIALS OR REPRESENTATIVE	ATTENDANCE
FIELDS, V.	
GERSON, A.	R. FORST, PRESENT
CONNOR, M.	K. FREED, PRESENT
GLICK, D.	
SILVER, S.	P. STINSPON, PRESENT
NADLER, J.	
BLOOMBERG, M.	
GOTBAUM, B.	
THOMPSON, W.	

COMMITTEE MEETING ATTENDANCE
FOR THE MONTH SEPTEMBER 2003

BATTERY PARK CITY
9-2-03

PRESENT

R. GRASSI
A. NOTARO
B. SKOLNICK
S. ROSSI
M. HSIAO
T. GOODKIND
P. SCHER

EXCUSED

J. GALLOWAY

ABSENT

L. BELFER
R. TOWNLEY

FINANCIAL DISTRICT
9-15-03

PRESENT

C. MCVAY HUGHES
R. O'KEEFE
R. PEPE
M. SKIDMORE
R. SKINNER
E. SHEFFE

EXCUSED

L. BERGER

ABSENT

R. KENNEDY
L. THOMPSON
J. KOPEL
J. MOORE

~~~~~  
**LANDMARKS**  
**9-9-03**

**PRESENT**

R. BYROM  
C. DESARAM  
M. DONNENFELD  
B. EHRMANN  
R. LANDMAN  
T. LANNAN  
H. REED  
E. WARD  
P. SIPOS  
M. CONNELLY

**EXCUSED**

M. AMERUSO

**ABSENT**

A. CAPSOUTO

~~~~~  
SEAPORT/CIVIC CENTER
9-9-03

PRESENT

M. DONNENFELD
P. HOVITZ
R. LANDMAN
J. LERNER
V. PAPA
H. REED
A. GREGORY

EXCUSED

U. PERKINS

ABSENT

J. MORRONE
L. ROCHE
M. SKIDMORE
J. FRATTA

TRIBECA
9-4-03

PRESENT

J. BROWN SPITZMUELLER
R. BYROM
A. CAPSOUTO
J. GALLAGHER
T. LANNAN
P. SIPOS
E. WARD
G. OLSEN
M. CONNELLY
A. GREGORY
R. ALEXANDER

EXCUSED

M. AMERUSO
R. PEPE
L. TELL
P. SCHER

ABSENT

C. DESARAM
B. D'ORAZIO
B. EHRMANN
M. FUNG

WATERFRONT
9-24-03

PRESENT

J. LERNER
L. ROCHE
R. TOWNLEY
E. SHEFFE
S. ROSSI
A. GREGORY
R. ALEXANDER

EXCUSED

L. TELL
L. BERGER

ABSENT

A. CAPSOUTO
B. D'ORAZIO
J. GALLAGHER
C. MCVAY HUGHES
J. MORRONE
A. NOTARO
V. PAPA
L. THOMPSON
J. FRATTA

~~~~~  
**WTC REDEVELOPMENT**  
**9-29-03**

**PRESENT**

M. AMERUSO  
M. FUNG  
J. GALLOWAY  
R. KENNEDY  
A. NOTARO  
R. O'KEEFE  
L. ROCHE  
P. SIPOS  
B. SKOLNICK  
M. CONNELLY  
P. MOORE  
P. SCHER

**EXCUSED**

L. BERGER  
R. BYROM  
A. CAPSOUTO  
C. MCVAY HUGHES  
L. TELL

**ABSENT**

M. DONNENFELD  
R. GRASSI  
U. PERKINS  
L. THOMPSON  
M. HSIAO

~~~~~  
YOUTH & EDUCATION
9-23-03

PRESENT

M. DONNENFELD
J. GALLOWAY
P. HOVITZ
R. SKINNER
B. SKOLNICK
R. TOWNLEY
G. OLSEN
J. KOPEL
T. GOODKIND

EXCUSED

L. TELL

ABSENT

J. BROWN SPITZMUELLER
J. MORRONE