

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**DECEMBER 16, 2003**  
**SOUTH STREET SEAPORT**  
**132 BEEKMAN STREET**

The Vice Chairperson, Richard Kennedy, called the meeting to order in the Chair's absence.

**Public Session:**

Steve Schall of Schall & Russo Planning Works spoke about the World Trade Center Health Registry. The Registry was established to study the health of people who were living and working below Chambers Street on 9/11. The registry is funded for four years. Other related clinical studies are being conducted by medical institutions. Mr. Schall welcomes comments and critiques by the CB #1.

Councilmember Alan Gerson came before the Community Board and shared the following comments:

- City Council has adopted legislation 191A, which makes New York City the first city in the nation to regulate construction site emissions. The legislation will require all city construction sites to use ultra-low sulfur diesel fuel and reduce emissions. This legislation will apply to City contracts, but will hopefully have a ripple effect to all construction sites.
- This Friday, December 19th, the Manhattan Delegation will meet to allocate its capital discretionary dollars to the Millennium High School for the funds needed to complete construction of the school.
- The Mitchell-Lama situation with IPN will become critical after the holidays. The City Council is currently considering several items concerning affordable housing preservation. We need a preservation-first plan, and cannot afford to lose low- and middle-income housing in this City; especially in Lower Manhattan.

- Alan has had preliminary meetings with the administrators at NYU Downtown Hospital. He feels we need a world-class hospital downtown, and therefore will be giving this issue more attention in the New Year.
- Alan supports the proposed Rec Center on Site 5B. He also raised the idea to the Youth Committee of an International Youth Facility at ground zero to help youth understand the significance of the tragic event, and to regain a positive sense of the future.

**Executive Session:**

The minutes of the monthly meeting held on November 18, 2003 were unanimously approved.

**Chairperson's Report:**

Vice Chairperson Richard Kennedy reported that on Friday, December 19th, the final design of the WTC Tower Plan would be presented.

**Committee Reports:**

NOTE: SEE RESOLUTIONS AT END OF MINUTES

**Executive Committee:**

RE: Proposed City Planning amendment to modify height and setback regulations for scientific research and development facilities in C6 districts - Resolution

This proposal originated through the EDC and Columbia University. The proposal is for a text amendment to allow for modifications of the height and setback regulations for scientific research and development facilities in C6 districts.

Marc Ameruso recommended that the board vote against the proposal because it would allow developers to developing biotech-type facilities more easily. Carole DeSaram would like to table this resolution in order to investigate why City Planning is trying to make a citywide text change for the benefit of an industry.

A motion to table was called and seconded. A roll call vote was taken with the following results: 24 In Favor, 10 Opposed, and 1 Abstained.

RE: Liberty Bonds, need for revised legislation - Resolution

This resolution urges the City and State to reject Liberty Bond financing for any other projects located outside of Lower Manhattan, or for any additional residential housing project in Lower Manhattan at this time.

Some board members feel that Liberty Bonds should be kept in Lower Manhattan, and CB #1 should provide a consistent voice to support more development downtown. The goal of the resolution is to keep money downtown that was intended for downtown. A request was made to remove the reference to Goldman Sachs, but to maintain the point. 7 WTC and several residential buildings have applied for and received the Liberty Bonds. We are allowing real estate developers to come into our community and make money, but we should be more vocal on the need for affordable housing. There were questions about market-rate housing and transitional housing being proposed for our neighborhood at a time when the city needs more affordable low- and medium-income housing. The community would like to build housing for families, not transients.

Joe Lerner said he doesn't feel we can vote for this without reference to the need for subsidized housing. Margaret Fung supports the issue of subsidized housing, and feels the only two items she can support are 1) keeping money downtown; and 2) supporting subsidized housing. Ray O'keefe said this resolution addresses the issues of funds for commercial buildings outside the community, and the fact that we want the funds to be kept downtown. Jen Hensley feels the resolution says that if we include use for housing, the money will be used for small market-rate housing and commercial building outside Lower Manhattan. This resolution is to save the WTC site and bring back the money to Lower Manhattan.

The general consensus after much discussion was that this resolution should include wording on our support for affordable housing through Liberty Bonds. Joe Lerner made a friendly amendment to add a "whereas" that the Community Board supports the use of the bonds for affordable housing. Ray O'Keefe wants to add that it is unfortunate that the original bond legislation did not include affordable housing.

The following amendment was proposed for an additional "whereas": "Any additional Liberty Bond funds dedicated to residential housing must only be provided to proposed housing which sets aside a substantial number of units to affordable and subsidized housing."

A vote was taken to approve the inclusion of the proposed "whereas" with the following results: 31 In Favor, 1 Opposed, and 0 Abstained.

A motion was called and seconded, and a vote was taken on the resolution with the following results: 39 In Favor, 1 Opposed, and 0 Abstained.

RE: Governors Island, request by Brooklyn Community Board #6 to take over jurisdiction of the island - Resolution

This resolution was drawn as a result of Brooklyn CB #6's resolution requesting that Governor's Island to be transferred to their community. CB#1 members were aware of this resolution and there being no discussion a vote was taken with the following results: 41 In Favor, 0 Opposed, and 0 Abstained.

RE: Street Vendors, need for new legislation – Resolution

This resolution addresses the serious issue of street vendor congestion in the community. The State Legislature recently allowed the legislation governing street vendors to expire. This resolution urges the State Legislature to agree expeditiously to the new legislation, restricting vendors or making them illegal in several areas of Lower Manhattan.

In addition to the areas mentioned in the resolution, a request was made to include the Canal Street area.

A vote was taken with the following results: 36 In Favor, 3 Opposed, and 2 Abstained.

**WTC Redevelopment Committee:**

RE: Eight final designs for the WTC memorial – Resolution

Richard Kennedy spoke of the tremendous effort that has been made by many community board members to draft a resolution that encompasses all the issues and concerns the community has regarding these designs.

The resolution was passed by the Executive Committee prior to the full board meeting, as time constraints necessitated the vote and submission before the full board.

Discussion commenced on the designs, focusing on open space and accessibility, as well as the pros and cons of each design. The resolution states the disappointment the Board has with the eight final proposed designs, and urges the Jury to give strong consideration to the detailed comments and recommendation included in the resolution.

A vote was taken on the above resolution with the following results: 32 In Favor, 3 Opposed, 1 Abstained, and 1 Recused.

**Financial Committee:**

RE: 90 West Street, planned renovation – Report

The owners of this site came to the committee to give an update on the building. They said they have applied for Liberty Bonds. This building is national landmark, which they intend to restore to its full beauty. They plan to complete the project by June 2005. The building will contain rental apartments.

### **Combined Landmarks and Financial District Committees:**

RE: Proposed John Street/Maiden Lane Historic District -- Resolution

The resolution asserts the displeasure of CB#1 at the lack of consultation by the Historic District Council on this matter, and asserts that the needs of the community were not included in this process.

In addition to the Community Board being kept in the dark, the LPC never received information, and were not notified of the landmarking of this area. There is going to be a press release tomorrow (12/17/03) to announce the protection without any notification to the Community Board, or other organizations in the community. Comments included the fact that there is a lot in the resolution saying we were not involved, but doesn't say what our position is on the issue. CB#1 should include language stating that we are not pleased that the State bypassed us on this issue.

A motion was made to table the resolution and review the wording. The motion was called and seconded with the following results: 16 In Favor, 19 Opposed, and 0 Abstained. The motion was defeated and the discussion continued.

A board member stated that the resolution should be more positive, and less angry. A suggestion was made to stop the process from going forward before we have time to examine which buildings we would like to include. It was suggested that the Board make a clear statement that we do not support the proposed historic district as outlined by the State agency. The Committee Chair will amend the resolution to address CB #1's and the community's feelings of non-inclusion.

The resolution will be amended to include the following language; in the last Be It Further Resolved That: "does not support the John St./Maiden Lane as currently proposed and expects to work with SHIPO to define the final district."

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

### **Landmarks Committee:**

RE: 430 Greenwich Street, application to relocate and reconstruct the canopy – Resolution

The Committee recommends that the LPC approve the application to relocate and reconstruct a canopy at the above address in accordance with the plans exhibited at the meeting of the Landmarks Committee.

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

RE: Temporary ticket booth between Piers 17 and 17 in the South Street Seaport – Report

The Waterways ticket booth has been removed.

**Tribeca Committee:**

RE: Revised design for Tribeca Park – Resolution

The Tribeca Committee unanimously approves the new design of the park. The design includes some fencing, but still keeps most of the park open for pedestrian traffic.

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

RE: Taste of Tribeca, proposed expansion to Greenwich Street - Report

The organization would like to expand the street festival to include parts of Greenwich Street for this coming year. The Committee did not see a problem with the expansion.

RE: 408 Greenwich Street – Resolution

This issue is being postponed until next month.

RE: 43 Murray Street, liquor license application for Below Murray, Inc. – Resolution

This application is for a restaurant for 100 people with 21 tables and 89 seats. The Committee recommends that the CB approve this resolution.

A vote was taken with the following results: 29 In Favor, 0 Opposed, and 1 Abstained.

RE: 157 Hudson Street, tavern wine license application for Nucifera LTD (ClubVinyl) – Resolution.

The applicant came before the Committee and gave assurances that it would work hard to correct problems the club has had with fights, illegal drugs, and rowdy patrons exiting the club and disturbing residents.

The Committee strongly opposes a tavern, beer and wine license for Club Vinyl.

A vote was taken with the following results: 28 In Favor, 1 Opposed, and 1 Abstained.

RE: 285 West Broadway, cabaret license for Canal Room - Resolution

The applicants have applied for a cabaret license and have proven to be responsible neighbors as evidenced by the absence of complaints by the surrounding residents. The Committee recommends approval of their application provided the license is non-transferable and limited to the current owners, and that the permit complies with all zoning regulations.

A vote was taken with the following results: 29 In Favor, 0 Opposed, and 1 Abstained.

**Seaport/Civic Center Committee:**

RE: Agency parking on sidewalks and traffic islands, and general disregard for traffic regulations – Report.

The Committee is working with the local agencies on the issues in the Seaport area, and will keep working on them until some relief is seen.

**Youth and Education Committee:**

RE: Pending issues – Report

- The Committee has not been given any information on the final determination on youth funding by the Division of Youth Services. We will stay on top of this issue as it affects the youth of this community.
- The Committee hopes to meet with the developer for new K-8 school site at the Downtown Hospital parking lot.

**Waterfront Committee:**

There was no new information to report to the full board.

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