

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
JUNE 15, 2004
PACE UNIVERSITY
BATTERY PARK CITY

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

Public Session:

Steve Schall with the WTC Health Registry announced that there are 2 1/2 months left to register. There are 43,000 people currently enrolled, most of whom are residents. The Registry would like to double the number of children who are enrolled from 6,000 to 12,000. The Registry would like to reach out to apartment residents, and conduct more door-to-door interviewing.

Rick Landman, CB1 Board Member and resident announced that besides other significant happenings on this day, it was also his birthday. All sang Happy Birthday to Rick and wished him well.

Joe Little with the NYC Rescue Mission shared with the board that they will have a Graduation Ceremony for seven formerly homeless men at the NYC Rescue Mission. The ceremony for men who went through the 12-step program will be held on July 15 at 7:30 PM, and will last one hour. Mr. Little invited all to attend.

Matt Viggiano, representative for Senator Connor's office, announced that a former member of his office, Erin Mier, is now working for the Public Advocate.

Executive Session:

The minutes of the monthly meeting held on May 18, 2004 were approved with one abstention.

Chairperson's Report:

- The Chairperson will be attending a dedication of the next two floors of the Millennium HS. She met with parents who expressed their happiness with the school, which is now finished. Everyone should go visit the school in September, as it is really a spectacular project.

- The LMDC is working with the Governor and Mayor to form a committee to work on the coordination of construction in Lower Manhattan. The Committee will work on developing a format for City and State agencies to work together. Chairperson Wils is working to ensure that CB1 has a voice in this effort. This should be finalized by this fall, and cover all projects below Canal Street, including private projects.
- Chairperson Wils met with representatives from the Port Authority to discuss retail possibilities at the WTC, but they are not ready yet to give a presentation. We will continue to ask for a major anchor store, and continue to work with the Port Authority.
- Cultural institutions were recently chosen for the WTC Site, and we look forward to working with them at our committees.
- There is a letter in Crain's this week about South Ferry. There seems to have been a lot of misrepresentation regarding the project and we tried to make it clean via the article. We continue to meet with MTA to ensure that MTA can get what they need, while the Community Board gets what they need in order to serve Lower Manhattan.
- Thursday morning Chairperson Wils will be speaking on a panel regarding the future of the East River Waterfront, sponsored by the Seaport Museum.
- A presentation on the London Eye was given, and we feel it is inappropriate for Pier 14 as proposed. This type of attraction will do damage, chasing businesses and residents away from the waterfront even though it will draw tourists. This project is not in sync with our concept plan, and we made our position clear.
- The projects on 5B/5C are still moving along. The negotiations are very time-consuming, and we are still hopeful we will reach a positive conclusion on this issue.

Election of Officers:

Candidate Speeches – each candidate was given five minutes to address the Full Board.

Madelyn Wils in addressing the board said that she had seriously thought through asking for another term, because she feels we are at a critical point in the redevelopment of Lower Manhattan, and there are detailed issues she has been working on that need to be brought to final conclusion. There is an enormous amount of time and effort that goes into these plans and proposals, and she would like to finish the work she started and keep the Board involved in all the rebuilding efforts. Because of 9/11 we have been thrust into the forefront of the many issues that we are involved in today, and we are proud of what we have accomplished. We have had great successes, such as the Millennium High School, the BPC permanent ball fields, and we won the South Street Seaport rezoning issue to have the down zoning passed. We have received a significant amount of respect, and have been given the ability to sit at the table on so many important issues facing our community, such as the current negotiations on Sites 5B and 5C. Chair Wils said she would appreciate the Board's vote, and would be honored to serve as CB1's Chair since this would be her last term as Chair, and she knows there are very talented people who can lead the Board in the future.

Marc Ameruso addressed the Board next. Mr. Ameruso stated that he felt that it would be better if we were able to have speeches on a separate night. Mr. Ameruso cited his work fighting against nightclubs, air quality issues, building safety issues, and testifying at council meetings. He said he was very detail-oriented and inclusive, and that the Board needed to use the talents of its Board Members. He feels there should be a system of checks and balances, and separation of power, and if he is elected that's how he would run things. The current chair is on several other boards. He would ensure that all resolutions are prepared prior to the board meetings, that committee reports should be written not given orally, and that all meetings would

be open to all board members. Mr. Ameruso said that he feels that the Friends of Community Board No. 1 not-for-profit isn't a separate organization since they share staff, office space, phone lines, and equipment. He said in conclusion that his philosophy of leadership is inclusive and sharing of information. He ended by saying that this is nothing personal, and thanked Madelyn for her service.

The candidates were allowed to have five minutes as per the by-laws, and this portion of the election ended with Board Members instructed that they would have one hour to submit their ballots and that the results would be announced later in the meeting.

Committee Reports:

A. Executive Committee:

RE: Salary adjustment – Resolution

The resolution pertains to a salary adjustment for the District Manager (DM). The City recently reached a contract settlement with the union, but the DM is not covered by the settlement.

Discussion regarding the budget for CB1 ensued, with questions regarding money that is raised by sponsoring street fairs, and whether the CB should be raising money in this manner. Rick Landman feels that raising money in this manner is a conflict of interest, and has raised the matter to the Conflicts of Interest Board. The CB Chair advised the full board that the issue of street fairs had been reviewed years ago with no negative ruling. The Chair further stated that street fair money has never been used to pay salaries. The monies raised are used for operating expenses, not compensation.

The question was called and seconded and the vote was taken with the following results: 40 In Favor; 0 Opposed; 1 Abstained; 0 Recused.

B. Landmarks Committee:

RE: 51-53 Walker Street, application to construct a new 10-story building – Resolution

This resolution addresses an application to construct a new ten-story residential building on the south side of Walker Street, west of Broadway. The Committee recommended approval of this application with the caveat that the applicant refine the cornice and the façade's surface details.

A roll call vote was taken with the following results: 39 In Favor; 3 Opposed; 1 Abstained; 1 Recused

RE: 30 Water Street, application to legalize the installation of a bracket sign without PLC permits.

The applicant came to the Financial Committee meeting by mistake, and not to the Landmarks Committee, so they were asked to return to the next Landmarks Committee meeting. The resolution requests that the LPC hold over this application.

A hand vote was taken with the following results: 43 In Favor; 0 Opposed; 0 Abstained; 0 Recused.

C. WTC Redevelopment Committee:

Committee Chair Kennedy thanked the team that reviewed the EIS study and created the resolution, for their hard work.

RE: Fulton Street Transit Center Draft EIS – Resolution

The resolution was broken out by specific topics along the lines of the EIS study. Each subject outlined was reviewed by one of the team members, and insights were given on each of the subject topics. Recommendations were made part of this resolution, recommending that the MTA and NYCT provide regular updates and submit to the CB1 designs and proposals for mitigating potential adverse effects of the Proposed Action, including pollution controls, street closures and traffic management plans, security barrier installations, and all other design and construction elements that will affect the residents, workers, businesses, and visitors to Lower Manhattan.

A hand vote was taken with the following results: 39 In Favor; 0 Opposed; 2 Abstained; 1 Recused.

RE: Retail at the Rebuilt WTC – Resolution

The resolution supports plans to restore retail space at the WTC site. The committee also requests that the PANYNJ work closely and with more transparency with the Community Board regarding future retail services at the new WTC, and that they sponsor public hearings and meetings on this issue. Mark Donnenfeld wanted to know if we asked for a major food retailer, such as Whole Foods. Studies show that we could use one million square feet of retail space, and we need all the retail we can get. The Committee spoke to Port Authority, and all consultants have been sensitive to the current retailers, and will not put in direct competitors that would hurt other businesses. The Committee Chair accepted adding words to the effect that we would like to see a food retailer such as Whole Foods to the first Be It Further Resolved That.

A hand vote was taken with the following results: 42 In Favor; 0 Opposed; 1 Abstained; 0 Recused.

RE: WTC Memorial Center Advisory Committee Draft Recommendations—Resolution

This resolution supports the work of the World Trade Center Advisory Committee, and requests that consideration be given to the special circumstances of residents, who have no choice but to encounter the street-level aspects of the Memorial every day as they go about their daily lives. Local residents are among those who escaped on 9/11 and lost loved ones as well, and therefore are stakeholders in the Memorial, and should be contributors to the development of the Memorial Center.

A hand vote was taken with the following results: 43 In Favor; 0 Opposed; 0 Abstained; 0 Recused.

D. Election of Officers:

RE: Results of Officer Elections

The votes were tabulated with the following results: CB Chair – Madelyn Wils – 45
Marc Ameruso – 10. The other officer seats were uncontested.

Chair – Madelyn Wils
Vice Chair – Richard Kennedy
Secretary – Shelia Rossi
Treasurer – Joe Lerner
Assistance Secretary – Albert Capsouto

E. Waterfront Committee:

RE: Proposed relocation of buses that currently lay over on West Street to the FDR Drive from the Brooklyn Bridge to Wall Street – Resolution

The NYS Department of Transportation brought forward a proposal to move the commuter buses currently staged on West Street and Battery Park to the expanse of the FDR Drive from Wall Street to the Brooklyn Bridge. The Community Board is working on the revitalization of the East River Waterfront, and this plan is in direct conflict with the current vision for this area. In addition, congestion and pollution was of concern.

After some discussion, it was agreed that the second to last Be It Further Resolved That be removed, and the question was called and seconded. A hand vote was taken with the following results: 42 In Favor; 0 Opposed; 1 Abstained; 0 Recused.

RE: East River Waterfront community priorities – Report

The Committee reviewed the priorities for the East River Waterfront preparing for the upcoming Waterfront Committee meeting, where EDC will present their conceptual draft for the East River Waterfront.

F. Financial District Committee:

RE: Proposed improvements to the South Ferry Subway Station – Report

The Committee reported that they believe this is a needed improvement, but we are against using LMDC money or the reconstruction funds. The MTA is going ahead with their plan to create a safer, less-congested station by erecting a two-track station under Battery Park. Currently when 1/9 goes into the station, everyone has to get to the first five cars, and there is only one means of access and egress, which becomes very congested. The MTA will have to cut and cover parts of Battery Park during construction. The Committee is requesting that CB1 be on the committee overseeing the project. The project is estimated to be completed in 2009.

RE: 50 New Street, liquor license application – Resolution

The applicant requesting the license is Community Board member Arthur Gregory. The applicant agreed to the conditions as set forth, and the committee approved the application.

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

RE: Proposed newsstand on corner of Pine and Water Streets – Resolution

The applicant is proposing to erect a newsstand on a very congested corner that has a high level of foot traffic. The committee rejected this application. A hand vote was taken with the following results: 37 In Favor; 0 Opposed; 1 Abstained; 0 Recused.

RE: Establishing street fair guidelines – Report

The committee decided that they would review street fairs on an individual basis. In addition, it was suggested that the street fair sponsor should attend the committee meeting to answer the questions and concerns of the committee.

G. Tribeca Committee:

RE: 500 Canal Street, BSA application to allow construction of a new 8-story, 6 FAR residential building – Resolution

The applicant submitted an application for a BSA waiver due to the unusual triangle-shaped lot and its proximity to the Holland Tunnel. The committee supports the waiver, and notes in the resolution that support of this BSA application should not be considered a precedent.

A hand vote was taken with the following results: 36 In Favor; 0 Opposed; 1 Abstained; 1 Recused.

RE: 311 Greenwich Street, BSA application to permit the expansion of a physical culture establishment – Resolution.

The committee supports the BSA special permit.

A hand vote was taken with the following results: 39 In Favor; 0 Opposed; 0 Abstained; 0 Recused.

RE: 388 Broadway, BSA application to permit a physical culture or health establishment – Resolution.

This application is for the Eden Spa, which has operated at this location since 2001. The resolution supports the granting of the BSA.

A hand vote was taken with the following results: 39 In Favor; 0 Opposed; 0 Abstained; 0 Recused.

RE: 33 Leonard Street, sidewalk café application for TK Restaurant Corp., dba The Square Diner, for 15 tables with 31 seats.

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

RE: 313 Church Street, liquor license application for Anguillara, Inc. – Resolution

The committee does not oppose the application for a new liquor license for a period of two years subject to compliance by the applicant with the limitations and conditions set forth in the resolution.

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

RE: 305-307 Church Street, liquor license application for Solounge II, Inc. – Resolution.

This application is for a new restaurant with 23 tables and 74 seats, and a bar with 25 seats. The committee does not oppose the application, and the applicant agrees to abide by the conditions of quiet music, and to provide adequate soundproofing.

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

H. Youth & Education Committee:

RE: Millennium HS – Report

Enrollment at the high school is up for this coming September, with half the class from the Downtown area.

RE: New Deputy Superintendent for Region #9 – Report

Mariano Guzman, the new Region #9 Chancellor came to meet us. Peter Heaney, the new Regional Superintendent, was out ill.

RE: PS 234 Annex

Discussions are ongoing to build a P.S. 234 annex to house the Pre-K and Kindergarten classes at the new building on Site 5C.

RE: PS 150 – Update

P.S. 150 has the top in reading scores for 3rd graders. P.S. 234 and P.S./I.S. 89 also are in the top quartiles for reading as well.

RE: International Children's Center--Resolution.

This is a proposal to create an international center for children, which would provide a place where ideas and understanding among children of the world can be provided. The Committee supports the concept of the proposal.

A roll call vote was taken with the following results: 28 In Favor; 0 Opposed; 6 Abstained; 0 Recused.

RE: Closing of 55 Warren Street Manhattan Youth Afterschool Center - Report

Bob Townley – Executive Director for Manhattan Youth gave an update. MYR&R was forced to close the free center for middle school children because they could not afford to pay market rate for a new space. Their lease was up at that location, and new locations were cost-prohibitive.

I. Arts and Entertainment Task Force:

RE: Dance Space Center relocation to 280 Broadway – Report

The Committee met with the Dance Space Center to discuss their relocation to 280 Broadway. The Center offers a diversified curriculum, and there will be a 130-seat theatre. The Center will work with youth and seniors, as well as other community groups.

J. New Business:

Tom Goodkind announced that on July 4 there will be a community concert at the Tribeca Washington Market Park at sunset with music by the Tribattery Pops.

There being no further business, the Community Board meeting was adjourned by Chairperson Wils.