

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**MARCH 15, 2005**  
**MUSEUM OF JEWISH HERITAGE**  
**36 BATTERY PLACE**

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

**Public Session:**

Brad Sussman from the Borough President's Office informed the Board that it is Women's History Month and that there will be an event on March 23, 2005.

David Stanke spoke about the need for an Intermediate School in lower Manhattan.

Meg Black, a representative of Hell's Kitchen and Hudson Yards, spoke to the Board about her opposition to the West Side Stadium. She solicited the Board and attendees of the meeting to support the fight against the building of the stadium.

Arturo Garcia Costas from Congressman Nadler's office spoke about money appropriations obtained by Congressman Nadler in furtherance of Downtown Manhattan projects.

Maria Ouranitsas spoke to the Board about IS 89 being zoned for Battery Park City.

Kathy Galan also spoke about IS 89 being zoned for Battery Park City.

Dennis Gault, a parent from PS 89, spoke to the Board regarding the zoning of the middle school.

Erin Bennett from the Public Advocate's Office informed the Board of updated literature generated from Betsy Gotbaum's office.

Robert Callely from Olive Leaf Wholeness Center spoke to the Board about health care for residents of Lower Manhattan who are still suffering from effects of 9/11.

**Executive Session:**

The minutes of the monthly meeting held on February 15, 2005 were adopted as presented.

**Chairperson's Report:**

Madelyn Wils reported on the following issues:

- She met with General Growth, which is going to rebuild the South Street Seaport. They will work with the Seaport Committee in the future.
- A meeting was held this past month with the new Construction Coordinator of Lower Manhattan Development Corporation, Charles Maikish.
- Ms. Wils wrote a letter to Matthew Goldstein, Chancellor of the City University of New York, and Dr. Antonio Perez, President of Borough of Manhattan Community College, requesting that Fitterman Hall be cleaned up.
- She thanked the Code of Conduct Committee for its work the past month.

**Committee Reports:**

**NOTE: SEE RESOLUTIONS AT END OF MINUTES**

A. **Executive Committee**

A new Lower Manhattan construction website is up and running. For more information on construction projects downtown, the public is urged to go to [www.lowermanhattan.info](http://www.lowermanhattan.info).

Bruce Ehrman reported on the "quality" of the emails that were circulated on March 14, 2005.

RE: Downtown Hospital Needs Study proposed by Council Member Alan Gerson

By a vote of 45 in favor, CB #1 endorses and recommends that a Downtown Hospital Needs Study, as recommended by Council Member Alan Gerson, be undertaken.

Two conflicts within the resolution were:

- The Downtown Hospital as a “receiving” community hospital with Pediatric, Geriatric, OB-GYN, and ambulatory care in addition to emergency room services; yet with advanced surgeries and procedures performed elsewhere in an associated medical center or
- The Downtown Hospital as a full-service hospital with the above basic and emergency room services plus advanced/specialized treatment capabilities.

**B. Landmarks Committee**

RE: 85 Leonard Street, application to legalize transoms above the door

By a vote of 42 in favor, Community Board #1 urges Landmarks Preservation Commission (LPC) to direct the application back to the Landmarks Committee with more thorough documentation as to where there is a need for legalization of transoms above the door.

The LPC has found the transom installations technically illegal because they do not match the approved filings.

The applicant only provided an historic picture of the property dating from 1978, when the building was calendared for designation, whereas earlier photographs for the property of this significance surely exist.

RE: 47 Walker Street, application for a storefront alteration

Community Board #1, by a vote of 42 in favor, recommends that the LPC approve the application for an alteration of the storefront for 47 Walker Street.

RE: 53 Murray Street, application to alter the storefront and legalize existing windows

The Board, by a vote of 41 in favor and 1 abstention, recommends that the LPC approve the application for an alteration of the storefront at 53 Murray Street and legalizing the existing windows, which the Committee had no objection to in its February meeting.

RE: 105 Franklin Street, application to repair sidewalk, curb, and vault

Since the applicant failed to attend the meeting, the Board, by a vote of 42 in favor, recommends that the LPC hold over the application until the Committee and the full Board is able to review the proposal.

RE: 77 Franklin Street, application to legalize flagpole and banner and pain color installed without LPC approval

The Board agrees that the square sign previously attached to a flagpole is better mounted on a simple armature attached to a currently blacked-out wooden infill panel above the front door. The existing flagpole should be removed. The signage change is acceptable to the Board.

The color of the storefront, however, is inappropriate and should be changed.

By a vote of 42 in favor, the Board suggests that the LPC approve the flagpole and sign changes, but reject legalization of the storefront colors.

RE: 25 Leonard Street, application for restoration of façade, waterproofing, repainting, and restoration of bulkhead, replacement of doors and transoms, lobby restoration, and replacement of interior finishes

By a vote of 42 in favor, Community Board #1 recommends that the LPC reject the applicant's designs for doors, transoms, and colors. Approval of remaining work, however, is recommended.

The property is the center structure of an architecturally matching three-building assemblage, each whose first-floor facades work together harmoniously. The new doors and transoms should match those of the neighbors immediately to the east and west of 25 Leonard Street.

The proposed jet-black color for the doors and applicant's proposal to replace the front doors and transoms with reconfigured ones is unacceptable.

RE: 145 Hudson Street, application to amend Certificate of Appropriateness, for rooftop recreation area, and clarification of prior approval of rooftop addition and mechanical equipment

By a vote of 41 in favor and 1 abstention, the Board cannot make a recommendation on the penthouse addition if the plans for the construction were stamped "approved", mistakenly or otherwise, by the LPC.

By that same vote, CB #1 does not recommend that the LPC legalize the noncompliance of the mechanical equipment as presented and recommends that the LPC reject the application for an enlarged recreational area as presented.

C. **WTC Redevelopment Committee**

Richard Kennedy welcomed the new construction coordinator, Charles Maikish.

He also reported to the Board on the clean up of 130 Liberty Street. Once new information is received, the Board will be updated.

D. **Combined Waterfront, Financial District, and Seaport/Civic Center Committee**

RE: East River Waterfront, revised restoration plan by the City

Many of the recommendations in the City's East River Waterfront Plan derived from the East River Waterfront Plan put together in 2002 by the Community Board, the Alliance for Downtown NY and Skidmore Owings and Merrill.

The revised plans for the East River Waterfront include the following elements:

- A new esplanade and bike path with plantings, a boardwalk and new street furniture
- Improved connections to the waterfront by removing current blockages (barriers, fences, parked cars, buses)
- Pavilions beneath the FDR Drive for community recreational, cultural, and retail use
- The rebuilding of Pier 15 as a maritime and community amenity
- The creation of Peck Slip Park
- Funding to restore the New Market Building into a community amenity
- Improved pedestrian and vehicular connections at the Battery Maritime Building by extending the tunnel from West Street, with funding coming from other sources
- Integration of this plan with other proposed improvements in the area to Fulton Street, Burling Slip, Pier 17 etc.

By a vote of 43 in favor, the Board strongly supports the revised East River Waterfront Plan prepared by City Planning and the Office of the Mayor, which outlines a short-term series of improvements to the waterfront from the Battery to the Williamsburg Bridge in Community Board #3.

Community Board #1 reiterates that the full funding of this project (\$150 million) and the \$70 million needed for Hudson River Park are our two highest priorities for funding from the remaining \$800+ million from the LMDC controlled CDBG funds and we very strongly urge the LMDC to provide these two vital projects with this requested full funding.

The estimated year of completion of this project is 2010.

E. **Battery Park City Committee**

A report was presented to the Board on the helicopters flying overhead in the area. Liberty Helicopters came to the Committee meeting in March to discuss their business over lower Manhattan. The representatives were very cooperative to community needs. They have decided to fly the helicopters higher overhead so that the noise caused will be reduced.

Information was provided on the rebuilding of the North Cove Marina. Michael Fortenbaugh from Manhattan Sailing Club and Dennis Conner, along with two other partners, head The North Cove Marina Management. The management company was chosen by the Battery Park City Authority to operate the marina. The marina will house yachts and hopes to host other events once the sailing season begins.

A new dog run in Battery Park City, near the Gateway Plaza, is to open in a few weeks.

F. **Financial District Committee**

A discussion was held before voting on the proposed street fairs. There were conflicts of interest regarding on the voting procedures of proposed fairs. It was suggested that instead of voting all street fairs together, the Community Board #1-sponsored street fairs should be voted on separate from other street fairs proposed in the CB #1 district.

RE: Proposed street fairs (please see attached)

The Community Board approved all street fairs but three. Those three were to be located on Broadway, but the Committee stated that they would be approved if the location changed. Other possible venues suggested by the Committee were Maiden Lane, Water Street, and West Street.

G. **Youth & Education Committee**

Paul Hovitz reported on the new Eastside K-8 School. A meeting will be scheduled soon to discuss the logistics of the site.

The Committee has decided to endorse a request for seats in 6<sup>th</sup> grade classes to be zoned for local children only (especially with the addition of the new Eastside K-8 School, thus opening seats for children in the local school district).

A report was given on Big Brothers & Big Sisters, 9/11 Response Team. It is a mentoring service offered to all children who were impacted in any way by the events of 9/11.

H. **Tribeca Committee**

RE: 88 Leonard Street, CPC special permit to allow a 225-space parking garage

By a vote of 32 in favor, 1 opposed, and 1 abstention, the Board recommends approval of the application for a 225-space parking garage at 88 Leonard Street.

RE: Proposed street fairs (please see attached)

I. **Tribeca Licensing Task Force**

RE: 109 West Broadway, enclosed sidewalk café renewal for Delphi Restaurant for 15 tables and 49 seats

By a vote of 34 in favor and 1 abstention, the Board does not object to the enclosed sidewalk café license renewal for Delphi Restaurant at 109 West Broadway for a period of two years.

RE: 130 West Broadway, sidewalk café license for Bouley Bakery and Market for 13 tables and 26 seats

By a vote of 35 in favor, the Board does not object to the sidewalk café license for Bouley Bakery and Market for a period of two years.

RE: 136 West Broadway, sidewalk café renewal for Edwards for 6 tables and 12 seats

By a vote of 22 in favor, 1 opposed and 1 abstention, CB #1 does not object to the sidewalk café license renewal for Edwards at 136 West Broadway for a period of two years.

RE: 235 West Broadway, liquor license application for M.P. Liquor Inc.

By a vote of 7 in favor and 22 opposed to the original Resolution and a 23 in favor and 2 in opposition to a revised Resolution, the Board now urges the State Liquor Authority to hold a 500-foot hearing on the proposed liquor license application for M.P. Liquor Inc. at 235 West Broadway and provide members of the community an opportunity to address their concerns with SLA.

CB #1 has received complaints of loud noise from the previous establishment operating at this location and opposition to the granting of additional licenses in the immediate vicinity based on the fact that there are already approximately 20 licensed establishments within 500 feet of this location.

RE: 353 Greenwich Street, sidewalk café renewal for Yaffa's Tea Room for 9 tables and 21 seats

By a vote of 34 in favor and 1 abstention, the Board does not object to the sidewalk café renewal for Yaffa's Tea Room for a period of two years.

RE: 355 Greenwich Street, sidewalk café license renewal for The Harrison for 15 tables and 30 seats

By a vote of 34 in favor and 1 abstention, the Board does not object to the sidewalk café license renewal for The Harrison for a period of two years.

RE: 378 ½ Greenwich Street, liquor license application for Cima

By a vote of 33 in favor and 2 abstentions, the Board does not oppose the new liquor license application for Cima at 378 ½ Greenwich Street for a period of two years.

J. **Seaport/Civic Center Committee**

RE: 259 Front Street, sidewalk café renewal for Dover St. Improvement Restaurant Corp, D/B/A Radio Mexico for 12 tables and 23 seats

By a vote of 26 in favor, CB #1 recommends approval of the sidewalk café license renewal at 259 Front Street for a period of two years.

RE: Proposed street fairs (please see attached).

There being no further business, the meeting was adjourned.