

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**JUNE 21, 2005**  
**P.S. 234**  
**AUDITORIUM**  
**292 GREENWICH STREET**

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

**Public Session:**

Mary Diericlex, an architectural preservationist and 125 Cedar Street resident, spoke about the demolition of buildings downtown. She seeks to encourage the preservation of buildings that have historical value in the area, specifically 21-23 Thames Street.

Jose Mestre from Saving Those Who Serve spoke to the Board about his organization that provides holistic cleansing herbs, available at a cost of \$30 a month.

Board member Albert Capsouto recommended that during the New Business session of the Board meeting, members support Assembly Speaker Sheldon Silver, who took a stand last week against the West Side Stadium and made it known that he wants to keep downtown rebuilding a priority on the city and state level.

George Aridas, from the Albanese Organization, the developer of Solaire in Battery Park City, spoke to the Board about the availability of moderate-income apartments at the new building. July 7, 2005 is the deadline to request an application and August 11, 2005 is the deadline for submitting an application. There are 13 apartments (of 253 total apartments) available to moderate-income families at the Solaire.

Councilmember Alan Gerson presented to the Board on issues facing the Community Board 1 district:

- Funds from the City budget have been earmarked for downtown life including cultural, senior, and quality of life issues.
- He spoke about fuel storage at 60 Hudson Street
- He plans to meet with the developers of Site 5B in order to set a schedule for construction that would not interrupt daily life for downtown residents.
- Site 5C construction is continuing and he wished to thank the developer for sticking to a schedule that does not interfere with classes at P.S. 234.

**Business Session:**

The minutes of the monthly meeting held on May 17, 2005 were adopted as presented.

Election of Officers:

Raymond O'Keefe, Chair of the Nominating Committee, presented the four candidates for the Chairperson's seat. Each candidate, by the rules stated in the Bylaws, was given a chance to speak or answer questions for 5 minutes and must file a 250-word statement. The candidates, by lot, presenting were Marc Ameruso, Anthony Notaro, Julie Menin, and Richard Kennedy.

Marc Ameruso withdrew his name from the ballot.

By a majority vote (35 votes), Julie Menin was elected Chair of Community Board #1 for a one-year term.

**Committee Reports:**

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

A. **Landmarks Committee**

RE: 130 Franklin Street, application for installation of storefront awning

By a unanimous vote, the Board recommends that the Landmarks Preservation Commission approve this application, as long as certain requests for change have been followed. This includes changing the proposed single awning located on Varick Street into three separate awnings located on Franklin Street, eliminating the sail hole proposed for an air conditioning louver on the Varick Street awning, and changing the proposed signage on the Franklin Street side.

RE: 170 John Street, street lamps and bollards installed without LPC approval

By a unanimous vote, the Board recommends that the Landmarks Preservation Commission legalize the violation of sidewalk bollards, street lamp, and tree protectors that were installed when the building was restored in the 1970's.

RE: 78 Franklin Street, application for a three-story penthouse addition

By a unanimous vote, the Board requests that the Landmarks Preservation Commission reject this application due to visibility from both the corner of Church and Franklin Streets.

RE: 60 Hudson Street, revised master plan

By a unanimous vote, the Board requests that the Landmarks Preservation Commission hold-over this revised plan to allow further analysis and public discussion after certain information is received including:

- Percentage of tower to house satellite dishes
- Design for the placement of dishes
- Detailed sound engineering analyses to support the need for more louvers and the projected noise reductions.

**B. Arts & Entertainment Task Force**

RE: "ABCDF: Portraits of Mexico City, the New York Project 2005" light images projected on the Verizon building

By a unanimous vote, the Board supports the project. The project will run from October 7<sup>th</sup> through October 27<sup>th</sup> from 7 PM until 10 PM.

**C. WTC Redevelopment Committee**

Richard Kennedy reported on the following issues:

- The area-wide monitoring program
- The revised deconstruction plan of the Deutsche Bank
- The memorial complex design.

D. **Tribeca Committee**

RE: Street activity permit for the closure of Duane Street from Church Street to Broadway on September 25<sup>th</sup> to celebrate the 100<sup>th</sup> anniversary of the Duane Street Firehouse

By a unanimous vote, the Board approves the granting of a street activity permit to the Duane Street Firehouse for their Centennial Celebration on September 25, 2005.

RE: 377 Greenwich Street, BSA variance for a seven-story hotel which exceeds the permitted 5.0 FAR and does not comply with maximum base height and setback requirements

By a vote of 26 in favor, 11 opposed, and 9 abstentions, the Board does not object to the additional height and FAR despite the fact that the proposed building's projected FAR will be greater than the permitted "as-of-right" under the ZR.

The Community Board does not object to the height of the proposed building as it conforms to the neighboring buildings, or the requested elimination of the street wall setback requirement of 85'.

But, despite the support of this particular application, the Board does not intend to make this application a precedent.

RE: 260 West Broadway, amendment requested to a variance previously granted by the Board of Standards and Appeals (BSA)

By a vote of 45 in favor and 1 abstention, the Board does not object to the conversion of the entire second floor and a portion of the first floor of the building to residential use.

E. **Tribeca Licensing Task Force**

RE: 235 West Broadway, new sidewalk café license for MP Liquor Inc. for 16 tables and 49 seats

A number of community residents appeared in opposition to the granting of the proposed sidewalk café license, citing a large number of bars in the immediate area, historic problems with noise and drunkenness at this location while under management of different operators, and the proximity of a mosque within 122 feet of the proposed sidewalk café.

By a vote of 13 in favor, 28 opposed, and 2 abstentions, the Board rejected the Committee resolution approving the sidewalk café license for MP Liquors Inc. at 235 West Broadway. The application had been approved by the Tribeca Licensing Task Force by a vote of 5 in favor and 3 opposed.

The Board decided to revise this resolution.

RE: 235 West Broadway, new sidewalk café license for MP Liquor Inc. for 16 tables and 49 seats (revised)

By a vote of 35 in favor and 7 opposed the Board does not approve the sidewalk café license for MP Liquors at 235 West Broadway. .

RE: 16 North Moore Street, renewal of a sidewalk café license for Reba Realty Corp d/b/a Walkers for 11 tables and 22 seats

By a vote of 33 in favor, 3 opposed and 2 abstentions, the Board will take no action to approve or disapprove the sidewalk café license for Reba Realty at 16 North Moore Street until the issue of the platform is resolved and a specific floor plans is presented to the Board for review prior to meeting on this application in the future.

The sidewalk café was previously shut down by LPC because it was located on an illegal platform and has not been in operation. The applicant did not present any floor plan for the café.

RE: 241 West Broadway, new sidewalk café license for 241 Wbway Café Inc. for 13 tables and 30 seats

A number of residents, particularly from White Street, appeared in opposition to the granting of the sidewalk café license.

By a vote of 33 in favor, 3 opposed, and 2 abstentions, the Board does not approve the sidewalk café license for 241 Wbway Café Inc. at 241 West Broadway.

RE: 185 Duane Street, liquor license transfer application for Five Acorns, LLC

By a vote of 38 in favor and 1 abstention the Board does not oppose the transfer liquor license application for Five Acorns at 185 Duane Street for a period of two years.

RE: 35 Lispenard Street, liquor license application for 35 Smoke & Grill LLC

By a vote of 38 in favor and 1 abstention, the Board does not oppose the liquor license application for 35 Smoke & Grill LLC at 35 Lispenard Street for a period of two years.

RE: 363 Greenwich Street, liquor license application for 363 Greenwich, LLC d/b/a Devin Tavern

By a vote of 38 in favor and 1 abstention, the Board does not oppose the liquor license application for 363 Greenwich, LLC d/b/a Devin Tavern for a period of two years.

F. **Financial District Committee**

RE: 25 Broad Street, liquor license application for J. Caldwell Corp. d/b/a Bobby Vans

By a vote of 38 in favor and 1 abstention, the Board does not oppose a new liquor license application for the J. Caldwell Corp d/b/a Bobby Vans at 25 Broad Street for a period of two years.

RE: 5 Gold Street, liquor license application for Flames Steakhouse Inc.

By a vote of 38 in favor and 1 abstention, the Board does not oppose the new liquor license application for Flames Steakhouse Inc at 5 Gold Street for a period of two years.

RE: Installation of a street light at the northwest corner of Liberty Street and Nassau Street

The residents of 55 Liberty Street have requested that a street light be installed on the northwest corner of Liberty Street and Nassau Street.

By a vote of 38 in favor and 1 abstention, the Board urges NYCDOT to install a new street light at the northwest corner of Liberty Street and Nassau Street.

G. **Youth & Education Committee**

RE: New Beekman Street School

By a vote of 39 in favor, Community Board #1 strongly urges the Department of Education and the School Construction Authority to put the new Beekman Street School on a fast-track construction schedule to insure that it is ready to open as soon as possible and hopefully no later than September 2007.

By a unanimous vote, the Board recommends that the Landmarks Preservation Commission approve this application. The new storefront will match the historic tax photo and consist of painted wood, in historically appropriate colors.

H. **Seaport/Civic Center Committee**

RE: 93 South Street, application for renewal of a sidewalk café license for the Heartland Brewery with 12 tables and 24 seats

By a vote of 42 in favor and 1 abstention, the Board does not object to the sidewalk café license for the Heartland Brewery at 93 South Street for a period of two years.

RE: 225-227 Front Street, new on-premises liquor license for Antonio Bellamo

By a vote of 42 in favor, the Board recommends that the SLA not approve a liquor license for 225-227 Front Street unless and until the applicant presents this application before the Seaport/Civic Center Committee

There being no further business, the meeting was adjourned.