

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
JULY 26, 2005
SOUTHBRIDGE TOWERS
COMMUNITY ROOM
90 BEEKMAN STREET

The Chairperson, Julie Menin, called the meeting to order.

Public Session:

Rosemary McQuade, a Registered Nurse from St. Vincent's Medical Center, spoke to the Board about St. Vincent's, which has just declared bankruptcy. She asked for support from the Board.

Jean Grillo spoke to the Board about National Night Out, where you can meet the 1st Precinct personnel, to be hosted on August 2nd at Duane Park (116 Duane Street) from 5 to 8 pm.

Charles Wolf, who lost his wife on 9/11, presented to the Board about WTC redevelopment and the cultural center. He believes that cultural use should not be lost at the site.

Arturo Garcia-Costas from Congressman Nadler's office spoke to the Board on various issues concerning the district such as:

- \$5 million dollars has been appropriated for Hudson River Park. The use of the funds is flexible
- Nadler is urging the Lower Manhattan Development Corporation (LMDC) not to sign a contract for demolition of Deutsche Bank until all safety concerns are appropriately addressed
- Nadler is working on the diesel storage issues at 60 Hudson Street.

Matt Viggiano from Senator Connor's office spoke to the Board regarding opportunities at the Center for Worker Education. It is a very impressive school for higher education degrees.

Numerous representatives from the Local 32BJ spoke on the need for safety training of security personnel.

Business Session:

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

Chairperson's Report:

Julie Menin reported on the following issues:

60 Hudson Street:

- The Department of Buildings issued their conditional variance, allowing additional diesel fuel to be stored at the site
- She pushed for a community forum to address the many security issues, but the idea was not accepted by the City agencies.
- New York State Attorney General Eliot Spitzer is looking into fuel cells.
- Neighbors Against N.O.I.S.E. is raising money for a legal fund to underwrite legal action against the granting of the variance.

Proposed Cultural Center at the WTC site:

- Julie reached out to the cultural centers and LMDC to present before the Board, but it was suggested that we wait until issues are more settled first.

District Manager's Report:

Paul Goldstein reported on the following issues:

- The Community Board received a grant from the American Red Cross totaling \$71,000 to be administered by Friends of Lower Manhattan. The money is to be used for additional outreach to the community regarding the on-going construction and to have an additional staff member for one year. .
- Regarding the Beekman Street School, the Community Board is working with Speaker Silver's office on where the kids will be dropped off and picked up from the school.
- There is to be large-scale development on the northwest corner of Church and Leonard Streets on New York Law School property. The school wants to sell the property to a large-scale developer. With the money profited from the sale, the school wishes to build new and smaller buildings for the school on a site now used as a parking lot.
- Annual budget consultations with City agencies will be in early October.

- The New York City Bike Race will not take place this year due to sponsorship issues.
- Regarding complaints received at the Board office, most were due to construction issues and quality-of-life, particularly illegal street vending.

Treasurer Report:

Joe Lerner presented the quarterly budget report to the Board.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. Executive Committee

A complaint log will now be maintained at the Community Board #1 office.

A District Manager's Report was instituted.

The Board members are to have all resolutions sent to them a few days before the full Board meeting in order to properly review them. The exception will be the Landmarks Committee.

Ideas were raised regarding outreach to the community in order to get more input from community members.

There will be two seminars given by Rick Landman on land use, to be held on August 16th and September 19th, from 6 pm to 7 pm in the Community Board #1 conference room.

B. Internal Workings of the Board Task Force

Bill Love reported that regarding Friends of Lower Manhattan, there are two options:

The "Marriage Option", in which "Friends" will come under the jurisdiction of Community Board #1 Members of the Community Board Executive Committee would be on the Board of Friends of Lower Manhattan.

The "Divorce Option" in which there will be total separation of the two groups. There would be an arms-length relationship.

There has been \$500,000 raised thus far by Friends of Lower Manhattan. Community Board #1 argues that they have a strong claim on these funds. There was discussion held among Board members regarding the problems between "Friends" and CB #1.

C. **WTC Redevelopment Committee**

Regarding the Fulton Street Transit Center – the agency’s Power Point presentation will be listed on either the CB1 website or the LMDC website. The estimated time of completion of the project is the fall of 2008.

The JFK Rail Link is in its preliminary phase now.

Regarding Fitterman Hall, it will take two years to take the building down and an emergency plan will be generated.

Regarding 130 Liberty Street (Deutsche Bank deconstruction), the LMDC has contracted with Safeway Environmental and Regional Scaffolding.

RE: Mixed-use development of the WTC site

By a vote of 41 in favor and 4 opposed, the Board strongly reiterates its support for the mixed-use redevelopment of the World Trade Center site including a powerful and respectful memorial, open space/green space, independently operated cultural facilities, significant retail development and less total commercial redevelopment.

The Board also urges Governor Pataki and the LMDC to reaffirm their support for a performing arts complex and cultural center and significant street level and underground retail stores at the WTC site as integral parts of the WTC master site plan.

The Board further urges the Governor to take all necessary steps to implement redevelopment of the WTC site to create an inspirational memorial within the context of a revitalized mixed-use development that will serve the needs and interests of all of the residents, workers and visitors in Lower Manhattan.

D. **Youth & Education Committee**

The Fall Youth Fair is to be held on September 28, 2005 at St. John’s University, 101 Murray Street, Room 123, from 3 pm to 6 pm. Loretta White will work on the event and Joel Kopel will help with PR and outreach.

A population study is underway with the help of Pace University to assess how many students reside in the Community Board #1 district in order to go to the Department of Education with a request for more seats.

Regarding a middle school on the westside, a fourth school will be listed in the budget and will be listed as a middle school. Possible locations for the school will be upper 30’s on 10th Avenue or Downtown.

RE: Community Center on Site 5C Operations and Ownership

Numerous community residents spoke in favor of the Community Center and the resolution.

By a vote of 34 in favor, 6 opposed, 3 abstentions, and 2 recused, CB #1 strongly recommends that the City of New York deed title to the Community Center at Site 5C to the newly reconstituted Manhattan Youth.

The Chair of CB 1 is authorized and directed to fill its initial allocation of Members of the Board of Manhattan Youth as follows: three of the initial nominations shall be the Chair of CB 1 (or his or her designee) and the Chair and Co-Chair of the Youth Committee of CB 1; the fourth nomination shall be determined by the Chair of CB 1 in consultation with the Principals of PS 234, PS 89, IS 89 and PS 150; the remaining nominations, if any, shall be determined by the Chair of CB 1 in consultation with the Youth Committee.

The Community Center funding is to be granted to Manhattan Youth, with appropriate safeguards to assure that such funding is used for the build-out of the Community Center.

E. **Waterfront Committee**

RE: Hudson River Park Segment 3 design

By a vote of 41 in favor, 1 abstention and 2 recused, the Board supports the request of the community-based organizations for temporary sites while Piers 25 & 26 are under construction, and that the Hudson River Park Trust make every effort to work with these organizations to find suitable locations for them.

F. **Seaport/Civic Center Committee**

The reconstruction of Beekman Street is expected to begin in January and take 18 months to complete. The Community Board plans a public meeting on the matter in the fall.

Marc Donnenfeld reported on a planning charette for the Seaport area. The charette will make recommendations for the area and is still being organized by several community and civic organizations.

RE: Traffic signals on Gold Street at Beekman and Spruce Streets

Gold Street between Fulton Street and Frankfort Street is a difficult and dangerous street to cross for pedestrians since speeding vehicles frequently ignore the STOP signs at the intersections.

The pending construction of a new 75-story residential tower and a K-8 grade public school on Beekman Street is certain to add considerable traffic to an already busy area.

By a vote of 42 in favor, the Board strongly urges the DOT to install traffic signals at the intersections of Gold and Spruce Streets, and Gold and Beekman Streets.

CB #1 urges that the necessary wiring and infrastructure needed for these signals be installed during the upcoming reconstruction of Beekman Street between Gold Street and Park Row.

RE: Street activity permits by J&R Music World for events on August 4, 5, and August 25 to August 27

By a vote of 42 in favor, CB #1 opposes the granting of the proposed street activity permits to J & R Music World.

G. **Financial District Committee**

A report was given on the Century 21 signage and planters.

RE: Hoop-it-up, street activity permit for basketball event on September 17 & 18 on Water Street between Broad and Fulton Streets

By a vote of 35 in favor, the Board approves the granting of a street activity permit to Hoop It Up for Water Street on September 17th and 18th.

H. **Tribeca Committee**

A report was given on the traffic calming measure for Greenwich Street.

RE: 145 West Broadway, street activity permit to close sidewalk and one lane of West Broadway in front of the Odeon for the restaurant's 25th anniversary

By a vote of 35 in favor, the Board approves the application to allow the Odeon Restaurant to close the sidewalk and the parking lane in front of the premises from 7 pm until 12 pm on October 11, 2005.

RE 190-A Duane Street, application to modify a sidewalk café license for 20 tables and 40 seats

By a vote of 35 in favor, the Board does not object to the modification of the sidewalk café license for Roc Restaurant at 190-A Duane Street for a period of two years.

RE: 100 Lafayette Street, liquor license application of 100 Lafayette LLC

The Committee felt that this proposal was out of scale and context to the surrounding neighborhood.

By a vote of 34 in favor and 1 abstention, the Board opposes the liquor license application for 100 Lafayette, LLC at 100 Lafayette Street.

RE: 275 Greenwich Street, liquor license application for Kyromina, Inc.

By a vote of 35 in favor, the Board does not oppose the beer and wine license application for Kyromina, Inc. d/b/a Twin Café at 275 Greenwich Street for a period of two years.

RE: 131 Duane Street, eviction of rent stabilized tenants for building demolition

Duane Street Realty, owners of 131 Duane Street, applied to the Division of Housing and Community Renewal (DHCR) for approval to evict the long term rent stabilized tenants of the building for the sole purpose of "demolishing" the interior of the building with the exception of the first floor and a portion of the second floor in order to create an "Extended Stay Hotel".

The tenants of the building have all resided in the building as rent stabilized tenants for many years and are active members of the Tribeca community.

Duane Street Realty owners, without fully explaining why only the rent stabilized portions of the building are being demolished, have given varying descriptions of the interior renovations, yet DHCR has approved Duane Street Realty's application based on their input.

Numerous residents of 131 Duane Street presented to the Board.

By a vote of 32 in favor and 3 abstentions, the Board urges that DHCR (Division of Housing and Community Renewal) reverse their decision granting Duane Street Realty owners application, based on existing Rent Control and Rent Stabilized laws that were enacted to protect tenants from owners and to maintain stable housing stock in New York City.

RE: Street activity permit for the closure of Desbrosses Street

By a vote of 35 in favor, the Community Board approves the proposed closure of Desbrosses Street between Hudson Street and Greenwich Street on Saturday, July 30th from 3:30 pm to 5:30 pm.

I. **Battery Park City Committee**

A report was given on the status of the Route 9A project.

RE: 375 South End Avenue, BSA application to extend the term of the special permit for Battery Park Swim and Fitness Center

Jim Power from Kramer Levin presented to the Board regarding this resolution.

RE: Community Center at Battery Park City

The Battery Park City Authority had agreed to give the community an additional 5,000 square feet of community space on Site 3 in the southern portion of Battery Park City.

The Board representatives thought that it would be beneficial to instead add the 5,000 square feet to the community center to be built in northern Battery Park City. The BPCA agreed to this change.

By a vote of 44 in favor, the Board approves this change. The Community Board also thanks the Battery Park City Authority for its sensitivity to the needs to the community.

RE: BPC Neighbors Association street activity permit for September 17th event

By a vote of 44 in favor, Community Board #1 approves the street activity permit application put forth by the BPC Neighbors Association for their September 17th Block Party.

RE: BSA Cal. No. 822-87-BZ application to extend the term of the special permit for the Battery Park Swim and Fitness Center, a physical culture establishment, for an additional term of 10 years

By a unanimous vote, the Board recommends that the BSA grant an extension to the special permit, but for a term of three years and not for the ten years requested to allow the landlord to make the necessary repairs and resolve the maintenance and cleanliness issues brought out at the committee meeting.

J. **Landmarks Committee**

RE: 141 Duane Street, application for a storefront alteration

By a vote of 35 in favor, the Board recommends that the Landmark Preservation Commission approve the application with noted amendments.

The Committee suggested that the molding above the door be continued above the entrance to the residential unit, which the applicant agreed to do, and also the Committee felt that the base of the doors should match the base of the building and the applicant agreed to make the change.

RE: 329 Greenwich Street, application for a storefront renovation

By a vote of 35 in favor, the Board recommends that the LPC approve the application.

RE: 55 N. Moore Street, application to restore loading dock and storefront

By a vote of 35 in favor, the Board recommends that the LPC approve the application.

RE: 27 N. Moore Street, application to modify the courtyard walls and loading dock and to install a barrier free access lift

By a vote of 35 in favor, the Board recommends that the LPC approve this application.

RE: 363-367 Greenwich Street, application for storefront alteration

By a vote of 35 in favor, the Board recommends that the LPC approve the application with noted modifications.

RE: 145 Hudson Street, application to modify penthouse

By a vote of 35 in favor, the Board supports the LPC approval of this application, but requests that in the future it refers applicants to CB #1 and its Landmarks Committee before scheduling a public hearing.

RE: 119 Chambers Street, application to install a new storefront and rooftop addition

By a vote of 35 in favor, the Board recommends the LPC approve this application with the changes noted herein to the wooden storefront design and to the penthouse extension cladding, all of which the applicant accepts.

RE: 374-378 Broadway, application to install new storefront infill

By a unanimous vote, the Board recommends that the LPC approve this application.

RE: Tribeca South Historic District extension

The Committee agreed that the area bounded by Broadway to the east, Church Street to the west, Chambers Street to the north and Warren Street to the south meets the criteria for designation on the grounds of both architecture and historic events.

By a unanimous vote, the Board strongly recommends that LPC schedule a public hearing to review an application for an extension to the Tribeca South Historic District.

The Landmarks Committee agreed to meet residents again in September to review progress and help draft the application for a public hearing.

There being no further business, the meeting was adjourned.