

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
OCTOBER 18, 2005
ST. JOHN'S UNIVERSITY
101 MURRAY STREET

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

Public Session:

Rosalie Joseph from BPC CERT, spoke to the Board about a fundraising event on October 26, 2005 for Hurricane Katrina Relief. It is a wine tasting event at Embassy Suites Hotel and is \$55 per person. The event is from 6 PM to 9:30 PM.

Arturo Garcia-Costas from Congressman Nadler's office spoke to the Board about updates from the Congressman.

Noah Pfefferblit from Wall Street Rising spoke to the Board about a music event that Wall Street Rising is hosting, Music Downtown Series at BMCC. There are a limited number of tickets being offered to Board members. If anyone is interested in attending, they should call him at 212 509 0300, extension 11.

Alyssa Ziegler from Deborah Glick's office, spoke to the Board about small business downtown. A comprehensive brochure is available. She invited people to call Glick's office if they have any questions or concerns.

Alan addressed the Board on the following issues:

- Noise control measures for Site 5B were achieved due to true community effort and thanked the Board for their involvement in the fight.
- The City funded a pilot program to install grab bars on all new buildings and retrofitting existing buildings. There will be more detailed information on the way. It is being done in conjunction with Cornell University within the geographic area of Council District #1.
- There is proposed legislation at the Council to give a citywide tax credit for homeowners.

Business Session:

The minutes of the monthly meeting held on July 26, 2005 were adopted as presented.

Chairperson's Report:

Julie Menin reported on the following issues:

- The noise concerns at Site 5B have been met with great success. She thanked all Board members who were involved for their tireless effort, including Councilmember Alan Gerson.
- She, Linda Belfer, and Jeff Galloway met with representatives from Goldman Sachs to discuss the MOU.
- There is a Port Authority PATH Station lawsuit being brought about by family members of victims of 9/11. The lawsuit contends that the PATH station will be built on a corner of the footprint of one of the buildings. Hopefully the court will decide on this shortly, so that construction can continue.
- Regarding the By-laws, Julie mentioned that if a member identifies himself as a Community Board member, he must clearly state that this is for identification purposes only unless granted the authority to speak on the Community Board's behalf. She has received a few complaints about this from other Board members.
- Rick Landman is hosting another Land Use Seminar on October 19, 2005 in Room 709. She thanked Rick for his dedication and hopes to see more seminars being offered to members in the future.

District Manager's Report:

Paul Goldstein reported on the following issues:

- Sixty-two trees have been removed from Battery Park for construction. They will be replanted next year
- There will be subsurface blasting in Battery Park for the South Ferry Station project and at Hudson and Laight Streets. The blasting will be down at 100 feet beneath the surface and there will hopefully be minimal impact
- Piers 25 and 26 will be closing for restoration at the end of October. They should reopen in 2 to 3 years.
- There is progress at Pier A over its usage. The Community Board will be notified when an agreement is made.
- The exterior of the Battery Maritime Building is being restored. The project should be done by the end of next summer. There will be an RFP by the end of the year for a developer.
- Dey Street is closed until the winter of 2007 for construction of the link to the Fulton Street Transit Hub.
- There will be a public information session on deconstruction of Deutsche Bank on Monday at 6 PM at the Marriott at the World Trade Center. Discussions were raised about the fact that there will be no public speaking session at the event.

Julie and other Board members pushed for LMDC to allow for a microphone to be available for any questions the public might have.

- The Fall 2005 newsletter will be coming soon.

Treasurer's Report:

Joseph Lerner reported to the Board on the Community Board #1 budget. He stated that if anyone had any questions to contact him.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. **World Trade Center Redevelopment Committee**

Catherine McVay Hughes reported on the Freedom Tower. She stated that:

- There will be no retail at ground level
- The building will be pedestrian friendly
- The structure will be predominantly made of glass
- There will be one elevator transfer
- There will be retail space located at the observation deck

RE: WTC Greenmarket

A Greenmarket has been located at the WTC site for 15 years. It is likely that necessary construction activity at the site will necessitate the relocation of the existing Greenmarket in the not too distant future.

By a unanimous vote, the Board strongly supports the continued operation of a Greenmarket at or near the WTC site and the Community Board will work with the Greenmarket to identify an alternative interim site, possibly on Cedar Street, to enable the market to serve its clientele.

RE: Slow pace of rebuilding at WTC site

The Community has reaffirmed its position in numerous resolutions that the WTC site should be promptly redeveloped in a manner compatible with the goals of developing a vibrant economy and a livable and dynamic mixed-use community.

CB #1 is concerned about the slow pace of redevelopment at the WTC site, which adversely affects the quality of life of residents and workers in Lower Manhattan, and agrees with Mayor Bloomberg that the Freedom Tower and other buildings at the site should get started and that current projections showing the site not being built out until 2015 is too long to wait.

By a vote of 38 in favor, the Board urges the LMDC and the Port Authority to proceed without any additional unnecessary delay to construct the memorial and memorial museum, the Calatrava-designed PATH Station, the Fulton Street Transit Center, the Snøhetta and Gehry-designed cultural and performing arts centers and the Freedom Tower.

RE: Commitment to public review process

By a vote of 37 in favor and 1 opposed, the Board calls on the Governor and the LMDC to abide by their commitments repeatedly made during the course of the public planning process to provide significant spaces at the WTC site for:

- Cultural facilities including performing and visual arts centers and other cultural institutions,
- Retail development including street level stores to revitalize the neighborhood as well as underground and stores on higher floors,
- Bus parking at the site for the estimated 130 buses needed to accommodate the thousands of visitors expected to visit every day.

The Board also urges Governor Pataki, the LMDC and the Port Authority to bring cultural facilities to the WTC site as soon as possible, including building appropriate temporary facilities if necessary while permanent facilities are being planned and developed.

The Board believes that CB #1 and other members of the local community should play a significant advisory role in the selection of cultural organizations to replace the International Freedom Center and the Drawing Center and the location of replacement cultural organization. CB #1 should be consulted in a truly collaborative manner on all substantive changes to the Master Plan as well as on all decisions on implementation of the Master Plan as it relates to the redevelopment of the WTC site and Lower Manhattan.

B. **Tribeca Committee**

Carole DeSaram reported on the rezoning of Northern Tribeca.

RE: 458 Greenwich Street, liquor license application for Sublime Porte, LLC d/b/a Turks & Frogs Tribeca

By a vote of 37 in favor and 1 recused, CB #1 does not oppose the liquor license application for Sublime Porte, LLC d/b/a Turks & Frogs at 458 Greenwich Street for a period of two years subject to compliance by the applicant.

RE: Reconstruction of Leonard Street between Hudson Street and West Broadway, Harrison Street between West Street and Hudson Street and Greenwich Street between Canal Street and Hubert Street

In the summer of 2006 the New York City Department of Transportation will begin the reconstruction of Leonard Street between Hudson Street and West Broadway, Harrison Street between West Street and Hudson Street and Greenwich Street between Canal Street and Hubert Street as part of the rebuilding of the streets in Lower Manhattan and the work will continue for a period of up to 2 years.

The majority of this work will be in the historic district and as such granite curbing and historic "M" poles will be used, however Harrison Street between West and Greenwich Street and Greenwich Street between Canal Street and Watts Street are not part of the historic district.

As part of this project, DOT is proposing to include these two blocks with the same historic treatment of the granite curb and "M" poles.

By a vote of 39 in favor, CB #1 calls upon DOT to minimize the impact on the community as much as possible, coordinate between all agencies and utilities to expedite the project as quickly and efficiently as possible and to keep the businesses and residents directly affected informed of the disruptions caused by this project. CB #1 supports the installation of granite curbs and the "M" pole street lampposts on Harrison Street between West Street and Greenwich Street and Greenwich Street between Canal Street and Watts Street.

RE: 180 West Broadway, BSA application to allow the construction of a 12 story mixed-use building

By a vote of 39 in favor, Community Board #1 objects to the current development plans for 180 West Broadway and rejects the claims by the applicant that the site creates an economic hardship.

CB #1 does not find merit in the applicant's claim of not knowing the extent of the soil conditions since to developer would have had performed due diligence prior to the purchase of the property, and the lot is not an irregular lot, and the underground conditions stated are similarly situated throughout the district and would materially change the underlining zoning if variances were granted for all those with underground tanks, subways, and similar conditions.

CB #1 calls upon the Board of Standard and Appeals to reject this variance application because it fails to meet the required criteria for a hardship before the Board of Standards and Appeals and is an unwarranted and extensive departure of the area's underlying zoning regulations and will alter the essential character of the neighborhood as also attested by the City Planning Commission's letter dated February 1, 2005 to the Board of Standards and Appeals concerning this project.

C. **Combined Seaport/Civic Center Committee and Tribeca Committee**

RE: Proposed phase II park projects utilizing \$20 million in LMDC funding

The LMDC has set aside an additional \$20 million to be spent on creating new parks or renovating existing parks in Lower Manhattan and The Department of Parks and Recreation has brought forth their recommendations on how these funds should be spent.

The proposed parks slated for funding in CB #1 are:

- New Park at Canal/Varick/Laight Streets (which had been slated for development prior to 9-11-01)
- New Park at Leonard Street between Centre and Lafayette Streets (Collect Pond Park)
- New Comfort Station at Washington Market Park
- Water connection for Finn Square at Varick/West Broadway/Franklin Street.

Funds were denied to Pearl Street Park, acknowledged to be in a state of disrepair, because of plans strongly opposed by the Community Board, to replace the park with a new residential building.

By a vote of 39 in favor and 1 abstention, the Board is supportive of the proposed funding for Washington Market Park, the new park at Canal/Varick/Laight Streets, and Fin Square and strongly insists that funds from this \$20 million allocation be set aside for the full restoration of Pearl Street Park located at Pearl and Fulton Streets.

CB #1 recommends that modest funding be provided for a new park, Collect Pond Park (Leonard Street between Centre and Lafayette Streets), only if Pearl Street Park is fully funded for its needed restoration.

D **Seaport / Civic Center Committee**

RE Pearl Street Park

The Pearl Street Park located at Fulton and Pearl Streets is one of only two playgrounds located east of Broadway in CB #1. Pearl Street Park is currently in a state of disrepair with several broken pieces of play equipment (2 seesaws, 2 spring rockers) having been removed from the park and never replaced.

Although the Parks Department seems amenable to repair and upgrade Pearl Street Park, they've been told by City officials not to do so since they hope to demolish this park. The LMDC is currently distributing \$20 million for additional park improvements in Lower Manhattan, but Pearl Street Park, our most heavily used playground on the east side, is scheduled to get none of this money.

By a vote of 40 in favor, Community Board #1 urges that a portion of the \$20 million in LMDC funds dedicated to Lower Manhattan parks should be spent on rebuilding Pearl Street Park

CB #1 strongly urges that the Pearl Street Park be officially mapped as parkland to insure that it will continue to serve our rapidly growing residential population.

RE: New Greenmarket on Broadway near City Hall

City Hall Park had a very successful Greenmarket for many years operating on the east side of the park. This market was forced to close when City Hall Park was rebuilt. The market has found an alternative location on Broadway adjacent to City Hall Park between Chambers and Warren Streets and it will also serve as a replacement for the farmers market which long existed in front of 26 Federal Plaza but had to close due to security concerns.

By a vote of 39 in favor and 1 abstention, the Board supports the restoration of a City Hall Park Greenmarket on the east side of Broadway between Chambers and Warren Streets.

RE: 220 Front Street, liquor license application for Calli Lerner/Sandra Tedesco

By a vote of 39 in favor and 1 recused, Community Board #1 does not oppose the liquor license application for Calli Lerner and Sandra Tedesco at 220 Front Street for a period of two years subject to compliance by the applicant.

RE: NYC Rescue Mission Street Activity Permit

Tom Hall spoke to the Board about the NYC Rescue Mission event.

By a vote of 41 in favor, CB #1 recommends the approval of the November 21st parking lane closure on Lafayette Street between White and Walker Streets for the NYC Rescue Mission's Great Thanksgiving Banquet.

E. **Internal Workings of the Community Board Task Force**

RE: Amendment of CB #1 By-Laws Regarding the Removal of a Board Member

By a vote of 23 in favor and 16 opposed, the Board tabled the proposal to amend the By-Laws regarding the removal of a Board member.

F. **Waterfront Committee**

Linda Roche reported to the Board on the Interim East River Waterfront RFP.

RE: Proposed Harbor 360 Interpretive Center on Governors Island

The Governors Island Preservation and Education Corporation (GIPEC) and the National Park Service are considering what uses and programs to adopt in their draft General Project Plan and General Management Plans.

The Harbor 360 team, a consortium of distinguished education, research and civic partners such as Cornell University Cooperative Extension, the Hudson River Foundation, CUNY, Liberty Science Center, The River Project, the Metropolitan Waterfront Alliance, and the New York Harbor School, have developed a unique and important proposal for how harbor education, research and interpretation can be undertaken on the Island.

By a vote of 38 in favor and 1 abstention, the Board supports the vision and concept expressed in the proposal.

RE: New Globe Theatre, request for Community Board support

The New Globe Theatre has crafted a detailed plan for the adaptive use of Castle Williams as a theatre, with plans for a 40 week performance schedule, and has worked with City and State officials on funding and development.

By a vote of 39 in favor, Community Board #1 supports the concept for an adaptive use of Castle Williams as a performance space for their program, and is enthused by the New Globe Theatre's presentation.

RE: NY Trapeze school, request for a tent to allow for winter operation

By a vote of 36 in favor and 2 abstentions, Community Board #1 supports the request to construct a tent for the NY Trapeze School for the time period November 2005 through April 2006 only, and is pleased that the school will remain in the Hudson River Park on Pier 40 as a wonderful recreation and destination spot for the public.

G. **Youth & Education Committee**

Paul Hovitz reported on the following issues:

- The Youth Fair was a success. 28 participants attended to hand out information to the 50+ residents and children of Community Board #1
- Regarding Site 5B noise issues, Minskoff Properties has agreed to implement several measures to mitigate noise problems at PS 234.

H. Battery Park City Committee

Linda Belfer reported on the following issues:

- Tishman Properties representatives spoke about the Goldman Sachs construction project and reviewed the site logistics plan.
- Construction of the building will begin as early as November 2005, and as late as January 2006.
- Construction will occur in phases: Phase 1 will include excavation, and will last approximately 11 months; Phase 2 will be the superstructure phase, and will last approximately 14 months.
- DOT gave a presentation on design concepts considered for the recreation space along West Street

I. Landmarks Committee

RE: 232 West Broadway, application for conversion to a residential building with facade renovation and a four story addition

By a vote of 29 in favor and 2 abstentions, Community Board #1 asks that the Landmarks Preservation Commission reject this application as presented.

The Board believes that:

- The industrial-age fenestration on the historic corner building is completely inappropriate, and that the re-imagination of that building's West Broadway ground floor should be more in keeping with the 1939 photographs of the building, and
- The bris-soleil atop the north façade of the new building is interesting, but does not work here, and
- The Board fears that the visibility of the mechanicals and railings on top of the building will be great, given the long sightlines that must be considered, and perhaps most importantly,
- The new building should be either an outstanding contemporary design that contrasts with the historic building or traditional and more contextual with its neighbors, not the pastiche it is currently.

RE: 381 Broadway, application for a storefront renovation

By a vote of 32 in favor, the Board recommends that the LPC approve this application.

RE: 253-256 Broadway, application to replace window

By a vote of 32 in favor, the Board recommends that the LPC approve this application.

RE: 415 Washington St., construction of a new 102 foot commercial building

By a vote of 19 in favor, 8 opposed, and 3 abstentions, the Board recommends that the LPC approve this application after careful review of the amendments listed in the resolution.

The Board also recommends that the LPC carefully issue any approval and work with the community to strictly monitor the construction of an approved design.

RE: 414 Washington St., construction of a new 102 foot commercial building

By a vote of 19 in favor, 8 opposed, and 3 abstentions, the Board recommends that the LPC approve this application after careful review of the amendments listed in the resolution.

The Board also recommends that the LPC carefully issue any approval and work with the community to strictly monitor the construction of an approved design.

J. **Financial District Committee**

RE: Request to co-name Thames Street between Trinity Place and Greenwich Street for Emeric Harvey

Speaking before the Board on behalf of this resolution were Jennifer Harvey Castelano, James Benedetto, and Antoinette Harvey McCarthy.

Emeric Harvey perished in the World Trade Center attack on September 11th, 2001. Prior to 9/11, Mr. Harvey lived in battery Park City and traded on the American Stock Exchange and was committed to Lower Manhattan.

By a vote of 20 in favor, 5 opposed and 4 abstentions, the Board supports the request to co-name Thames Street between Trinity Place and Greenwich Street in the memory of Emeric Harvey.

RE: 110 John Street, liquor license application for La Borsa LLC

By a vote of 29 in favor, CB #1 does not oppose the new liquor license application for La Borsa located at 110 John Street for a period of two years.

RE: 45 Stone Street, liquor license application for 45 Stone Street LLC

By a vote of 29 in favor, the Board does not oppose the new liquor license application for 45 Stone Street LLC, located at 45 Stone Street for a period of 2 years.

RE: 1 Hanover Square, liquor license application for One Hanover LLC

By a vote of 29 in favor, the Board does not oppose the new liquor license application for One Hanover LLC, located at 1 Hanover Square for a period of two years.

RE: 115 Broadway, liquor license application for Dubin 6 at 115 Broadway

By a vote of 29 in favor, CB #1 does not oppose the new liquor license application for Dubin 6 at 115 Broadway, located at 115 Broadway for a period of two years.

RE: 108 Greenwich Street, liquor license application for JL Wall Street LLC

By a vote of 29 in favor, the Board does not oppose the new liquor license application for JL Wall Street LLC, located at 108 Greenwich Street for a period of two years.

RE: 60 Pearl Street, liquor license application for 60 Pearl Street

By a vote of 29 in favor, CB #1 does not oppose the new liquor license application for 60 Pearl Street Restaurant located at 60 Pearl Street for a period of two years.

RE: Proposed Holiday Season Market on Old Slip between South Street and Water Street from 11/24/05 until 12/24/05

By a vote of 27 in favor, 1 opposed and 1 abstention, the Board does not approve the proposed holiday gift market expo at Old Slip, but could support this event if another location were identified that would not have such a negative impact on the community.

The New York City Police Museum and the 1st Precinct Community Council have proposed sponsoring a holiday gift market expo on Old Slip between South Street and Water Street from November 24th to December 24th.

The north side of Old Slip is the only westbound street off of South Street for several blocks and closing this block would have a very negative impact on local traffic.

The NYC Police Museum and the 1st Precinct Community Council are two very worthwhile groups, deserving of Board support.

K. **Arts & Entertainment Committee**

RE: “Portholes to the Past” an art project by Alan Sonfist and “Manhattan Energy Trace” by Peter Strauss

By a vote of 31 in favor, the Board supports the concept of “Portholes to the Past” and “Manhattan Energy Trace” as proposed by Art in Nature New York, Inc. but requests that they return to the committee for review when the actual locations of the projects have been determined.

RE: Temporary installation of “The Frontier Prophet “ by DeeJay Bawden at Old Slip

By a vote of 7 in favor of this resolution and 18 opposed, Community Board #1 objects to the temporary installation of “The Frontier Prophet” by DeeJay Bawden at Old Slip Park from December 2005 until June of 2006.

There being no further business, the meeting was adjourned.