

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
NOVEMBER 15, 2005
PACE UNIVERSITY
1 PACE PLAZA

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

Public Session:

Deborah Glick spoke to the Board about a letter in support of New York City obtaining control of evictions laws for apartments. She thanked the community for the Walk With Me on Domestic Violence. There are many calls into her office regarding questions about small businesses in the area, especially with the relocation of businesses to make way for the Fulton Street Transit Hub. She spoke of SCRE and DRE, low rent for senior citizens and people with disabilities, respectively.

The Chair introduced Eric Deutsch, the new President of the Downtown Alliance. He expressed his enthusiasm to work Downtown and looks forward to working with the Community Board.

Gail Tang from the Children's Hope Foundation is looking for extra storage space for donated toys during the holiday season. The space would be utilized for 6 to 8 weeks. She would appreciate donated space and will notify the CB #1 office with more details.

Alex Jong spoke about the September Space Community Center, located at 11 Broadway. He spoke about services offered and for more information, visit their website.

Elana Farina from Infant Toddler Preschool Post-9/11 Initiative presented to the Board about their project that was started in Spring 2003 – looking at how 9/11 has affected children and families and what recovery processes can be done to help with these children.

Arthur Cassel, Chair, and Katherine Hill, Co-Chair, of the Ground Zero Small Business Association, spoke to the Board about imminent eviction of small businesses that have to be relocated due to the location of the Fulton Street Transit Hub. The Association would like support from the Community Board for extra help in compensation for their relocation.

Frank Grianiero spoke in support of the co-naming of Baxter Street for the New York State Court Officers Memorial Way, located behind Centre Street.

Allan Tannenbaum, a photo-journalist, spoke about a photo exhibit at the Museum of the City of New York. It will be held December 1st.

Public Hearing:

A public hearing was held on the Budget Priorities for 2007 fiscal year for Community Board #1. One person from the public spoke in support for public libraries downtown.

The next hearing on the Mayor's public budget will be held in January.

Business Session:

The minutes of the monthly meeting held on October 18, 2005 were adopted as presented.

Chairperson's Report:

Julie Menin reported on the following issues:

- Issues of housing on Ground Zero have been raised. It is not clear what the market will be for commercial space.
- There are concerns for the future of the Pearl Street playground and she has spoken to City Hall on this matter.
- 2.7 million square feet of residential development is planned for Lower Greenwich Street South. There will be more discussion.
- Regarding Governor's Island, Board members met with GIPEC on interim uses.
- She attended a meeting with Sheldon Silver on noise mitigation with Bruce Ratner, developer of the Beekman Street school and residential tower, and the hospital. The start date for construction will be in April. The school is slated to open in 2008.

District Manager's Report:

Paul Goldstein reported on the following issues:

- The Groundbreaking Ceremony for Goldman Sachs construction will be held on November 29th at 9:30. Construction on the site will begin shortly thereafter.
- The CB #1 website will be updated with construction links.
- The newsletter is out and residents should be receiving it shortly.

Committee Reports:

NOTE: IF YOU WISH TO RECEIVE A COPY OF A RESOLUTION LISTED BELOW, PLEASE CONTACT THE BOARD OFFICE.

A. Executive Committee

RE: Capital and Expense Budget Requests for FY 2007

By a vote of 42 in favor, the Board recommends the funding of the budget requests attached to the resolution for FY 2007.

RE: Restoration of Home Rule over New York City rent and eviction laws

By a vote of 35 in favor, 3 abstentions and 2 recused, the Board supports the Manhattan Borough Board resolution calling on the State Legislature and Governor to enact legislation repealing the Urstadt Law and restore Home Rule powers to the Mayor of New York City.

B. Tribeca Committee

Carole DeSaram reported on the following issues:

- The developer of White Street proposed a zoning change. The zoning change would be from an M1-5 zone to a C6-2A. This change was added to a letter extending zoning to cover the area of Broadway, White, Lafayette and Walk Streets.
- A letter went out to City Planning with questions and concerns over rezoning in Tribeca. City Planning will be presenting on December 1st with Frank Fish, a consultant who is working on the rezoning plan.

RE: 53 Park Place, sidewalk café license for Potato Farms LLC for 16 tables and 60 seats

By a vote of 40 in favor, the Board does not object to the sidewalk café license for Potato Farms LLC for a period two years.

RE: Co-naming of Chambers Street from West Street to 199 Chambers Street
Frederick Douglas Landing

Jacob Morris presented to the Board in support of this resolution.

By a vote of 40 in favor, the Board supports the co-naming of Chambers Street from West Street to 199 Chambers Street as Frederick Douglas Landing.

RE: 31-33 Vestry Street, BSA variance application to allow the construction of a nine-store residential building that will contain 7 dwelling units and eight accessory underground parking spaces

A BSA variance is necessary for the construction of a new loft dwelling in an M1-5 district. This building was approved by LPC for its appropriateness, and there has been no request for a variance in the 5 F.A.R bulk allowance. The proposed application to build the new 9-story building at 31-33 Vestry Street meets the BSA standards test for a waiver.

The applicant has made no request for a variance, which would exceed the 5 F.A.R bulk allowance.

By a vote of 40 in favor, the Board does not oppose the BSA application for a new nine-story residential building at 31-33 Vestry Street.

C. **Battery Park City Committee**

Linda Belfer reported on the following issues:

RE: Recreational space within Route 9Am South Promenade Project, between and adjacent to West Thames and Albany Streets

By a vote of 33 in favor, 4 opposed, and 2 abstentions, the Board request that NYSDOT preserve the Existing Uses and place such Existing Uses within the 3rd Place Space and West Thames/Albany Segment in a manner that maximizes the benefits to the local community.

The Community Board recommends that a dog run use be located within the 3rd Place Space and recommends that adding a third half-basketball court in addition to the two that are part of the Existing Uses of the site.

Lastly, CB #1 requests that NYS DOT work with the Board to develop its final design and programming. NYSDOT is asked to present such final design and programming to CB #1 for approval.

- There was meeting held with NYS DOT representatives regarding Route 9A/West Street. The Committee suggests that the original idea of basketball courts be supported. Tom Goodkind voiced his support of tennis courts being an option. He would like an amendment be made to a resolution on this issue to allow tennis courts to be an option. Jeff Galloway stated that tennis courts have been relocated up to Spring Street to replace two that were closed for the ballparks. There were three meetings on this issue with Linda, the Committee, and NYS DOT. Tennis will not fit in the space. Further discussions ensued. It was decided to vote on the resolution as is without any amendments.
- A report was given on the unsatisfactory condition of the Gristedes grocery store located in Battery Park City.
- The Committee was asked to write a letter to the landlord of 222 Rector Street regarding the discontinuance of the 80/20 program at the Park Place residence. Officials are working on this issue.
- A report was given on potential community amenities from Goldman Sachs.

D **Arts & Entertainment Task Force**

Harold Reed reported on Three Legged Dog, Art and Technology Center at 80 Greenwich Street.

E. **Small Business Task Force**

Joel Kopel reported on the small business panel, which includes representatives from Cushman Wakefield, Pace University, Edward Minksoff, and Downtown Alliance.

RE: Supporting small business development in Lower Manhattan

By a vote of 39 in favor, the Board insists that the LMDC, New York City, New York State, and the Port Authority should give priority in the procurement processes relating to construction and redevelopment projects on the WTC site and elsewhere in Lower Manhattan to small businesses located in the area. The businesses surrounding the WTC site have been adversely affected economically by the events of 9/11 and by the slow pace of rebuilding in the district.

The City, State, and Port Authority, and LMDC should also provide incentives to business in order to encourage their use of downtown service sector business.

F. **West Street Task Force**

Bob Townley presented to the Board on 5 solutions for the DOT to look at regarding the West Street/Chamber Street crossing. A letter from the Board should be produced to send to DOT.

Julie suggested that there be a joint meeting with the Battery Park City Committee and Tribeca Committee to discuss the issue of West Street.

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

RE: Response to Proposal from Friends of Lower Manhattan

By a vote of 34 in favor and 4 abstentions, the Board agrees to participate on the Panel as proposed by FOLM. The Chair of CB #1 is to designate 5 members as CB #1's representatives to the Panel.

CB #1 requests that FOLM restructure its proposal somewhat so that the total commitment is \$250,000 distributed from the Remaining Funds. The 2006 operating grant to CB #1 is \$120,000, and the cash portion is provided as a lump sum as the CB sees the needs without the line item budget restrictions. The initial round of Community Fund grants is increased to \$130,000.

CB #1 urges FOLM to continue discussions and negotiations with CB #1.

Much debate followed about the term limits of Community Board #1 Officers. There was much support in having terms limited to three consecutive 2-year terms.

RE: Amendment to the CB #1 By-Laws Regarding Term Limits

By a vote of 7 in favor, 30 opposed, and 1 abstention, the Board does not support changing the By-Laws of Community Board #1 to allow two consecutive 2-year terms for CB #1 officers.

RE: Amendment of the CB #1 By-Laws to correct error regarding term of office

Section II.A. of the By-Laws currently provides that officers of CB #1 will be elected to a two-year term. Section III.B. consists of an erroneous statement that is in conflict with the foregoing provision and legislative history.

By a vote of 37 in favor, and 1 opposed, the Board supports the revision of Section III.B. of the By-Laws of CB #1 relating to the term of office of each CB #1 officer and changed in Section II.A. in relation to terms and term limits.

H. **Waterfront Committee**

Linda Roche reported on Governors Island findings and the proposed planning process.

I. **Quality of Life Committee**

Pat Moore reported on the following issues:

- There is concern over fireworks displays in certain neighborhoods without proper notification of the residents. The Fire Department stated that certain explosives exploded prematurely in recent times. Beginning in November, the Community Board office will have a list of the displays of fireworks. CB #1 should have input before any licenses are issued.
- Regarding the 311 System, there is much criticism of the ineffectiveness of the system. There are 400 operators. Community Boards have requested for a report from 311 on any complaints within their districts.

J. **Youth & Education Committee**

Paul Hovitz reported that the upcoming Spring Youth Fair that is in the works.

K. **Landmarks Committee**

RE: 105 Franklin Street, application to remove a fire escape, install new storefront infill and rooftop bulkhead

By a vote of 28 in favor, the Board cannot make a recommendation because the Board was not given a completed presentation by the applicant.

RE: 414 Washington Street, application to construct a ten story building

By a vote of 28 in favor, the Board recommends that the LPC approve this application after very careful review of the application and amendments noted in the resolution.

RE: 415-423 Washington Street, application to construct a new nine-story building

By a vote of 28 in favor, the Board recommends that the LPC approve this application after very careful review of the application and amendments noted in the resolution.

L. **WTC Redevelopment Committee**

Catherine McVay-Hughes reported on retail development underground at the PATH Station. CB #1 supports the 1st phase of development underground. Regarding the development above ground, CB #1 supports a full-build option.

RE: Retail Development on the WTC Site

By a vote of 28 in favor, CB #1 supports a “full-build” option for redeveloping retail at the WTC site and urges the Port Authority to complete the planning phase and begin construction as soon as possible.

CB #1 also supports the Port Authority’s proposed plans for “podium” building to maximize the amount of space available for street-level retail.

CB #1 requests detailed information regarding the second phase of proposed retail development or street level retail.

The Port Authority is requested to consult with and keep CB #1 fully informed as to the proposed plans for retail development at the World Trade Center site.

She also reported on the construction of the Slurry Wall.

RE: Additional PATH Station Platform

By a vote of 27 in favor and 3 abstentions, CB #1 supports prompt construction of the Santiago Calatrava-designed transportation hub including proposed Platform D and related infrastructure necessary to properly alleviate potential overcrowding, address safety issues and provide adequate space for stairs, escalators and ADA elevators.

RE: Funding for cultural facilities on the WTC site

By a vote of 29 in favor and 1 abstention, the Board urges Governor Pataki and the LMDC to take all necessary steps to ensure that LMDC funds earmarked for the development of cultural facilities on the WTC site are properly disbursed for this purpose.

Fundraising for the memorial and memorial museum and fundraising for cultural facilities to be located at the WTC site should not be mutually exclusive and CB #1 calls on the WTC Memorial Foundation to focus equal attention on fundraising efforts for the cultural facilities.

CB #1 is to be kept informed and consulted with by the LMDC in regards to the WTC site and development.

M. **Financial District Committee**

Raymond O'Keefe reported on the Calatrava/Sciame residential building on 80 South Street. It is an "as of right" building, equivalent in height to an 80 story building, comprising of 4-story cubes. Neighbors of the site are concerned about the size of construction and material used for the design.

N. **Seaport/Civic Center Committee**

RE: Street Co-naming for NYS Court Officers

By a vote of 24 in favor and 6 abstentions, the Board approves the co-naming to recognize Captain William Thompson, Court Officer Thomas Jurgens, and Court Officer Mitchell Wallace who lost their lives responding to the WTC tragedy on 9/11.

There being no further business, the meeting was adjourned.