

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
DECEMBER 20, 2005
MUSEUM OF JEWISH HERITAGE
36 BATTERY PLACE

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

Public Session:

John Ricker from the New York City Comptroller's Office introduced himself as the new representative from the office.

Business Session:

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

Chairperson's Report:

Julie Menin reported on the following issues:

- She had received a new version of an MOU from Goldman Sachs and will disburse the document to the Board for review.
- She met with Sheldon Silver's office regarding construction issues with the Forest City Ratner building on Beekman Street and zoning for the school in the building to guarantee seats for children in the CB 1 district. She hopes to receive a favorable answer soon.
- She applied for membership on the WTC Memorial Foundation Board.

- She recently resigned from the Friends of Lower Manhattan Board.
- She received word from the Office of Management and Budget that the District Manager can receive a 3.15% wage increase.
- The Conflicts of Interest Board recently ruled that you must disclose home ownership when the Community Board acts on zoning matters in the area. If you own and disclose, you can vote.
- She introduced the new member to the Board, Brian Steele.

District Manager's Report:

Paul Goldstein reported on the following issues:

- There will be a meeting on January 18th at 6:30 PM at the Woolworth Building regarding why the WTC collapsed and how to construct buildings to withstand the type of attack on September 11th.
- There will be a Small Business Forum on January 19th at PACE University regarding how to help small businesses in the neighborhood.
- There will be a community construction review meeting in Battery Park City regarding the Goldman Sachs building.
- He attended a hearing and gave testimony regarding a revised New York City noise code. There presently are inadequate enforcement mechanisms written into the current code, and there is little budget money for enforcement.
- Ten additional sanitation trucks are coming on January 1st to serve Community Board #1.
- Construction activity was halted during the transit strike.
- The Mormon's sculpture will be installed for 6 months, even though the Board opposed it.
- There will be fireworks on display at Battery at midnight on New Year's Eve.

Committee Reports:

**NOTE: IF YOU WISH TO RECEIVE A COPY OF A RESOLUTION
SUMMARIZED IN THE MINUTES, PLEASE CONTACT THE CB 1 OFFICE AT
212 442-5050**

A. Battery Park City Committee

Linda Belfer gave an update on the new ferry terminal on the Battery Park City promenade. It will be ready in Spring 2007. Billy Bey will run the ferry terminal sub-contract.

The MOU with Goldman Sachs will be before the committee in January.

A report on the Women's Museum at Site 2 was also presented.

B. Landmarks Committee

RE: 319 Church Street, application to alter the ground floor and install a new storefront

By a vote of 28 in favor, the Board recommends that the LPC approve this application.

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 recommends that the LPC approve this application, with consideration given to a more historically appropriate lighting proposal. The Committee did not feel the light fittings for the residential entrance were appropriate. The applicant has agreed to consider the Committee's comments.

RE: 115 Broadway, application to install new awnings

By a vote of 28 in favor, the Board recommends that the LPC approve this application.

RE: 211-215 Pearl Street, proposal to designate an historic landmark

An application has been made to SHIPO for consideration to list the form feature on the National Register. This location is formerly the warehouse for William Colgate and a rare example of early warehouse architecture to survive.

By a vote of 28 in favor, the Board recommends that the LPC urgently give consideration to how best to protect this piece of Lower Manhattan's architectural history.

C. Seaport/Civic Center Committee

Regarding the Ratner project/Beekman Street reconstruction, Marc Donnenfeld reported that construction is scheduled to begin in April.

RE: 80 Beekman Street, wine and beer license for Squires Coffee Shop

By a vote of 27 in favor, the Board does not oppose the beer and wine license application for Squires Coffee Shop at 80 Beekman Street for a period of two years.

RE: 213-219 Front Street, liquor license application for One Stella Maris Corp.

The applicant failed to appear before the Committee.

By a vote of 27 in favor, the Board recommends the SLA not approve a liquor license application for 213 Front Street unless and until the applicant presents this application before the Committee.

RE: Decorative lighting for South Street Seaport

Many cobblestone streets in the South Street Seaport Historic District are going to be reconstructed and the Department of Transportation would like to install decorative historic lighting fixtures during the course of this work.

By a vote of 27 in favor, the Board supports the use of funds provided by Speaker Sheldon Silver for new decorative historic lighting fixtures in the South Street Seaport provided that all the necessary funding is in place for the needed cobblestone street reconstruction.

RE: Co-naming of Lafayette Street for NYS Court Officers

By a vote of 27 in favor, the Board approves the co-naming of the corners of Lafayette Street at Leonard, Franklin and White Streets and that this portion of Lafayette Street be co-named Court Officer Memorial Way, for those Court Officers who lost their lives on 9/11.

D. **Arts & Entertainment Committee**

RE: Cultural enhancement funds (LMDC) for not-for-profit organizations

The LMDC has established a \$35 million Cultural Enhancement Fund and plans to utilize these funds to provide grants to cultural groups south of Houston Street. Several organizations planning to submit grant applications for these funds have reached out to the Community Board to obtain a letter of support from the Community Board.

By a vote of 27 in favor, Community Board #1 authorizes that letters of support be provided to each of the following organizations which presented their proposals before our Arts & Entertainment Task Force:

- 1) Proposed Partnership between NYC Opera and the High School of Economics and Finance
This program will introduce students to the art and business of opera and provide year long internships for students who wish to learn more about the operations of a large cultural organization.

- 2) Church Street School of Music and Art
With enrollment growing at a rate of 15% per year, the school is seeking capital construction funding to expand its studio space and practice rooms.
- 3) Manhattan Youth Recreation and Resources
MYRR is applying for capital funding for the build-out of its new community center which will include an Arts Activity Center featuring a multi-media studio, a live performance theatre and screening room, music studio rehearsal rooms, two art studios, a culinary arts center, and multi-use space for larger shows
- 4) Poets House
The Poets House is moving to a new 10,000 s.f. space in Battery Park City. They seek capital support to built out their facility which will contain a reading room, listening facilities, a children's room, and space to house their poetry collections and programs.
- 5) The River Project
The River Project proposes to construct City Fish, a temporary modular outdoor aquarium exhibit and environmental education building on the bikepath/walkway just north of Chambers Street. These aquaria will allow passers-by to view native Hudson River fish, invertebrates and seaweeds.

RE: Adding Harold Reed to the Cultural Enhancement Fund Expert Panel

By a vote of 27 in favor, the Board strongly urges that Harold Reed be added as a full voting member of LMDC Advisory Panel for their Cultural Enhancement Fund, in order to provide the community with meaningful input in the decision making process.

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

RE: Pre-election Candidate Forum (Board office elections)

By a vote of 30 in favor, the Board approves the amendments to the CB #1 By-Laws in regards to establishing a pre-election Board meeting for candidate presentations.

RE: Removal of Board members for "cause", unexcused absences

By a vote of 30 in favor, the Board approves the amendments to the CB #1 By-Laws in regards to the removal of a Board member and what constitutes an "excused" absence.

RE: Transparency and disclosure with respect to meetings and documents in Community Board decision-making

By a vote of 30 in favor, the Board approves the amendments to the CB #1 By-Laws in regards to open decision-making and making documents, information, etc. fully available to members.

RE: Open Meetings Laws issues

By a vote of 30 in favor, the Board approves the amendments of the CB #1 By-Laws in regards to Open Meetings.

RE: Hiring, evaluation and termination of CB #1 staff

By a vote of 20 in favor, the Board tabled the resolution detailing the processes for hiring, evaluation and termination of the positions of District Manager and Assistant District Manager of Community Board #1.

F. **Quality of Life Committee**

John Fratta reported on the following issues:

- Tour buses are getting more leeway to idle on the street so that tourists are comfortable when they return on the bus. DEP has an enforcement squad but it operates mostly on South Street. Community Board #1 will tell the DEP where to re-direct their enforcement efforts based on complaints given.

RE: Establishing a CERT Team

By a vote of 30 in favor, the Board requests a line item in the budget of the Office of Emergency Management to set aside funding for the support, creation and training of existing and future CERT teams.

G. **WTC Redevelopment Committee**

Michael Connolly reported on the following issues:

- Gretchen Dykstra, President of the WTC Memorial Foundation, reported that the current estimate of the cost of the Memorial, Reflecting Absence, is \$330 million and the underground museum is estimated at \$160 million. The World Trade Center Memorial Foundation, a not-for-profit organization, will build, own and operate the Memorial and Memorial Museum. The foundation is also charged with responsibility for building two cultural buildings at the site.
- Robin Forst and Tom Kunkel from the Lower Manhattan Construction Command reported on recent developments including the selection of a final location for air monitoring equipment at One Chase Plaza.

- Anne Papegeorge from LMDC reported on the design of the Memorial and Memorial Plaza and indicated that substantial work is already underway on elements of the required infrastructure. It was determined that it would be work to operate the two cascading waterfalls year-round.
- The LMDC reported on the Emergency Evacuation Plan for 130 Liberty Street and the progress of the deconstruction of the building at this site, including information on community notification and recent drills.

RE: Liberty Bond Financing Application by Silverstein Properties

By a vote of 27 in favor and 1 recused, the Board approved a resolution reiterating CB #1's strong support for the use of Liberty Bond funding only for projects in Lower Manhattan and for street-level retail development on the WTC site.

The resolution also supports the use of a portion of the remaining Liberty Bonds to help finance the construction of the Freedom Tower on Site 1 under the Master Plan (with construction scheduled to begin in April 2006) as well as new commercial buildings on Site 2 and 3 subject to the agreement of Silverstein Properties to: (1) commence construction of the new commercial buildings on Sites 2 and 3 immediately once the Port Authority turns the sites over to them following completion of the adjacent slurry wall and (2) provide substantial retail space in each of these two buildings with two floors of retail at or above street level and two floors below.

The resolution also reiterates support of cultural and education facilities on the WTC site and surrounding areas of Lower Manhattan, including construction of the proposed Frank Gehry-designed Performing Arts Center and calls on the New York City Industrial Development Agency and relevant decision makers, in consultation with Community Board #1, to reexamine Sites 4 and 5 to determine who is best suited to develop these sites as quickly as possible.

RE: CB #1 representation on the LMDC Board

By a vote of 29 in favor and 1 recused, the Board strongly supports the appointment of one or more additional residents of Lower Manhattan to the Board of Directors of the LMDC to represent the interests of the local community.

The Board also urges the amendment of the LMDC bylaws to provide that at all times the sitting Chair of Community Board #1 shall serve as a member of the Board of Directors of the LMDC, in addition to any currently serving residents on the LMDC Board.

CB #1 recommends that Julie Menin, as the current Chair of CB #1, immediately be appointed to the Board of Directors of the LMDC.

H. **Youth & Education Committee**

Paul Hovitz reported on the following issues:

- The Spring Youth Fair will be hosted on May 17 at Southbridge Towers.
- Construction of the Beekman Street School is to begin in April.
- The Department of Education is sending letters to people who qualify for bus service to IS 104 (Baruch).
- A meeting will be held in January regarding the operation and maintenance of the ballfields.
- Julie Menin has written a letter to the property owner of Millennium High School in response to their concern of acquiring gymnasium space.

I. **Financial District Committee**

RE: 87-89 Greenwich Street, beer and wine license for Rector Street Food Enterprises d/b/a George's

By a vote of 30 in favor, the Board does not oppose the new beer and wine license application for Rector Street Food Enterprises d/b/a George's for a period of two years.

Ray O'Keefe reported on the street management plan (closures and traffic issues) on Exchange Place, Broad Street, William Street and Wall Street.

J. **Tribeca Committee**

Carole De Saram gave an update on the North Tribeca Rezoning.

RE: 399 Greenwich Street, liquor license application for 399 Greenwich Street Pub

By a vote of 30 in favor, the Board does not oppose the liquor license application for 399 Greenwich Pub, Inc. at 399 Greenwich Street for a period of two years.

RE: 71 No Moore/385 Greenwich Street, liquor license for No Moore Oysters

By a vote of 30 in favor, the Board does not oppose the liquor license application for No Moore Oysters at 71 No Moore Street/385 Greenwich Street for a period of two years.

RE: 139 Duane Street, liquor license transfer application for Strongfive LLC

By a vote of 30 in favor, the Board does not oppose the application for liquor license transfer for Strongfive, LLC for a period of two years.

K. **Waterfront Committee**

Linda Roche reported on the Governors Island response to RFEI concept plans.

L. **Small Business Task Force**

Joel Kopel gave a report on the upcoming Small Business Forum.

RE: Financial assistance for small businesses being relocated due to the construction of Fulton Transit HUB

By a vote of 30 in favor, the Board requests that additional funds be provided by either or both LMDC and MTA sufficient to retain the displaced businesses in the vicinity of their current locations through subsidies and incentives to the tenants and their new landlords.

CB #1 requests that in view of the urgency of this situation, the City and downtown business groups assist relocation efforts by starting as soon as possible to coordinate activities between funding entities, property owners, and the tenants of the Ground Zero Small Business Association to obtain an agreement on aid and make the necessary funds available before it's too late.

There being no further business, the meeting was adjourned.