

**MINUTES OF THE MONTHLY MEETING OF
COMMUNITY BOARD 1 - MANHATTAN
JULY 25, 2006
SEAMAN'S CHURCH INSTITUTE
241 WATER STREET**

Chairperson, Julie Menin, called the meeting to order at 6PM.

I. PUBLIC SESSION

A) Envisioning the Future/2010 Video – Presentation by LMCCC

Dan McCormick, First Deputy Executive Director of LMCCC gave a five minute video "Presentation of 2010." The film was a preview of Lower Manhattan upon completion of the rebuilding efforts of the World Trade Center area.

B) Comments by Members of the Public

Robert Kuperman, a licensed clinical social worker with St. Vincent's Hospital advised the community of the hospital's World Trade Center Healing Services available at 170 Broadway on the 12th floor. The unit specializes in emotional trauma and free counseling services are still available from trauma specialists. The service focuses on resiliency by looking forward. Symptoms of trauma include insomnia and nightmares. The group has provided services to individuals impacted by Hurricane Katrina and soldiers returning from the Iraqi War. Call 212.346.2582 for an appointment.

Mary Cooley, CB1 Liaison, Manhattan Borough President's Office, announced the following:

- Saturday, July 22nd, 100 volunteers conducted a vacant lot count in anticipation of addressing the City's housing shortage.
- Mayor's Community Assistance Unit will facilitate a meeting with the Battery Park City Committee on Route 9A and she will advise of a meeting time and place.
- Ongoing Community Board training are scheduled on Ethics and How to Run A Meeting. Special training for Community Board 1 is available.

Alicia Ziegler, Assembly Member Deborah Glick's liaison, announced that her new departure date is August 11th. She introduced Bess Metaya as the Community Board's new liaison.

Steve Boland, Program Manager, Volunteer Outreach Program, NY Road Runners and NYC Marathon (aka ING NYC Marathon), solicited volunteers to assist with races throughout the City. One is scheduled for August 17th that will end in Battery Park City.

Jean Grillo, Public Member, Community Board 1, announced a few August events:

- August 1st: First Precinct National Night Out @ Duane Park with the Tribeca CERT Team to distribute Evacuation Preparation Guides;
- August 2nd: Hurricane Preparation Presentation @ Borough of Manhattan Community College @ 7PM;
- August 4th: First Precinct Community Council Street Fair

Sayal Lonial, Council Member Alan Gerson's Office, announced that the following organizations have received funding:

- Manhattan Youth;
- Grab Bar Initiative;
- NYC Academy of Science.

Mr. Lonial further announced that Councilman Gerson is advocating the establishment of a Preliminary Environmental Health Clinic to treat, track and research 9.11 issues; City Council Lower Manhattan Redevelopment Committee is meeting on September 7th @ 2PM. Filming on Location rules are merely suggestion to serve as a guide. Gerson seeks to ratify them in to local laws.

II. BUSINESS SESSION

A) Adoption of Minutes

The Board unanimously adopted the 06.20.06 minutes.

B) District Manager's Report

P. Goldstein

- From August to November, Vesey Street Bridge is being dismantled from Washington Street to Church Street
- NYC Department of Transportation is scheduled to repair Walker and White Streets
- Deconstruction of 130 Liberty Street (Duetsche Bank Building) is scheduled to begin by the end of summer.
- In late September/early October, construction to begin at Beekman Street and Ratner Building pile testing is pending.
- Fitterman Hall plans are delayed to the late fall due to inadequate plan for disposal.
- Lower Manhattan Construction Command Center crew to respond to traffic issues.

- Alan Gerson is drafting legislation regarding street vending, and suggested that the Quality of Life committee may want to comment on the matter. They are also considering areas to permit vending which include, but are not limited to : Lipsenard, West and Baxter Streets.
- New website has received positive feedback and further enhancements are forthcoming.

At the conclusion of Mr. Goldstein's report, Paul Hovitz, Chair Youth and Education Committee commented on the lack of accessibility of 49-51 Chambers Street after 6PM. He further commented that all should have equal access to community board committee meetings.

C) Chairperson's Report

J. Menin

- New School at Tower 5 (Duetche Bank location) idea out there and will push with City and State. Another site under consideration is the Women's Museum.
- Rebecca Skinner will chair the Board's New School Task Force with Richard Kennedy as co-chair.
- DOT will create a left hand turn on Lipsenard Street.
- Ground Zero Memorial will come before foundation. Performing Arts Center to move to front burner. Memorial Foundation Board Meeting (Catherine and Julie),
- Friends of Lower Manhattan (Bill Love) and Board are busy and plan to solicit funding from Friends for additional CB staff.
- Bill Love announced that 125K has been set aside in Lower Manhattan Community Fund. A combined group with representatives from Friends of Lower Manhattan and CB 1 to make decisions on fund distribution ranging from \$2,500 to \$25,000. The July 31st deadline has been extended two months to September 29th. A copy of the application with eligibility requirements is available on the CB1 website at www.CB1.org.
- Linda Belfer is hospitalized at Beekman and is anticipating discharge in a couple of days.
- New summer intern is working at CB 1 office.

D) Treasurer's Report

J. Kopel

Joel Kopel began his report by thanking Joe Lerner for his years of service as the former CB 1 treasurer. He advised the Board that he is working with Bill Love and Paul Goldstein with regard to the Conflicts of Interest Board and how to raise funds. Julie added that a meeting with the MBP, confirmed that CB 1 is not to fund-raise, and therefore applying for a grant.

III. COMMITTEE REPORTS

A) Quality of Life Committee

P. Moore

1) Mr. Chows, Knitting Factory, complaints from the public regarding these establishments – Report

While addressing noise complaints with the owners of Mr. Chows, Peter Braus showed a video of activity at the Knitting Factory to demonstrate the cause of the noise complaints. The Knitting Factory is reluctant to change identification.

2) Gang problems in Tribeca – Report

Local business owners, residents and the police discussed the gang issue in Tribeca. Officer Cunningham announced that one of the 19 new police assigned to the first precinct will be assigned to Duane and Greenwich Streets.

3) Fireworks displays in Lower Manhattan – Report

The Committee asked the FDNY to consider the community’s post 9.11 sensitivity to noise generated by fireworks with adequate notice of anticipated displays. Although Anne Dworakivsky will include CB1 members in the email blast regarding the same, such would not reach the public at large. Therefore, the public is encouraged to submit their email addresses for inclusion in said notices. Bob Townley commented that while growing up in Coney Island, the community knew to anticipate fire work displays on Tuesdays. He inquired as to whether a regulation reflecting that practice could be instituted for Lower Manhattan. Pat Moore responded that since permits for fireworks displays generate revenue, the same would not be feasible for limiting said displays.

4) Rat and rodent problems in CB #1 district – Report

Anne Dworakivsky will forward a letter to the Department of Health in the CB1 meeting materials identifying the “hot spots,” as reported to CB1, where vermin are the biggest problem.

B) Tribeca Committee

R. Landman

1) Tribeca north rezoning – Reports:

a) Jack Parker application;

The committee is working with City Planning regarding the timing of the application. The two locations at issue are on West Street and Washington Street:

With regard to West Street, the committee sought a FAR 5, City Planning is considering a FAR 6.5. With regard to Washington Street, the committee requested a FAR 5 City Planning is considering FAR 6. A minority vote at committee for Far 6, but there is no Board resolution in time because it does not meet in August.

b) Ground floor uses

A special Committee meeting scheduled for August 24th to consider a comprehensive plan for the area.

2) New York Law School development site – Update

New York Law School sold its development and property rights to a developer who plans to build a 630,000 square foot building on the site. Rick Landman explained the history of the deed associated with the lot. Ultimately, the lot does not contain deed restrictions as to height limitations and an Far 10 is permissible as of right, thereby allowing for the construction of similar building such as the telephone building. He further explained that although the developer has no height limitations as of right, he is willing to reach out to the community to research other approaches for addressing the community’s concerns. Julie Menin emphasized that due to the as of right issue, the Board is not in a situation where it can take action as to a recommendation to City Planning.

The Board Passed the Following Resolutions:

3) 1 York Street - application for modifications to a previously approved special permit: 27 Favored; 6 Opposed; 4 Abstained.

The Following Issues were Raised during Discussion:

- Restriction on eating and drinking establishment - too many in the area
- Visibility of the add on from the street
- Bifurcating the issues:
 - eating/drinking establishment
 - 2,000 sq ft Penthouse
- Correction of wall requires reconfiguration of commercial space
- Impact of resolution on Jack Parker application

* * * * *

The Chair had suspended discussion on this matter to recognize State Senator Martin Connor, who addressed the Board with these developments: Ground was broken at the Tribeca section of Hudson River Park; The State Liquor Authority has appointed a new member who is one of his constituents; Monitoring of the Lower Manhattan Development Corporation Freedom Tower ground breaking.

* * * * *

4) 415 Washington Street - BSA application to permit a nine story, 6.02 FAR residential building: Unanimous.

The Following Issues were Raised during Discussion:

- Applicant requested a FAR 6 but uniqueness not grounds for hardship

5) 6 York Street - application for a restaurant liquor license: 29 Favored; 7 Opposed; 2 Abstained.

The Following Issues were Raised during Discussion:

- Whether approval of this resolution would set a precedent for granting liquor licenses to small boutique hotels located on residential side streets
- Proactive approach to preventing an East Village or Meat Packing District atmosphere by opposing liquor license
- Several area night life attractions are drawing a negative impact on neighborhood
- Restaurant closes at midnight therefore liquor license warranted
- Consideration of casement windows, sound-proofing (double layers of Sheetrock) and no request for a cabaret license
- Reasonable place for neighborhood and legitimate business that if scared off, could attract undesirables

The Following Resolutions Generated no Discussion and Were Unanimously Passed :

6) 413 Greenwich St. - application for an unenclosed sidewalk café for Il Mattone Corp.

7) Liquor license renewal applications:

- A) 116 West Broadway;**
- B) 62 Laight Street;**
- C) 22 Warren Street;**
- D) 10 Reade Street;**
- E) 323 Greenwich Street;**
- F) 105 Hudson Street**

C) Seaport/Civic Center Committee

J. Fratta

The Board Passed the Following Resolutions:

- 1) Spiegelent, entertainment tent/hall on the north side of Pier 17 and liquor license application: 34 Favored; 3 Opposed.**
- 2) Street activity permit application for the African Burial Ground 2006 Commemoration ceremony on September 29, 2006 by the Schomburg Center for Research in Black Culture: Unanimous.**
- 3) Proposed street, parking lane closures for Pace University in conjunction with fall student move in: 20 Favored; 10 Opposed; 2 Abstained.**

The Following Issues were Raised during Discussion:

- Consideration of Frankfort Street to avoid closing
 - Impact of closing from 6AM to 6PM, Sunday to Monday during Labor Day Weekend
 - Moving city-owned cars to facilitate student move in
 - Impact on mobility of emergency vehicles
- 4) 21-23 Peck Slip, liquor license transfer application for Quartino Restaurant: Unanimous.**

D) Battery Park City Committee

A. Notaro for L. Belfer

The Board Passed the Following Resolutions (Items 1, 3, 5 and 6):

- 1) Re-routing of delivery truck traffic during Route 9A/Port Authority construction: Unanimous.**
- 2) Route 9A, 1st, 2nd and 3rd Place –** The Manhattan Borough President's office was asked to intervene with the Arts Commission to enable this project to proceed.
- 3) Chevy's Fresh Mex, cabaret license application : 36 Favored; 1 Abstained.**
- 4) Ball fields and artificial turf – Report**
The Battery Park City Authority is seeking justification for using artificial turf for the purpose of attaining additional use of said fields.
- 5) Proposed street activity permit application sponsored by the Battery Park City Parks Conservancy scheduled for September 10, 2006 on Battery Place between West Street and First Place:**
- 6) 102 North End Avenue aka Embassy Suites Hotel, liquor license transfer: 35 Favored; 2 Recused.**

A Discussion with Representatives of Goldman Sachs Addressed the Following Concerns:

Donald Bernstein, Esq., attorney for the Goldman Sachs entity that is purchasing the hotel advised the Board that the transaction between it and Forest City Ratner (seller) will be consummated before the September meeting and stated that there will be no change in operation

as the entity will inherit the store and theater leases as it will have acquired the ground leases for the site.

Robert Springer, a spokesperson for Goldman explained the purchase as a desire to expand its presence in Battery Park City as a significant member in the community and to service its employees. The licenses are until 2069. He further stated that no changes are anticipated for public access to the passageway between the Goldman Sachs building (currently under construction) and the movie theater. While no specific operation changes are anticipated, Goldman might avail itself of new opportunities when the leases expire.

Other Issues Discussed:

- Cited post 9.11 security issues for prohibiting the public access to its headquarters;
- Would come before the Board regarding changes in amenities;
- Elimination of the glass wall.

The Chair ended the discussion with the advice to flesh out issues at the September BPC meeting.

E) BPC Community Center Task Force

A. Notaro

The Board Unanimously Passed the Following Resolution:

- 1) **Planned community center on sites 23/24** (Projected completion: 2008/2009)

F) WTC Redevelopment Committee

C. McVay Hughes

- 1) **Freedom Tower – Design update**

Silverstein Properties hosted the meeting at 7 World Trade Center to share renderings of the Freedom Tower. The leasing process is going well and the tower will contain five levels of retail space.

- 2) **Construction plans and timetable for WTC commercial buildings – Update**

Towers will be designed by various architects. Insurance proceeds have not been disbursed. 24 square feet of retail space have been designated for the ground level and below.

- 3) **Fulton Street Transit Center – Update**

Retailers will be out by August for the creation of the transit hub.

- 4) **The Tribute Center – Update**

Presentation for the Tribute Center opening will take on September 9th

G) Landmarks and WTC Redevelopment Committee

C. McVay Hughes

The Board Passed the Following Resolution:

- 1) **Vesey Street Stair Remnant: 34 Favored; 1 Opposed, 2 Abstained.**

Discussion on this Resolution Generated Criticism about Construction of the Same and its

Subject Matter:

- Absolutist position where LMDC only allowed to present alternatives and commentary;
- Resolution should not rule out preserving part or all of the staircase;
- Preservation should occur without impacting rebuilding process;
- Staircase no more significant than debris at Fresh Kills;
- Staircase has grassroots historical value;
- Staircase large, fragile, supported by steel beams and worth preserving.

Bill Love accepted Barry Skolnick's friendly amendment to delete "any" from the last Be It Further Resolved.

H) West Street Task Force

B. Townley

The Board Unanimously Passed the Following Resolution:

1) Warren/West Street intersection

The Following Issues were Raised during Discussion:

- Impact on Chambers Street reconstruction;
- Chambers Street is last safe crossing to IS 89 and the ballfields
- Need for massive public campaign;
- Point raised about Harrison Street.

I) Financial District Committee

Edward Sheffe for R. O'Keefe

The Board Unanimously Passed the Following Resolutions:

- 1) 2 Rector Street, wine license application for Masterpiece Pizza, Inc.; d/b/a Masterpiece Pizza**
- 2) 6 Hanover Street, liquor license application for SDSWBH, LLC**
- 3) 52 Stone Street / 85 Broad Street, liquor license application for 85 Pearl Street Venture**

J) Arts & Entertainment Task Force

H. Reed

1) The Artist Exchange International (AEI) Organization's Fall '06 project – Report

Harold Reed described the AEI's innovative program: How Artists See Their Role in Cultural Exchange. From September 5th through September 30th, and Irish artist will exhibit works at the Studio in SoHo. From September 10th to September 12th, the program will convene with a panel discussion at Pace University. In 2007, a cultural exchange will take place with Germany, in 2008 with Israel and in 2010, all participants will convene.

The Board Unanimously Passed the Following Resolutions:

- 2) Public art projects proposed for display in Thomas Payne Park and Collect Pond Park**
- 3) Public art project for Collect Pond Park by Matthew Geller**

K) Youth & Education Committee

P. Hovitz

1) Beekman Street School – Update

Nothing new as this item was discussed in the Public Session (See second bullet point at Chairperson's Report, above)

2) New Schools Task Force – Update

Will meet at the end of August

3) Go Group – Report

Needs help with securing a space

4) Millennium High School Gym – Update

Under discussion

In addition, Paul Hovitz commented that cell phone ban campaign to tie up school telephone lines is under consideration.

L) Landmarks Committee

B. Ehrman for R. Byrom

The Board Unanimously Passed the Following Resolutions:

- 1) 56 Walker Street, application for a new penthouse addition, a new storefront, new windows and the restoration of the facade**
- 2) 405 Broadway, application for a 1-story penthouse addition, a new storefront and new windows**
- 3) 105 Reade Street, application for a 3-story addition to an existing 5-story building**

IV. Old Business

V. New Business

VI. Adjournment

There being no old or new business, the Chair adjourned this meeting.

Respectfully submitted,

Janiece Brown Spitzmueller.