

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
DECEMBER 19, 2006
BOROUGH OF MANHATTAN COMMUNITY COLLEGE
199 CHAMBERS STREET, THEATER 2
TRIBECA PERFORMING ARTS CENTER

PUBLIC SESSION

Stacy Weiss (Attorney for 130 Duane Street Hotel)

Asked for upcoming resolution to be tabled.

Says the ABC law does not apply.

Wants to repair damage with the neighborhood.

Hotel will be operated by either Hersha or Holiday Inn.

Michel Krohn (Office of Senator Hillary Clinton)

Senator Clinton mailed a letter to Secretary Rumsfeld asking for JPAC (Joint POW/MIA Accounting Command) to add their expertise to assist the City of New York with the search for human remains at the WTC site.

Senator Clinton is concerned with the dignity of the remains.

She is looking into how her office can be of further help.

The letter was submitted for the record.

Mary Cooley (Office of Manhattan Borough President Scott Stringer)

CERT meeting will be on Jan. 9th at 6:00pm to focus on space needs.

Nursing Home emergency evacuation plans are adequate City wide.

Patrol Officers have too high a case load without enough training or resources.

There will be a town hall meeting in February, date to be announced

There was a grant to study congestion pricing.

Jeff Stegman (General Manager 130 Duane Street Hotel)

Asked to postpone the CB vote on their liquor licences application.

Construction problems between the contractors and developers are costing a lot of money.

Says hotel reflects TriBeCa charm.

Says traffic would not be a problem.

Says there would not be a night club or happy hours.

The hotel will have 45 rooms at \$350 per night.

Letter was submitted for the record.

Dennis McKeon

Wants JPAC to help with the search for human remains at the WTC.

Reported that a finger was found in a manhole last night.

Noted that JPAC was offered free of charge and would not interfere with construction.

Wants City to define search protocols.

Noted there were several delays at the Deutsche Bank site because of the continuing discovery of remains.

Noted that many elected officials are favor of bringing in JPAC to help.

Disclosed that Councilman Alan Gerson will introduce a resolution at City Council requesting JPAC's help.

Asked CB1 to help pass a resolution asking JPAC to help the City.

Julie Menin (Chair of CB1)

WTC Committee passed a resolution and the full board tabled last month.

JPAC needs permission from the Dept. of Defense to appear at a public meeting.

She will give an update in the Chairpersons report.

Kit Middleton

Did not appear.

Edie Lutnick

Was on the 101st floor of the WTC on 9/11.

Wants JPAC to help the City search for human remains at the WTC site.

Wants the search protocols from the City.

Is very concerned about the safety toxicity levels with what is recovered on site.

Al Cavallo (United States Marine Corps League)

U.S. Marine Corps combat veteran.

Does not want to leave anybody behind at the WTC site.

Marine Corps code was to look out for your buddy.

Wants JPAC to help the City with the search for humans remains at the WTC site, and asked the CB to help.

Represents 22 Marine veterans that worked for the City, FDNY, and PA Police.

Asked the Mayor to do the right thing.

Sally Regenhard (9/11 family member / Skyscraper Safety)
Conceded her 3 minutes to Al Cavallo who continued to speak.

Albert Petrocelli

Representing his son Mark who was a commodities trader on the 92nd floor of the WTC.
Says there are still 1400 people whose remains have not been identified and wants JPAC to come in and help the City with search for human remains.

John Ricker (Office of City Comptroller Thomson)

Auto insurance companies have been recording record profits.
Says the industry has been price gouging.
Wants to create a NYS office of consumer advocate within the insurance industry.

Diane Horning (9/11 family member)

Demanded the City's search protocols for human remains at the WTC site.
Wanted to know why JPAC needed to wait for the City to ask them to come in to help.
Says that JPAC would have fewer distractions than the City does.
Submitted letter on behalf of 9/11 family members.

Matt Vigianno (Office of State Senator Martian Connors)

Supports the Retail Action Project and said the Senator does not to patronize stores protested against by RAP that pay below minimum wage and due to sexual harassment complaints.

Sayar Lonial (Office of NYC Councilman Alan Gerson)

Sent letter to SLA about Hersha Hotel at 130 Duane Street, mentioning the poor relationship with the neighborhood, and stating that the 500' rule should apply. Having a hotel with fewer than 50 rooms would set a bad precedent and obtaining a liquor license is a privilege not a right.
There will be a City Council hearing on Jan. 11th about the new EPA testing program.
Intro. 76 - Improve Emergency Response ambulance time.
Strongly supports JPAC coming in to help the City with the search for human remains at the WTC site.

Jean Grillo

Asked the CB to not approve the liquor license application for the Hersha Hotel.

BUSINESS SESSION

A) Adoption of Minutes

The board adopted the December 2007 minutes with 2 recusal votes.

B) Chairperson's Report - Julie Menin

- The Counsel to the Manhattan Borough President has distributed a memo stating that CB email correspondence may be subject to the open meetings law.

Mary Cooley will confirm what is allowed.

Andy Neale says the law needs to be updated to catch up with new technologies.

- PS 89 There is overcrowding.

There will be a joint Youth/BPC Committee meeting on Jan. 10th 7:00pm. to assess the possibility of using space at the Battery Park City Community Center as an annex to relieve overcrowding at PS 89.

- General Growth

News plans for residential development and hotels.

There will be a joint Seaport/Civic Center Committee and Waterfront Committee meeting in Jan.

- Affordable Housing will become an important subject matter for the Quality of Life committee.

- CB Holiday Party will be Jan.18th at South Bridge Towers.

- JPAC (Joint POW/MIA Accounting Command) / Human Remains at the WTC site.

Reached out to JPAC, which needs Dept. of Defense approval to attend a public meeting. In WTC committee, someone may make a motion to take the JPAC resolution off the table.

- Paul Sipos

Says the City should invite JPAC to help with human remains search.

- Linda Belfer

wants the City to come to the full board.

- Joe Lerner

says we should take a position in favor of JPAC coming in to help.

- Julie Menin

said she will ask the City to come to our next full board meeting.

C) District Managers Report - Noah Pfefferblit

- Mike Levine is new CB1 Director of Planning and Land Use. Memo will be sent on who is covering what committees.

- Ann D. has left office. She was funded by grant from Friends of Lower Manhattan for a community liaison.

- There will be a district cabinet meeting in Jan. with City agencies.

COMMITTEE REPORTS

A) WTC Redevelopment Committee - C. McVay Hughes

1) WTC towers to be built; tower 2 in 2013, tower 3 in 2012, tower 4 in 2012.

Greenwich Street will be connected through the site.

500,000 square feet of retail is planned.

2) 9/11 health program at Bellevue Hospital

City gave \$16 million grant.

This is a clinic for residents and office workers.

It will open in Jan. The phone number is (212)562-1720.

3) Fulton Street Transit Center

N,W,E trains will have a link.

Cortland Street will be closed for 6 more months.

189 Broadway will be demolished in Jan. at night.

4)WTC Memorial and Cultural Program

Add the words "and structural" to first therefore be it resolved

"...environmental and structural effects..."The resolution passed.

5) U.S. Environmental Protection Agency's Final Test and Clean Program.
EPA failed to respond to properly clean up Lower Manhattan.
The resolution passed.

6) JPAC (Joint POW/MIA Accounting Command) / Human Remains at the WTC site.

- Paul Hovitz

made a motion to take the JPAC resolution off the table.

- Tim Lannan

says there is motion that is non-debatable according to Robert Rules.

- George Olsen

says let this issue go for a while, he is a combat Marine, says we need bus parking at the WTC site and JPAC would cause construction delays.

- Linda Belfer

says we can not debate the motion to table.

- Julie Menin,

the tabled resolution written by Michael Connolly is favorable to the City's position.

She will ask the City to come to our next meeting.

Invoked Chair's prerogative to continue debate without voting on the motion to un-table the JPAC resolution.

- Paul Sipos

says we should bring in JPAC to do the search job correctly this time and not cause further delays.

- Chris Coffey, Mayor's Representative

OEM or Deputy Mayor Skylar would be best to answer questions on JPCA.

- Marc Ameruso

the City gave a presentation at the WTC committee, there is a motion to take the resolution off the table, lets just vote on it one way or the other and move on.

- Linda Belfer

Asks if JPAC already presented at the committee, why are we putting off the vote.

- Anthony Notaro

says that bringing in JPAC makes sense.

- Catherine McVay Hughes

wants to know the City's search protocols.

- Paul Sipos

asks Chris if the City will invite JPAC to help.

- Chris, Mayor's Representative

JPAC is not appropriate for the City.

- Paul Sipos

Asks Chris for the search protocols.

- Chris, Mayor's Representative

says he will get them.

- Andy Neale

wants to keep resolution tabled and bring the City back to the full board next month.

- Bill Love

agrees with the City's point of view.

- Mark Donnenfeld

wants to ask City to come next month.

- John Fratta

wants to know why we are still finding human remains after five years, says the City has failed to do its job properly.

- Joe Lerner

says the OEM and Medical Examiner staff are paid by the City. JPAC would be independent.

Says the City has run away from doing the search job correctly for years.

Does not trust the City to do a proper search job. The discovery of new remains makes the city look bad.

Says lets get JPAC in and not wait until next month.

- Michael Connolly

Say it is not necessary to have JPAC come in to help.

Says he did not hear anything in the City's presentation to counter this position.

Wants the City come back next month.

- Jeff Galloway

says JPAC is unnecessary.

- Bruce Ehrmann

says he did go the WTC committee to hear what the City said.

- Paul Hovitz

says he wants to withdraw his motion to un-table the JPAC resolution.

Wants City to come back next meeting.

- Alan Tannenbaum

based on our past experiences we should not trust the City.

Was amazed at gullibility of his fellow WTC committee members to completely believe what the City was saying.

Noted that the Medical Examiner linked the deaths of two ground zero rescue workers to 9/11 health related dust and contamination.

- Julie Menin

asks how many board members want the City to come to the full board. 22 were in favor.

- Bob Townly

wants a separate meeting for this.

- Julie Menin

asked if we should have a separate WTC committee meeting on this.

- Albert Capsouto

does not want a separate meeting, wants the City to come to the full board.

- Paul Sipos

wants to have independent experts to talk about JPAC.

- Julie Menin

says we will debate this at the next full board meeting.

B) Landmarks - R. Byrom

1) 49-51 Chambers Street, application to build 2 ramps at main entrances, remove revolving doors and replace them with swing doors – Resolution
The resolution passed 39-0-0.

2) 400 Broadway / 70-70 Walker Street, application for alterations to the Walker Street entrance – Resolution
The resolution passed 39-0-0. Amendment removed words “subject to Committee seeing the materials board” from the whereas clause.

3) 23/25 Park Place, aka 20/22 Murray Street, proposed landmark designation – Resolution
The resolution passed 39-0-0.

4) 40 Walker Street, application for modification of use and bulk – Resolution
The resolution passed 39-0-0.

5) 195 Broadway, AT & T Building, application for interior work, including the construction of glass partitions for retail spaces and the addition of escalators, and exterior modification – Resolution
The resolution passed 36-3-0.

6) 159 Duane Street, application for façade restoration – Resolution
The application passed 39-0-0.

C) TriBeCa Committee - R. Landman

1) North TriBeCa Rezoning - Report

2) 283 W. Broadway, application for a zoning certification to permit use of a second floor as a loft dwelling – Resolution
The resolution passed 39-0-0

3) 130 Duane Street, hotel liquor license application for Hersha Hospitality Management, LP – Resolution

Jean Grillo spoke in opposition to the application. She said that the area is already oversaturated with bars and many area residents oppose this application.

Matt Viggiano from Sen. Connor’s office also urged people to oppose the application.
The resolution in opposition to the liquor license passed 34-2-3

Liquor License Applications;

The following resolutions passed 39-0-0:

- 385 Greenwich Street, liquor license transfer application - Resolution

- 277 Church Street, liquor license renewal application for 1 & 3 On Church Corp. - Resolution

- 83-85 Worth Street, liquor license renewal application for 83 Worth Street Restaurant, Inc - Resolution

- 295 Greenwich Street, liquor license renewal application for Gee Whiz - Resolution
- 349 Greenwich Street, liquor license renewal application for Dominic Restaurant - Resolution
- 124 Chambers Street, liquor license renewal application for Ecco - Resolution

4) Friends of Greenwich Street application for LMDC - Report

D) New School Task Force - R. Skinner

1) School site selection process

There will be a meeting with the Mayor's office regarding site selection for new district schools.

2) School District 2 projected student enrollment.

30,000 new residents expected to move to Lower Manhattan

7 new sites are being looked at.

- Julie Menin

we need a population study and demographics.

- Rebecca Skinner

DOE web site projects population growth, construction by district to 2014.

- Bob Townley

the schools are getting older during the site search

- Mark Donnenfeld

wants to know if there is an interim site during school construction.

E) Youth and Education Committee - R. Skinner

1) Reality Check: NYS Anti-Tobacco Youth Action Program

- Bill Love

support non-smoking but does not support the resolution.

Says the 'R' rating could be at the expense of artistic expression

- Jeff Galloway

there is a rating system, there are smoking and sex throughout movies.

Says sex is a good thing if used properly.

- Marc Ameruso

noted a comparison to Blockbuster video which did not want to sell 'NG17' movies in their stores. Because this is a large part of film revenue it was interfering with the artistic expression of filmmakers.

- the resolution did not pass by vote of 14-15-5.

2) Youth Fair

will talk about this at the next meeting.

3) Ballfields

- Jeff Galloway

Regarding sites 23 and 24, talking to BPCA about the construction impacts.

There is an agreement letter with BPCA and Speaker Silver, Alan Gerson is also in support.

4) PS 234 Annex

will open in Sept.

F) Battery Park City Committee - L. Belfer

1) Meeting with Chris Cotter of DOT

- the life of the Rector Street Bridge will be extended at least 5 years.

Planned configuration can not be completed until the bridge comes down.

- West Thames Park

there will be some temporary installations at Albany Street.

The lawn in the middle will be made smaller, the committee was not happy about that.

A letter was sent to BPCA

2) BPC Community Center Task Force

meeting will be on Jan. 11th where design plans will be shown.

3) 4 WFC Store S414, liquor license application for CLB No.1 Inc.

The resolution passes with 1 opposed.

G) Street Fairs Task Force - B. Love

1) CB#1 2007 street fair events.

There are new procedures to negotiate with street fair promoters as per the Conflict of Interest Board.

The task force will meet with three street fair promoters.

Mardi Gras came out ahead.

The board received better terms for its 07 street fairs.

H) Seaport / Civic Center Committee - J. Fratta

1) Request by Chinese Chamber of Commerce of NY for support for parking regulation changes.

The resolution passed with 1 opposed.

2) 36 Peck Slip, liquor license application for Goat Fifty LLC,

The resolution passes

3) Pearl Street Park renovation

The resolution passes

4) Mark Joseph Steakhouse, 261 Water Street, liquor license renewal

The resolution passes.

I) Joint Seaport/Civic Center and Landmarks Committee - J. Fratta

1) Design proposal for Burling Slip

The resolution passes.

J) Financial District Committee - R. Sheffe

1) New York Stock Exchange / Financial District Streetscape and Security Project

The Department of City Planning made a presentation about planned improvements in the streetscape in the vicinity of the New York Stock Exchange. There was also a presentation at the committee by Rogers Marvel architects about a new project they have proposed which will be a turn-table type device that will enable vehicles to pass more quickly through security.

K) Quality of Life Committee - P. Moore

1) The Holiday party will be on Jan. 18th from 6: - 9:pm at South Bridge Towers

H) Waterfront Committee - J. Nadel

1) East River Waterfront

EDC will come back at next month's meeting to describe ULURP actions that will be required.

2) Governors Island

- RFP responses were not accepted, GIPEC is going back to the drawing board.

- The Harbor School will move to GI in the meantime.

- GIPEC will also proceed with creating design for GI open spaces.

- A barge will be needed for water taxis.

3) Downtown Little League

Batting cages at Pier 40 and more open space are needed for the kids.

Joint resolution with Youth & Education committee passes.

4) Issues relating to Hudson River Park in Segment 3

5) Pier 26 Task Force meeting will be on Jan. 26th

review of plans for site and boathouse design and what do we want see there including the design for the Estuarium.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

There being no old or new business, the Chair adjourned the meeting at approximately 9:30pm.