

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**JUNE 19, 2007**  
**THE HALLMARK**  
**455 NORTH END AVENUE**

Julie Menin, Chairperson, called the meeting to order.

**Public Session**

Josh Bocean - Manhattan Borough President's office

- Mary Cooley has left the BP office to become Chief of Staff for Assemblyman Cavanaugh. Her replacement will be named soon.
- Planning guidebook is available for new CB members. Call the BP's office to register for CB member training sessions.
- The CB1 meeting is being video recorded as part of the BP's effort to increase public awareness of what Community Boards do and encourage involvement with them. The Borough President's Office is arranging to have meetings of all CB's taped. They will be edited to 58 minutes and televised on cable channel Manhattan Neighborhood Network.
- The BP supports "congestion pricing" in general but has specific concerns and needs to have his questions answered before he makes his final decision.

**Special Forum for Secretary Candidates**

Linda Belfer – Chair, Nominating Committee

- Linda explained that this part of the monthly meeting was considered a special meeting to provide a forum for candidates for Secretary in accordance with CB1's bylaws.
- Each of the three candidates was introduced and gave a short speech about their background and what qualifies them to be CB 1 secretary. Dennis Gault, Noel Jefferson and Chelsea Lyn Rudder each spoke.

- There was an opportunity for questions and one was asked: what tools will you use to take notes as secretary? The responses were as follows:
  - Dennis Gault- digital recorder and laptop
  - Noel Jefferson-laptop
  - Chelsea Lyn Rudder - digital recorder and laptop
- The special meeting was closed at 6:30 and board members had one hour (until 7:30) to vote.

### **Public Session (continued)**

John Ricker - NYC Comptroller William C. Thompson's office

- The Comptroller wishes everyone a good summer. The issues his office is involved with can be reviewed on the Comptroller's website.

Priscilla Brandt - Hallmark resident

- Recalled Pearl Scher, who championed getting a bus shelter installed across the street from the Hallmark. The seniors still need a bench in the shelter.

Ken Simon- President of Hallmark Resident Council

- Also spoke about the need for a bench in the bus shelter across the street. Mentioned that he had seen many other shelters with benches in the city. Noah Pfefferblit stated that the bus stop might be moved but he said he would look into the situation

Karen Barbaner - parent of student at PS 89

- Stressed the need for new computers to be provided to PS 89 by Time Equities in connection with its proposed development at 50 Well Street. The computers would free up badly needed classroom space at the school.

Elizabeth Blatz- NY Public Library

- Announced that city libraries would now be open 6 days a week.

Sayar Lonial - Councilmember Alan Gerson's staff

- The budget review period for Manhattan has ended.
- The Councilman is pleased that libraries will now be open 6 days a week.
- Discussed the pending Manhattan Youth build-out.
- Councilman Gerson secured funds for the Church St. music school.
- Scott Resnick, the developer of Site 5C, will repair the playground next to PS 234.

Erin Drinkwater - Congressman Jerrold Nadler's staff

- Congressman Nadler helped to secure \$50 million for 9/11 health needs in the Emergency Supplemental Appropriations bill.
- Announced hearing in DC on July 25<sup>th</sup> regarding 9/11 health impacts. Christy Todd Whitman will testify. CB1 members and the public were urged to call NY1 and ask them to televise this important hearing

Matt Viggiano- Senator Martin Connor's staff

- His office is setting up a meeting with representatives of tenants of 333 Rector Street where the owner is not renewing tenants' leases
- The Senator supports the proposal for a new Student Bill of Rights to protect students and families from deceptive practices found throughout the student-lending industry.
- Senator Connor is pleased by the offer of computers for PS 89 made by Time Equities.

Simeon Banister - Public Advocate Betsy Gotbaum's staff

- Supports creation of an independent Office of Child Advocate to protect vulnerable young people.

Jeff Walsh

- Has concerns about plans for Pier 40 and wants more parks and fields to be included.

Marshall Coleman

- Believes that the proposed Pier 40 development would be a mistake.

Jim Wetteroth

- Also has concerns regarding potential Pier 40 development.

Anthony Fioravanti and Joanna Rose, Representatives of Related Companies

- Gave a brief summary of Related's proposal to develop Pier 40. The Related proposal would include recreational fields along with retail shops, the Tribeca Film Festival and Cirque du Soleil.

Deborah Morris – representative of the Downtown Alliance

- Announced the River to River summer festival.

### **Public Hearing for 50 West Street development**

Phillip Gesue - representative from Time Equities- 50 West St. developer

- Gave summary of project and the ULURP actions requested by the developer.

Peter Samton - Architect and planner for 50 West Street project

- Praised the architect for this project, Helmut Jahn.

Carol Rosenthal – Attorney representing 50 West Street project

- Described the benefits of the project.

Rebecca Asser - NYC Economic Development Corporation

- Stated her agency's support for this project

Zachary Bernstein- Attorney representing 50 West Street project

- Read letter of support from Battery Park City Authority for the project

Julie Menin closed the public hearing session for 50 West Street project.

### **Business Session**

- **Vote: The Minutes for the May '07 meeting were adopted unanimously.**

### **Chair's Report – Julie Menin**

- Met with Mr. Tony Shorris of the Port Authority about the JP Morgan Chase Tower 5 proposal. Has concerns about possible shadows on the adjacent park.
- Is working as a member of the advisory panel for LMDC Community Enhancement Funds to review applications.
- The CB1 Personnel Committee will be reconvened to make recommendations for two positions in the office – Community Liaison and Special Projects. The latter will be funded by the grant from Friends of Lower Manhattan

### **District Manager's Report – Noah Pfefferblit**

- Is working on the CB 1 annual report for 2006 requested by BP Stringer. The report will include accomplishments for 2006 for the full board and for each committee, and goals for 2007.
- Thanked Pat Moore for helping in the office
- The BPO has said that it is close to determining the amount of the final payment that will be made to former District Manager Paul Goldstein to compensate him for accrued vacation time
- Thanked the Hallmark for hosting June '07 full board meeting

### **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

### **Waterfront Committee - Julie Nadel, Chair**

- Pier 26 Estuarium and Boathouse – resolution
  - a. The State Dept of Conservation has funds available that could be used to plan the Estuarium at Pier 26 and the Waterfront Committee is interested in applying for these funds
    - **Resolution - passed 41-0-2**
- Pier 40 – resolution
  - Mark Costello and Peter Braus are advocating at the Pier 40 Task force for more consideration for playing fields for CB1 youth in the plans for Pier 40
  - **Resolution – passed 41-1-1**

### **Battery Park City Committee - Linda Belfer, Chair**

- Route 9A promenade project – report
  - NYS DOT presented the project at the recent BPC Committee meeting.
  - Traffic signage in BPC North – NYC DOT removed several stop signs in BPC North, which has distressed BPC residents. Representatives from DOT agreed at the BPC Committee meeting to reassess traffic and pedestrian volume at these intersections and report back to the committee. A letter following up the meeting will be sent by the CB1 office to DOT, urging them to expedite this reassessment.
  - Report on the Use of Battery Park City Authority parking lot by NYS DOT – Report.

### **BPC and Q of I committees- Linda Belfer and Pat Moore, Chairs**

- 333 Rector Street – Resolution
  - The owner wants to convert this building into a co-op, in a way that residents believe tries to use a loophole to get around the Martin Act, which requires lease renewals for tenants when buildings undergo conversions and protects against unreasonable rent increases.
  - CB1’s Battery Park City and Affordable Housing Committees have a meeting scheduled to discuss how to create more affordable housing and maintain existing units
  - There were several speakers on 333 Rector St issue -
    - Susan Barrie- resident of 333 Rector  
Asked for support for the rights of the tenants at 333 Rector St
    - Jamie Heiberger-Jacobson - lawyer for new owner of 333 Rector St  
Wanted to clarify “inaccuracies” in CB1 resolution from owner’s point of view
    - Brad Meadow - representing new ownership group  
Wanted to clarify the new owner’s point of view
    - Alice Underwood  
Spoke of unreasonable treatment toward tenants by owner who is asking for termination of leases with only 60 days notice
    - Bill Love - resident of 333 Rector St.
      - Defended the accuracy of the resolution, and asked for a show of hands indicating that approximately 2 dozen tenants were in attendance and supported the resolution
      - Stated that he is a resident of 333 Rector and would recused himself from the vote on the resolution
      - Stated that several elected officials support the resolution
  - **Resolution - passed 42-1-0 (with one recusal)**

- Fireworks – Report  
Pat Moore reported on residents’ concerns about lack of notification for fireworks events and the lateness and duration of the shows. The Fire Dept has promised better notification and the CB1 office will step up efforts to reach concerned residents

**Youth and Education committee** - Paul Hovitz, Chair

- Reorganization of the Department of Education – Report  
Bryan Ellner, Senior Counselor to the Schools Chancellor, attended the Committee meeting and provided a detailed update about the DOE reorganization.
- Youth Provider Book – Update  
It is anticipated that the new CB1 staff member will oversee the revision of the directory
- Ballfields – Update  
It looks as though the Battery Park City Authority is becoming more amenable to the use of artificial turf on the ballfields

**Tribeca committee** - Andy Neal, Co-Chair

- Items 3, 4, 5, 6 and 8 on the agenda were voted on together
  - **Resolution – passed 43-0-1**
- Item 7 - 130 West St - Bouley bakery sidewalk café
  - Andy reported on split vote at committee. The full board vote did not carry
  - **Resolution – defeated 13-27-2**
- Item 9 - Street Activity Permit for the Tank for “Make Music NY” day
  - **Resolution – passed 41-1-0**
- Tribeca North Rezoning – Report
  - The Committee is exploring how to use zoning changes to influence future uses  
Reported on the transfer of air rights from the Post Office on Canal Street

**Linda Belfer interrupted the meeting to announce that Noel Jefferson had won the election for CB1 secretary, and would finish out the term for Janiece Brown Spitzmuller.**

**Financial District/Battery Park City/Quality of Life Committees - Ro Sheffe/ Linda Belfer/Pat Moore, Chairs**

- 50 West St development
  - Michael Levine described the 4 separate ULURP actions requested in the application
  - Ro Sheffe presented the resolution
  - Julie Menin proposed changes to strengthen the language of the resolution, stressing that all the proceeds received by the city from the sale of the air rights should be used to benefit Lower Manhattan, including by maintaining existing and providing new affordable housing
  - Jeff Galloway and Michael Connolly agreed to provide amended language for the resolution.
  - It was agreed that language would be included stating that any amenities offered by the developer should be applied to CB #1 area in general and the Greenwich South area in particular.
  - There was a discussion about how to strengthen the resolution to advocate for more amenities from the city and the developer.
  - There was discussion about the lack of an Environmental Impact Statement (the developer did an Environmental Assessment). The Dept of City Planning certified the Environmental Assessment of no negative impact on the community
  - There was discussion on whether the resolution should read as “in support of” the application with conditions or read as “opposed to” the application unless the conditions are met.
  - Dave Feiner from Councilmen Gerson’s staff talked about the amenities (computer equipment and personnel) promised to the school. The Councilman welcomes these amenities
- **Resolution passed 35-5-3**

**197A Planning Committee - Rick Landman, Chair**

- Reported on “Capstone” proposal for NYU students to do a report on our community, which would include a look at the Greenwich Street South area.
- Michael Levine will help compile the “Needs Assessment” Study based on meetings that were held with all CB1 committees.

**WTC Redevelopment Committee- Catherine McVay Hughes- Chair**

- Updated the board on the appearance by David Emil, new LMDC President, at her recent Committee meeting.
- LMCCC – Continued need for independent oversight in the rebuilding of Lower Manhattan - Resolution

- **Resolution passed 42-0-1**

- Ms. McVay Hughes expressed gratitude to departing LMCCC Director Charles Maikish for all of his work.
- Fiterman Hall – Report  
Representatives of CUNY and Dormitory Authority of the State of New York spoke at the recent Committee meeting

**Seaport Committee - John Fratta, Chair**

- Items #1, 2, 3, 4, 5, 7
  - **Resolutions passed unanimously**
- Items 6 and 8
  - **Resolutions passed unanimously.**
- Items 9, 10 and 11 - Street fair closures
  - **Resolutions passed unanimously**
- Bus idling resolution
  - **Resolution passed unanimously.**

**Landmarks committee - Roger Byrom - Chair**

- 381- 383 Broadway - LPC application
  - **Resolution passed unanimously.**
- 89 Reade St./105 Chambers Street.- LPC application
  - **Resolution passed unanimously.**

**Street fairs task force - Bill Love- Chair**

- **Resolution passed unanimously.**

The Chair declared the meeting adjourned.