

**MONTHLY MEETING MINUTES**  
**MANHATTAN COMMUNITY BOARD # 1**  
**OCTOBER 16, 2007**  
**SOUTHBRIDGE TOWERS**  
**90 BEEKMAN STREET COMMUNITY ROOM**

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

**Public Session:**

**Council Member Alan J. Gerson** – Reported the following works in progress:

- Diligent oversight in the aftermath of the Deutsche Bank fire. At the request of the Mayor and the Governor, who are cooperating with him, he has postponed the planned City Council Oversight Hearing on safeguards going forward to prevent a hazardous recurrence at 130 Liberty Street. Structural, building and environmental safeguards should be in place at the time of the Hearing, before work resumes. Recommendations for emergency notification need to be in place as well, followed by funding recommendations.
- The Port Authority is working at Ground Zero to meet its deadline. However, the ill effects resulting from 24/7 pile driving, etc. is not acceptable and he is meeting with the Port Authority to modify work schedules and impacts. Julie Menin said she will call Tony Shorris, Exec. Dir., PANYNJ, to follow-up on requesting their cooperation.
- On 11/19, a community meeting will be held at Pace University, to discuss the Fulton Street Reconstruction project parameters. All should attend.
- Sponsored capital funding through the City Council to further health research, and awarded a small block of money to the lead lab, NYU Medical Research Library – the only one tracking and focusing on the overall epidemiology of the toxins emitted from 9/11 attacks. Hopes that LMDC will match this monetary award to further assist the library.
- The Councilman is investigating who hired the John Galt Company and why. Believes the investigatory process will answer these questions. Julie met with the D.A. and is confident that his office is looking at how the LMDC made their decision to hire John Galt.

- Preserving affordable housing as it relates to Gateway Plaza is a priority, as in 2009 rent stabilization protection will expire there. He is reminding the City and the HPD Commissioner Shaun Donovan that if we lose Gateway's stabilized apartments, we'll lose more than we can ever create again.
- The ULURP application for 50 West Street is being considered. Is actively pursuing an affordable housing linkage with the application. It will remain a threshold condition, although land use negotiations have legal precedents that limit linkage.
- Congestion pricing and traffic are high on the City's policy agenda. Town Halls are avenues for community input at which traffic mitigation priorities can be expressed.
- Tweaking of the bus management layover plan is in dire need and must include every community.
- The Councilman is co-sponsoring a politically inspired Halloween Party on October 25<sup>th</sup>. All are invited to the Chinatown Grand Harmony Restaurant, at 7:00 PM.

Bruce Ehrmann praised Council Member Gerson's efforts and successes in funding numerous local arts groups.

**Paul Goldstein – The Office of Assemblyman Sheldon Silver** – Announced that talks regarding commuter and tour buses are progressing. The mission of getting buses off busy streets in such a congested neighborhood will require creating a parking garage to accommodate 175 buses. This garage could occupy one wing of the existing 2000 car Battery Tunnel Garage.

Assembly Member Silver is recruiting local residents to sign up to participate in a "Community Notification Plan For Lower Manhattan." Moreover, he is also working with the City's Office of Emergency Management (OEM) and LMDC officials to assure accurate and timely updates from OEM to local residents and businesses – in the event of local emergencies. Those interested are encouraged to sign up and return the "Lower Manhattan Community Notification Plan" card to Assemblyman Silver.

Assemblyman Silver provided strong leadership in our ongoing efforts to convert the Battery Park City ball fields to artificial turf in order to allow more children access. Because the ball fields are oftentimes closed while natural grass is being replaced following repeated use, children are not getting maximum use of the ball fields. Therefore, Assemblyman Silver argued that artificial turf would not only extend the ball field's availability, it would also best safely serve the maximum number of local children. The dissenting BPC Authority Chairman, James Gill, will be heavily influenced by the vote of the task force that has been formed, although the Authority will make the final decision. The next meeting is scheduled for February 2008.

**Erin Drinkwater – Office of Congressman Jerrold Nadler** – Reported that she will present details on the 9/11 Health Bill at next month's Lower Manhattan Redevelopment Committee Meeting. This bill was introduced by Reps. Maloney, Nadler, and Fossella in support of health care compensation for 9/11 responders. This bi-partisan legislation will address the health impacts of the 9/11 attacks, resulting in the need for further research to develop appropriate medical and treatment protocols.

Congressman Nadler is supporting the Employment Non Discrimination Act (ENDA), which would prohibit discrimination against employees on the basis of sexual orientation and gender expression in the workplace. However, as only one version of the bill stipulates both protections, Congressman Nadler will vote for the one that offers both.”.

**Matt Viggiano – The Office of New York Senator Martin Connor** - Reported that Senator Connor is actively working on the Pier 40 development. Senator Connor convened a meeting on October 10<sup>th</sup>, attended by local elected officials, including Senator Duane, Assembly Members Glick and Gottfried and representatives from Congressman Nadler's Office and Council Member Quinn—all of whom feel strongly about the need to develop strategies to shape development of the Pier 40 project. Both current proposals—as presented by the Related Companies Plan and the Camp Group/People's Pier Plan—lack luster.

In the coming week, Congressman Nadler and Borough President Stringer will meet with the new Hudson River Park Trust Chair, Diana Taylor and HRPT President Connie Fishman to further discuss the future of Pier 40.

Southbridge Parent's And Youth Association received a \$2,000.00 grant from the Senator. The group was rewarded for coming together for the betterment of the South Street Seaport Area children and their families.

**Bess Matassa – The Office of Assembly Member Deborah J. Glick** – Brought registration forms for the Greenwich Village Girls' Basketball League for amateurs and professionals, throughout the boroughs, ranging from 9-14 years old. Deadline is Oct. 20<sup>th</sup>.

Supports Council Member Mendez's initiative on Intro 340, which would crack down on phony demolitions by requiring landlords who are filing for demolitions and could potentially evict rent stabilized and controlled tenants to first notify local elected officials and community boards before taking steps to evict tenants with what would amount to phony demolitions.

Urged the NYPD to shun the aggressive and racially motivated practices of the Giuliani administration and to undertake a thorough review of the mishandling of the racially motivated attacks against members of the Borough of Manhattan Community College's (BMCC) basketball team near City Hall. It is inexcusable that the NYPD is unwilling to agree that these incidents do indeed meet the threshold of a racial attack and should be treated as a biased hate crime against a class of people, not merely reported that racial epithets were yelled at the group of African American students and their athletic coach, who was also beaten.

**Gregory Brender – Office of NYC B.P. Scott Stringer** – Announced a proposal for Borough-wide support of CD 9’s contextual rezoning proposal.

Parents and all those interested in our children’s education are urged to attend Borough President Stringer’s Education Conference—to be held on Saturday, October 20<sup>th</sup> at 8:30 AM, at the New School. Keynote speakers will address important issues and workshops will be offered on finding the right school and roadmap to college, fundraising for schools, etc.

It would empower community boards to mandate that the DOB notify the community board and local elected officials when there is a planned demolition that could affect local residents.

**John Ricker – The Office of NYC Comptroller William C. Thompson Jr.** - Announced Comptroller Thompson’s 15-year study spanning the period from 1990 – 2005, highlighting the increasing health disparities among socio-economic levels. Lower income families living in NYC have shown a much broader rate of heart disease, cancer and diabetes. Economic and social conditions are contributors to health discrepancies, hospitalization, and mortality rates. Comptroller Thompson asserts that primary and preventive care saves lives and thus is key to reducing these broadening disparities.

High School violence has increased. Moreover, the Department of Education (DOE) has failed in its obligation to properly record and report incidents – as is required by the state, Comptroller Thompson uncovered in a recent audit. The flawed reporting system prohibits the parents, public and government officials from assessing a school’s safety. More information can be found on the Comptroller’s Website, [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov).

Comptroller Thompson urges anyone who has knowledge of governmental waste, fraud, or mismanagement within NYC, to please report it.

Foreclosures resulting not only from sub-prime or secondary mortgages, but other factors as well, have reached a high level. Comptroller Thompson’s Foreclosure Prevention Helpline, 212-669-4600, will direct calls seeking assistance in this area to the appropriate financial representative who can try to help thwart foreclosure.

**Florence Craddock** –Resident is fed up with the current physical conditions in the area around Fulton Street and the South Street Seaport. Missing curb cuts and broken cobblestones create hazardous conditions for wheelchair bound and walker-assisted residents. Seniors need access to the park, etc.

**Ryan Martinez - The Battle for Manhattan Rep.**– Announced an athletic competition in 2008 between the East and West Sides of NYC. A series of recreational activities that promote goodwill and the spirit of NYC will celebrate its diverse communities. For additional information, go to: [www.Battleformanhattan.com](http://www.Battleformanhattan.com), or email [ryan@and-entertainment.com](mailto:ryan@and-entertainment.com). Events will run from April 1<sup>st</sup> to April 15<sup>th</sup>, 2008. Registration begins in November.

### **Business Session:**

The minutes of the September 18<sup>th</sup> monthly meeting were adopted as presented.

### **Chairperson's Report:**

Julie Menin reported on the following issues:

- Tribeca North rezoning will include a very important inclusionary affordable housing component, with use groups ensuring that Tribeca North retains its contextual character.
- In response to General Growth Properties' interest in CB1's concern for an East Side community center, Julie and John Fratta met with the company's corporate representatives. General Growth Properties is planning to meet with the 92<sup>nd</sup> Street YMCA in January to discuss partnering with them to develop a feasibility study for the Seaport Area. Such a plan and/or feasibility study would in no way guarantee a CB1 endorsement for any development proposed by General Growth. This will be discussed at an upcoming Seaport Committee meeting. All interested members and the public are urged to attend.
- Avi Schick recently discussed ideas about the future development of Greenwich South and the sale of air rights around the Brooklyn Battery Tunnel. We shall study this issue in our Financial District and Planning Committees.
- Forthcoming LMDC community enhancement grants will indeed be welcome. The results are expected as early as November.
- Governor Spitzer and Speaker Silver announced at a recent press conference that NCR, a Fortune 400 company, will relocate more than 200 employees from Ohio to 7 WTC. Larry Silverstein announced that nearly three-quarters of 7 WTC has already been leased.
- Still untangling the kinks of the August 18<sup>th</sup> Deutsche Bank Fire. The failure to notify local residents was very disturbing to CB 1 and our community. We've requested LMDC to discuss, face-to-face, a comprehensive notification plan this month with CB 1. LMDC is considering offering CB 1 a grant to handle a notification piece. However, if this plan were implemented, the state would have to stipulate, in writing, that CB 1 would not bear sole responsibility.
- M.B.P. Scott Stringer and CB 1 echo the local elected officials' sentiments opposing the Pier 40 proposals.

### **District Manager's Report - N. Pfefferblit:**

- Attended a meeting to review changes in procedures for street activities. Changes will be made in the handling of street fairs and other street activities, which have been moved to a new Office of Citywide Coordination.
- Budget consultations were held and were useful.
- Ninety Broad St. space will become available for a not-for-profit organization, at a deeply discounted rate for the next 5 years.
- We welcome Basha Estroff, Urban Fellow, to CB 1. Basha will work closely with Michael Levine on land use issues.
- Judy Norinsky is the new Community Liaison for CB 1.
- Congratulations to Liz Berger, former CB 1 Member and local resident, in her new position as President for the Downtown Alliance.



**WTC Health Coordinator for the City of New York - Report**

- A portion of the funds allocated to address WTC issues has been earmarked to the “Three Centers of Excellence:” 1. FDNY; 2. Mt. Sinai; and 3. Bellvue Hospitals. Another portion will be dedicated to outreach for the people who live and work in the area. For additional information, please go to NYC.gov/healthinfo.com.
- A pediatric health initiative is being conducted.

C) **Financial District Committee**  
**Landmarks Committee**  
**Waterfront Committee**

R. Sheffe  
R. Byrom  
J. Nadel

**Proposed Development of the Battery Maritime Building Presentation - Report:**

- On October 3<sup>rd</sup>, EDC and the developer attended a joint meeting regarding proposed plans, but will return with revisions. The proposals were presented. Because of many questionable issues surrounding the public access versus private events, we requested clarity. We do know that Cipriani plans on opening a restaurant/bar. The “Great Hall” is a 9,000 sq. ft. open space on the 2<sup>nd</sup> floor; 3 floors of hotel space are to include a restaurant and other amenities. Roger, Chair of the Landmarks Committee will present the details to his committee on Tuesday, although it is unlikely the committee members will opine on this very important building until a following meeting.
- A tour of the building by boat will be arranged for interested CB1 members.
- Discussions will continue at the Landmarks Meeting on November 8<sup>th</sup>. Bear in mind that the S.I. Ferry Terminal and this building were built to resemble each other. However, this is not the case with the present ferry building.

D) **Landmarks Committee:**

R. Byrom

RE: 46 Laight Street, LPC application for restoration of front façade with modifications and rebuilding of rear facade and construction of two story addition.

Resolution: Unanimously approved.

RE: 60 Hudson Street, LPC application for installation of security bollards around the doors as well as inside the building. WHO SAID THIS? If the building is safe, why are bollards needed? Landmarks committee feels that “if it is an unsafe building,” the 6 exterior bollards will improve its safety.

Resolution: Unanimously approved.

RE: 345 Greenwich Street, LPC application for replacement of windows.

Resolution: Unanimously approved.

RE: 44 Lispenard Street, LPC application for 2 story rooftop addition. This will block another 2-story roof condition.

Resolution. 36 In Favor 1 Opposed.

RE: 14 Wall Street, LPC application for ground floor storefront, signage and entry alterations. Because of security, entrance designations have been instituted.

Resolution: Unanimously approved.

RE: Building 550, Governors Island, minor exterior alterations to accommodate school use of former medical building, not in the master plan. They're converting a parking lot into a brick terrace with a garden. Will install window louvers to accommodate air conditioners. We approve of the design.

Resolution: Unanimously approved.

RE: 213 Pearl Street, request for LPC designation. Rockrose's sale of this building complicates resolution inasmuch as the previous owner's constraints no longer apply. However, we're attempting to attain cultural landmark status, which would limit the current owner's design plan.

Resolution: Unanimously approved.

RE: Landmarks Preservation Commission Procedures.  
CB 7 suggested that community board resolutions should be distributed to staff and the Commissioners before the Commission votes on it, as is stated in the Charter.

Resolution: Unanimously approved.

RE: Battery Maritime Building Proposed Development Plan.  
Because of the complicated modifications and substantial additions to this Landmark building, the Landmarks Preservation Commission has agreed to hold open public comment until a later date in December; therefore CB 1 will issue a substantive resolution after further consideration.

Resolution: Unanimously approved.

E) **Seaport/Civic Center Committees**

P. Hovitz

RE: DeLury Square Park Design Proposal.  
Expansion and reconstruction will enhance the open space for this park located at Gold and Fulton Streets. The Dep't of Parks and Recreation will return to CB 1 with a final site plan, operating schedule and security plan.

Resolution: 33 In Favor 2 opposed.

RE: Collect Pond Park, (Worth/Lafayette and Broadway) Design Proposal.  
Reconstruction will enhance and expand the open space for residents, visitors and local workers. The Dep't of Parks and Recreation will return to CB 1 with a final site plan that includes bench and lighting locations, trash receptacles, operating schedule and security plan. Both drafts appear to be good and both parks are scheduled to close at dusk. They each will have a small waterfall and senior accessibilities. However, Southbridge's Board of Directors has to agree on the sale of a portion of its property to the Department of Parks and Recreation for the plan to go forward.

CB 1 Members raised objections to the park proposals, and followed with a proposal to table the motion, until the NYPD can respond at our next meeting. The Board rejected this motion and then voted on the resolution.

Resolution: 33 In Favor 2 opposed

Paul Hovitz considered a friendly amendment in response to the objections. The appropriate CB1 Committees will meet with NYPD to discuss these security concerns.

**Friends of City Hall Park – Update:**

We have concerns pertaining to promises rendered by the City regarding City Hall Park, but never fulfilled. We promise to follow up and report in the near future.

**Proposed Improvements to Chatham Square and Park Row – Mitigation Recommend by Final Environmental Impact Statement for One Police Plaza Security Plan – Report:**

The inadequate EIS does not allow for the opportunity to implement changes. We've asked what traffic mitigations plans they have. They couldn't answer, other than to say, "We'll have to get back to you." Additionally, other issues under Brooklyn Bridge and on Pearl Street still exist.

F) **Waterfront Committee** J. Nadel

**East River Waterfront Plan – Report:**

Information will be forthcoming next week. There's nothing to report pertaining to Governor's Island, except that a design team has yet to be selected.

**Hudson River Park – Report:** M. Ameruso

Pier 40 committee rejected 2 proposals, including the one the HRPT favors. The Pier 40 Partnership, a coalition of parents, is trying to raise funds for a different approach. On May 3<sup>rd</sup>, a public hearing drew 1,500 attendees, most of whom opposed the existing plans.

G) **Planning and Community  
Infrastructure Committee**

R. Landman

**Special sub-district for the C6-9 Greenwich Street South Area – Report:**

Plans are in progress to develop a Master Plan for future development in the C6-9 Area. It will include identification of an affordable housing component within this proposed development.

H) **Tribeca Committee**

A. Neale

**Tribeca North Rezoning – Rezoning Proposal in Tribeca’s Mixed-Use District – Report:**

We have for a long time collaborated with M.B.P. Scott Stringer, Council Member Gerson and CB 3 to encourage developers to provide affordable housing in vacant areas we’ve collectively identified in Lower Manhattan. Developers are allotted a 30% FAR increase for providing an affordable housing allotment of 20%. They may chose to take advantage if this program, although they are not legally bound do so,

We wish to replace the CB 1 Tribeca North rezoning resolution adopted in 2006 with new stipulations for height, set-back and FAR provisions.

Resolution: 35 In Favor                      5 Opposed.

**Tribeca North Rezoning, discussion of uses – Report:**

We’re working with the City Planning Commission to develop a use-group plan for the areas to be rezoned in Tribeca North.

**56 Leonard Street – Report:**

The developer of the New York Law School site will build a 57-story, non-contextual, as-of-right building. In exchange, we’re hoping for a Tribeca community enhancement such as assistance with our estuarium proposal. We admit to having been remiss in not requesting landmark status when we had the opportunity.

**Canal Area Transportation Study, Track II – Report:**

Our goal is to change parking regulations as residential development proceeds.

**Broadway Bus Bulbs – Report:**

Lax enforcement is resulting in some worsening of existing traffic problems.

RE: 349 Broadway, transfer of liquor license from MHA Entertainment Corp d/b/a Peppers to Wonderworks d/b/a Eros., Recommendation to oppose.

Resolution: Unanimous approval.

RE: DEKK 134, located on Reade Street, applied for a liquor license for 134 Reade Street Associates. Agreed to move sidewalk furniture.

Resolution: Unanimous approval.

RE: 249 West Broadway, application for renewal of unenclosed sidewalk café for Anotherroom, Inc.

Resolution: Unanimous approval.

RE: 355 Greenwich Street, application for renewal of unenclosed sidewalk café for Harrison Greenwich, LLCU

Resolution: Unanimous approval.

I) **Battery Park City Committee** J. Galloway

**Site 2B – Report:**

The relocation of Site 2B's current uses could affect the BPC community, including the West Thames Street Dog Run. Displacement will probably occur in the summer, but problems would more likely occur if they have to work faster. Local bus shelters are also affected by rerouted buses while 9A is being worked on. We discussed the possibility of using some of the BPC Authority surplus to alleviate affordable housing strains within the community as a whole, not just BPC.

J) **Quality of Life Committee/Affordable Housing – Report:** P. Moore

LMCCC is the first item on this and every monthly meeting. It's important to attend this committee meeting, especially if you have an issue regarding quality of life situations. Its representatives will answer your concerns.

RE: Report on Construction Projects in Lower Manhattan

K) **Youth & Education Committee/** P. Hovitz  
**New School Task Force** R. Skinner

**Beekman Street School – Report.**

Speaker Silver, the Department of Education and Forest City Ratner have assured us that the Beekman School is on schedule to open 9/09.

**Millennium High School Gymnasium – Report:**

The fate of the Millennium H.S. gym lies with the upcoming LMDC Grants.

**PS 234, Walkway – Report:**

Council Member Gerson is working closely with us to find financial sponsorship.

**PS 89 School capacity and after school programs – Report:**

Capacity remains virtually the same as last year, to the best of our knowledge. However, the after school programs certainly need additional funding. Manhattan Youth is seeking more funding as the programs are full and in need.

**Middle school selection process – Report:**

The Board of Education delayed submissions by more than a month, resulting in applications that won't be submitted until perhaps mid February 2008. We are concerned that parents won't be notified until June. This creates the arduous task of finding a school for their children so late in the year. We shall draft a letter requesting that DOE not change the submission date and expressing our dissatisfaction with the decision delay.

Bob Townley reported on an underestimated “explosion of teens,” within BPC, Tribeca and the Financial District. That there are more toddlers in zip code 10013 is a misnomer. The teen population, 12-16/18 year olds, outnumbers the toddler population. Moreover, within the past 5 years, there have been 3 teen suicides within this concentrated zip code. The absence of a teen infrastructure is tantamount to teen chaos. We must face this serious issue before it gets out of control. Catherine McVay Hughes suggested writing a resolution on this matter. Rebecca Skinner added that peer, after-school and weekend activities could help and should be implemented.

L) **Street Fair Task Force**

B. Love

**Procedural Discussion to Select Operator for 2008 Street Fairs Sponsored by CB#1 – Report:**

The outcome of last night's initial meeting resulted in deciding to invite Mardi Gras Festivals to the 10/30 meeting to discuss submitting a proposal for the next season of fairs.

CB 1 is sponsoring the Maiden Lane Street fair, scheduled for the coming Friday, from 10:00 AM – 6:00 PM. 6 of the 7 CB1 fairs for the season have already occurred. The Fulton Street Fair, our most lucrative one, will have to relocate next year. We'll have to find a suitable location that will be as lucrative for next year's fair. The next meeting will convene two weeks from today. On 11/19 we will review Joe Giovanni's proposal.

M) **Financial District Committee**

R. Sheffe

RE: Proposed street closure from November 3 - 25, 2007: Thames Street between Broadway and Trinity Place by Suspenders Restaurant (WEEKEND ONLY).

Resolution: Unanimously approved.

**Battery Conservancy - Report on presentation on the Status of the Implementation of the Battery Master Plan – Report:**

Warrie Price, President of the Battery Conservancy, discussed the many improvements being made to Battery Park, including the carousel and the park to be designed by Frank Gehry.

RE: 22 Maiden Lane, application for wine and beer license for Sushi A La Kawa 22 Inc.

Resolution: Unanimously approved.

RE: Wine and beer license application for Nassau Street Restaurant Corp., d/b/a The Diner, 75 Nassau Street.

Resolution: Unanimously approved.

RE: Wine and beer license application for 30 Water Street LLC, d/b/a Burger Shop, 30 Water Street.

Resolution: A roll call vote unanimously adopted this resolution.

IV. **Old Business**

V. **New Business**

VI. **Adjournment**

Respectfully submitted,

Noel E. Jefferson - Secretary