

**MINUTES FROM THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD # 1**  
**HELD**  
**SEPTEMBER 23, 2008**  
**SOUTH STREET SEAPORT MUSEUM**

**Public Session**

- Liz Berger, Downtown Alliance: Community Planting Day; October 8<sup>th</sup>, noon - 2:00 pm at Bowling Green Park. This event is co-sponsored by CB1 and follows a very successful event that was done last year.
- Erin Drinkwater – (Congressman Nadler): Reported on the Congressman's efforts on 9/11 health and compensation for Ground Zero first responders and others who worked in and around the site. He is working on these matters this week. Congressman Nadler is in D.C. dealing with the financial crisis.
- Michael Cooper (Mercy Corps): Announced October 16<sup>th</sup> is World Food Day. Asked CB1 to pass resolution for October 18<sup>th</sup> street fair. Gave contact # (800)381-0784
- Michael Burke (9/11 Family Member): Says the 9/11 / WTC Memorial needs to be rethought.
- John Ricker (Comptroller Thompson's office): \$1 million from individuals and firms that damaged City property. Online Cybersettle has saved the City \$57 million in settlement costs since 2004. (212)669-3668
- Greg Kirschenbaum (Borough President Stringer): BP met with the UFT about school overcrowding due in large part to the residential boom Downtown. Had a press conference with regard to buildings in NYC run by authorities and government agencies that are not subject to DOB building codes. October 2<sup>nd</sup> is the Borough President's annual CB reception party.

- Deborah Glick (NYS Assembly): A sanitation garage at West and Spring Streets for 3 districts is not appropriate. NYC DOB should repeal self-certification. City Hall Park is not appropriate for bike paths. Will be heading back to Albany to deal with the budget and financial crisis.
- Daniel Squadron (NYS Senator Elect): He wanted to thank everybody for the support he received during the election. Looks forward to working with the community. Call him with any questions; (646) 472-5712
- Mariel Sosa (Veterans Counseling Service, Manhattan Vet Center) She did two tours in Iraq. The Center works with veterans to help with employment referrals, medical benefits and PTSD. 32 Broadway, Suite 200, (212) 742-9591
- Alan Flacks: Had zoning inquiry. Was referred to the Department of City Planning.
- Diane Stein (Council Member Gerson): The Councilman presented a check for \$1.95 million for research into 9/11 lung illness and treatment to the Bellevue Environmental Lung Disease Center. A hearing will be scheduled soon on the new vendor bill. Intro 416-A will deal with motorcycle noise.

### **Business Session**

Adoption of Minutes – Unanimous.

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

- Is concerned about the impact of the financial crisis on the City. 30% of revenue comes from Wall Street.
- Parts of the Memorial will be open in time for the 10<sup>th</sup> anniversary of 9/11 but it is unlikely that it will be open to the public for several more years. LMDC is getting ready to move forward with grants for schools in Lower Manhattan. Ray Kelly will be at a special WTC meeting in October to discuss the NYPD's Lower Manhattan Security Initiative.
- Julie Nadel resigned recently from CB1 and was thanked for her service to the board. Oct 15<sup>th</sup> Executive committee will be held to go over CB1 budget priorities.

### **District Manager's Report:**

- Mayor's office has instituted 2.5% cuts to community board and other agency budgets for this fiscal year and proposed 5% in cuts for next year. CB1 is preparing a response to OMB.
- Budget consultations will be on Oct.6th.
- CB1 has a new urban fellow from the BPO office named Kasey LaFlam.

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

**Committee Reports:**

**Landmarks Committee**

1) General Growth Properties Proposal – Report

Encouraged people to go see the exhibit of the design for the proposed development. It calls for a tower, for moving and restoring the Tin building to the end of the pier and for demolishing the other buildings on Pier 17 and building new ones. There was a discussion of the legality under landmarks law of moving the Tin building. It is unusual but not does appear to be illegal.

2) Peck Slip Final Design – Resolution

There will seating in a plaza with granite slabs as a curb.

BOARD VOTE: 32 In Favor 3 Opposed 1 Abstained 0 Recused

3) 345 Greenwich Street, application for replacement of windows – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

4) 79 Franklin Street, application for replacement of windows – Resolution

BOARD VOTE: 33 In Favor 1 Opposed 2 Abstained 0 Recused

**Battery Park City Committee**

1) Proposed street closure on Saturday, October 18, 2008, River Terrace between Murray Street and North End Avenue by Mercy Corps' Family Action – Resolution

The committee discussed the application by Mercy Corps for a street activity permit. The matter had been tabled at the previous committee meeting because no representative appeared to speak about it. The committee therefore caucused at the full board prior to this meeting and voted to support the application, although concern was expressed about the failure of a representative to appear at the committee.

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

2) Reinstatement of postal service in Battery Park City – Resolution

- The Committee discussed the effort, being led by seniors from the community, to bring a post office facility to a retail space in BPC because it is difficult for seniors and others to cross West Street to access these services. A meeting is being scheduled with representatives from the Postal Service, and Congressman Nadler's office will help with this effort. Catherine McVay Hughes noted that ATM service for stamps had been removed from the Church Street Station.

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 3) Report on current status of the Millstein construction project and their plan to safeguard their construction site for those on the playing field
  - Representatives of the Milstein organization have agreed to appear before the committee to discuss precautions that they will take on their construction site. These are expected to be comparable to those put in place by Goldman Sachs.
- 4) Report on Battery Park City Authority issues:
  - Pier A financing
  - The Battery Park City Authority said that funding will not be a problem and that funds are in place to develop the pier. Tenants have not yet been determined.
  - Change in numbers of PEP Officers
  - There is a perception that the number of Parks Enforcement personnel has declined in recent years. Linda Belfer wants to reinstate regular meetings with Lt. Harper regarding public safety. Bob Townley supported this idea and noted that evening patrols are needed as a priority because teens are hanging out in the area.
  - Report on discussion about Community Amenities and Plans for Reconstruction of the South Promenade between Albany Street and W. Thames Street

### **Seaport/Civic Center Committee**

- 1) Schematic Design for Collect Pond Park – Resolution  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) General Growth Properties Proposal – Report

General Growth Properties made a presentation and discussed the height of the proposed tower in comparison to what can be done as-of-right. They have designed a slim building in order to avoid blocking views of the Brooklyn Bridge.

GGP has agreed to rehire Debby Hirshman to continue efforts to work with the community on development of a community center. John Fratta stressed the need for a full-size space of at least 50,000 square feet. He also noted that GGP has not said no to a school on the site. The Chairperson said that the School Construction Authority is looking at CB1 demographic data in this regard. Paul Hovitz and Bruce Ehrmann questioned whether funding would be there for this project given GGP's publicized recent losses. Barry Skolnick asked for the creation of affordable housing at the site.

### **Tribeca Committee**

- 1) North Tribeca Rezoning – Report  
The two resolutions, Zoning and Use Groups are a culmination of three years of work by the committee. The Department of City Planning responded to our resolutions and wants to extend the South Tribeca zoning to North Tribeca.

However, as stated in our resolution, North Tribeca is unique and should be zoned to reflect that.

- 2) 12-14 Desbrosses Street, application for catering license for Sunshine Realty Mgt. LLC – Report. They want to open a 300-person catering business with an open roof-top. There were several questions that applicant could not answer. They will come back to the committee next month.
- 3) 46 Laight Street, application for BSA zoning variance to allow conversion and expansion of a five-story commercial building to five and one half stories for residential use – Resolution  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 4) 275 Church Street, application for enlargement of premises and upgrade of restaurant wine license to liquor license for Neighborhood, Inc. – Resolution  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 5) 77 Warren Street, application for liquor license for 77 Warren Foods LLC – Resolution  
BOARD VOTE: 30 In Favor 4 Opposed 0 Abstained 0 Recused
- 6) 325 Broadway, application for restaurant wine license for Edna II Enterprises, Inc. – Resolution  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 7) 293 Church Street, application for liquor license for Honoria Corp, d/b/a Honoria Drawing Corp. – Resolution  
BOARD VOTE: 31 In Favor 3 Opposed 0 Abstained 0 Recused
- 8) 179 West Broadway, application for an enclosed sidewalk café for Landmarc Restaurant – Resolution  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 9) Proposed street closure on Sunday, October 19, 2008, Jay Street between Hudson Street and Greenwich Street by Tribeca Hebrew – Resolution  
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

#### **WTC Redevelopment Committee**

- 1) 130 Liberty Street – Resolution  
There is still concern about fire because there were cigarette butts found on site. Floors 10 – 13 have been abated  
BOARD VOTE: 31 In Favor 0 Opposed 0 Abstained 0 Recused

2) NYC 9/11 Health – Update

Jeffrey Hon, the World Trade Center Health Coordinator for the New York City Department of Health and Mental Hygiene gave an informative presentation, discussing the findings of the report by the WTC Medical Working Group. The report is available online. One highlight is that the findings for physical and mental health are very similar across groups.

2) Port Authority Construction - Update

There will be a City Council hearing on Oct. 6<sup>th</sup> where Christopher Ward will present the promised report by the Port Authority with revised timelines for developing the WTC site. CB1 plans to testify.

### **Quality of Life Committee**

1) Update on Construction Projects in Lower Manhattan – Report. Residents living on Fulton Street attended the recent meeting to discuss noise from the reconstruction project.

2) NYC Human Rights Commission’s Service Animals policy – Resolution  
BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

3) First of a series of discussions with various agency representatives clarifying issues of vendor licensing and enforcement – Report

- Alan Gerson will hold a hearing on his proposed legislation to regulate street vendors. He is introducing a package of legislation to address various aspects of the problem. P. Hovitz said that it is very difficult to walk on Fulton Street with the construction and vendors there together. C. McVay Hughes: added friendly amendment to include “areas of construction.” A. Capsuto noted that the intersection of Lispenard and Broadway is also a problem.  
BOARD VOTE: 27 In Favor 11 Opposed 1 Abstained 0 Recused

### **Youth & Education Committee**

1) Presentation on Child Abuse Prevention Program – report: The Committee received a report from this not-for-profit organization which served 2,100 children last year. It conducts trainings that teach children to report instances of abuse. Catherine McVay Hughes noted that there is a web site to check the whereabouts of sex offenders.

2) Update on School Overcrowding - Report

The Committee received a report from Speaker Silver’s task force on school overcrowding. Plans to use two classrooms at Manhattan Youth are moving forward, and the Cove Club in Battery Park City will be assessed by the Department of Education and School Construction Authority for possible use.

- 3) Update on local CB#1 school space needs  
There is a great deal of concern about the possible use of space at 26 Broadway to relieve local overcrowding. Parents feel that a commercial space in a congested business area is not suitable for young children.
- 4) Discussion of formation of zoning subcommittee – Report  
The Committee will discuss the possible formation of a task force at its next meeting.

### **Financial District Committee**

- 1) 120 Broadway, application for on-premises liquor license for Capital Grille Holdings, Inc. – Resolution  
BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Fulton Corridor Design Guidelines and Storefront and Façade Improvement Program – Resolution  
John Fratta stressed the need to restrict vendors during the street reconstruction that is underway on Fulton Street and elsewhere in the immediate area. Ro Sheffe said that the Quality of Life Committee is taking up the issue of vendors and will certainly consider ways to address the problem on Fulton Street.  
BOARD VOTE: 27 In Favor 3 Opposed 0 Abstained 0 Recused

### **Planning and Community Infrastructure Committee**

- 1) 421A Tax Abatement Program – Report  
- The role of the CB in the review of these applications is limited but will be informed by HPD during the process.
- 2) Planning and Community Infrastructure Committee Mission Statement – Report  
- The Committee is continuing its efforts to create a statement.

### **Old Business:**

- 1) Bruce Ehrmann: Inquired about whether the management of 60 Hudson Street has responded to efforts by CB1 to contact them to set up a follow-up meeting. N. Pfefferblit: said that the consultant to 60 Hudson who put together the initial meeting has not responded to repeated emails, calls and letters. It was agreed that a letter would be sent directly to the owner.
- 2) BP letter for J. Menin to sign – Resolution  
In response to a request from the Borough President's Office made by Greg Kirschenbaum earlier in the meeting, the board agreed to sign on to the Manhattan Borough President's plan to address school overcrowding. The plan will be the subject of a vote at the upcoming Manhattan Borough Board meeting.  
Vote: 30 – 0 – 0 – 0

3) Peck Slip Post Office

Seaport/Civic Center Committee members have expressed concern about the potential closing of the Peck Slip Post Office and what might be built on the site. The Committee will continue to examine the issue.

**New Business**

None

**Adjournment**

8:30 PM

Respectfully submitted by: Marc Ameruso