

MINUTES FROM THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD # 1
HELD
OCTOBER 28, 2008
SOUTHBRIDGE TOWERS, COMMUNITY ROOM
90 BEEKMAN STREET
MONTHLY MEETING

*** (Landmarks committee meeting on GGP Seaport proposal)**

Public Session

Alan Gerson (Councilman)

- Opposes the GGP project at the Seaport. All buildings at the site should be contextual. His vote on term limits was based on input from the community. He proposed an amendment requiring a referendum that was not passed.

Greg Kirschenbaum (MBP Stringer's office)

Current laws need to be enforced with regard to vendors at the WTC site. 'Politics of Food' event will be held by the MBP on Nov. 19. All CB members are required to attend an EEO class, notices were mailed.

John Ricker (Comptroller Thompson's office)

Issued new brochure on the Banking Development District program. NYCERS purchased \$15 million of Israel bonds.

Molly Bidol (Assembly Member Glick's office) Prostitution enforcement in the Village School overcrowding due to population growth in Lower Manhattan. Continues to fight phony demolitions by landlords.

Jill Hanekamp (G.V. High School)

Is a non-for-profit with 300 students in grades 9-12, with tuition starting at \$1000 per year. Left flyers at the check-in table.

Shane Ojar (DDC)

Described the Harrison Street reconstruction project starting in Jan. 2009. The affected Streets are Greenwich, Harrison, and Leonard. There will be stakeholders meetings with LMCCC throughout the almost 2-year project.

Tom Hall (NYC Rescue Mission)

This shelter and food pantry has been at 90 Lafayette Street since 1872. Is currently 20% below food stock levels due to increasing demand. Left a flyer on the check-in table for anyone who would like to help.

Mariel Soso (Manhattan Veterans Center Program)

Is an Iraq War vet. Program is at 32 Broadway (212)742-9591 There will be an open house on Nov. 12th from 4:00 to 6:00pm

Frances Bologna (Lorenzo DaPonte street co-naming)

Urged the CB to pass the proposed resolution to co-name the street for Lorenzo DaPonte, who built the first opera house in New York.

Bruce Ehrmann (CB1 Member)

Requested a resolution objecting to 53-story building at 56 Leonard Street.

Benjamin Zgodny (Falun Gong)

Wanted to let people know that Falun Gong members are being persecuted in China by the Chinese government and that there have also been attacks in Chinatown NY on people who are involved with Falun Gong.

Matthew Niziol (Resident, Thomas Street)

Stated that Megu, at 137 Duane Street, is running an illegal night club and not a restaurant. he and his neighbors cannot sleep at night due to the noise and bass vibration from the loud music. Is requesting help from the CB. He was referred to the Tribeca committee and First Precinct Community Council

Cathamina Cosin (Resident, Desbrosses Street)

Is concerned about an application for a catering license at 12-14 Desbrosses Street. Has been a resident for 24 years and says that quality of life would be greatly diminished by new establishments in addition to the already existing Tribeca Rooftop. Urged that the CB vote against it.

Mark Heithoff (Resident, Desbrosses Street)

Is opposed to a catering license for an establishment at 12-14 Desbrosses Street, which would house 300 people. Says there is a problem now due to Tribeca Rooftop with noise from taxis and black cars. Says the drivers who are waiting in the black cars urinate in bottles and leave them on the street.

Bunnie Pomeranta (Resident, Desbrosses Street)

Is strongly opposed to a catering license at 12-14 Desbrosses. Fisher Hill (Resident, Desbrosses Street) Is also strongly opposed to a catering license at 12-14 Desbrosses. Says there is currently traffic congestion because of Tribeca Rooftop. Asked people in the audience to raise their hands if they were opposed. About 20 people did so.

Delphine Darmatt (Resident, Hudson Street) Is also strongly opposed to a catering license at 12-14 Desbrosses.

Lena Durham (Resident, Desbrosses Street) Is strongly opposed to a catering license at 12-14 Desbrosses.

Bonnie Taffer (Resident, Desbrosses Street)

Is strongly opposed to a catering license at 12-14 Desbrosses.

Jeff Mihok (CB1 member)

Is requesting that the CB comment on the Mayor's and City Council's term limit extensions.

*** (Landmarks committee meeting continued on GGP Seaport proposal)**

Business Session

A) Adoption of Minutes

B) Chairperson's Report

J. Menin

Chairperson Julie Menin and Vice Chairperson Catherine McVay Hughes met with NYPD Commissioner Raymond Kelly to discuss Lower Manhattan's security issues. They discussed plans for security protection surrounding the WTC checkpoint. Lower Manhattan will be put at great risk if security cuts, city or federal, occur in our area. As a result of a shooting, in another borough, Commissioner Kelly cancelled our CB 1 meeting where he was scheduled to speak about security. The appearance by the Commissioner at CB1 will be rescheduled.

C) District Manager's Report

N. Pfefferblit

Meeting schedules will change during the months of November and December to accommodate the various holidays.

- We informed the City Budget Office that our cuts will allow us to only pay our current salaries. Any further cuts will deeply affect our operation.
- We have arranged for several students to work in the District Office in coming months.
- An Urban Planning Fellow, provided by the Borough President's Office, selected our Board to work in during her internship. Michael Levine introduced Kasey LaFlam, a friend and classmate of our previous Fellow,

Basha Estroff and also a Columbia University student. (Basha is now working with City Planning as an urban planner.)

- D) Treasurer's Report J. Kopel
- The street fairs and fundraising pay for much of the cost of our expenses.
 - Congratulations to Lucy Acevedo, on becoming a recent grandmother.
 - Needless to say, the City has cut our budget during this financial meltdown. Our entire budget is going toward payroll.

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

III. Committee Reports

- A) **Executive Committee** J. Menin

- 1) Capital and Expense Budget Requests for FY 2010 – Resolution.

BOARD VOTE: 42 In Favor 0 Opposed 0 Abstained 1 Recused

- 2) Federal assistance for Lower Manhattan small businesses – Resolution.

BOARD VOTE: 43 In Favor 0 Opposed 0 Abstained 0 Recused

CB 1 Member, “Albert Capsouto” requested that the government also assist small businesses during this financial downturn.

- B) **Committee of the Whole** R. Byrom

- 1) General Growth Properties' application to the Landmarks Preservation Commission to demolish and reconstruct Pier 17, relocate the Tin building and construct seven new buildings and pavilion structures – Resolution.
- Roger Byrom identified the historical impact of what is before us now, from the landmarks preservation point of view. There will be a separate ULURP in the spring. There are probably as many people for this proposal as there are those against it. As confusing as it may be not to vote on this proposal together with the ULURP, it is very important that we consider the parts of General Growth's proposal that are under LPC's jurisdiction.
 - Paul Hovitz recommended an amendment regarding GGP's promise to provide us with a school.
 - Julie Menin suggested that we hold off on such an amendment until we get to the ULURP phase.
 - A National Registry listing carries no legal weight. It's just an honorary citation.

- Anthony Notaro suggested, regarding the Tin building, that in light of the financial status of GGP, we need to strengthen our position for any subsequent developer who might succeed GGP.
- Catherine McVay Hughes added that the Tin building must be completed before moving on to other phases. Sequencing the development process is important.
- Bob Townley advised us that there is no school involved.
- Julie Menin corrected Bob, assuring him that “the school is on the table.”
- However, GGP’s representative informed us that the size of the school has not yet been determined.
- Rebecca Skinner reiterated Julie’s statement that the school has been discussed as an active inclusion to this development.
- The City must tell GGP what the needs for the school will be before they can describe its design package.
- Diane Lapson feels the “some affordable housing” statement needs to be strengthened.
- Catherine McVay Hughes gave the square footage of other YMCAs: McBurney – 67,000 in 2003; Dodge – 40,000 in 2004; and Chinatown – 42,000 sq.ft. in 2006.
- Mariama James reported that she’s received many calls from local Seaport residents who are against this development.

BOARD VOTE: 23 In Favor 16 Opposed 2 Abstained 1 Recused

C) **Waterfront Committee** R. Townley

- 1) Earth Celebrations; Event in BPC & Hudson River Park – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

To be held by HRP in March and to feature children’s efforts.

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

- Report by Battery Park City Authority on crime statistics in BPC, status of Site 2B, projects in the planning stage, PEP officer contract and update on ice-skating rink.
- Announcement by Linda Belfer regarding the need to resume security task force meetings with Battery Park City Director of Security Steve Harper.
- Report about the new ferry terminal at the World Financial Center and discussion of possible community uses for it by representatives of Billybey Ferry Co. and New York Waterway. “We’re seeing progress here.”
- Note by Linda Belfer that Millstein construction project representative Maria Rosenfeld was unable to report on the project because DOB had not yet approved their plan. She hopes to come to next month’s meeting.

- Reported on discussion about increasingly limited parking in BPC and what steps can be taken to improve the situation

E) **Seaport/Civic Center Committee** J. Fratta

Friends of City Hall Park – Report

- The Friends of City Hall Park was very pleased with the meeting attended by Commissioner Castro, Parks, as he outlined timetables on various aspects of the continued greening of the Park. The Bike path is still a thorn in their side and they’ll continue to fight it.

- 1) 80 Lafayette Street, application for beer and wine license for Bagel Deluxe and Café Inc. – Resolution.

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 1) Peck Slip Station - Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

F) **Tribeca Committee** C. DeSaram

- 1) North Tribeca Rezoning – Resolution
CB 1 is very interested in making clear to the Department of City Planning our list of items to be included in the proposed rezoning.

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) Proposed Street Co-Naming – Corner of Church and Leonard Streets for Lorenzo Da Ponte by American Italian Cultural Roundtable, Inc. – Resolution.

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

- 3) 12-14 Desbrosses Street, application for catering license for Sunshine Realty Mgt. LLC – Resolution. The committee recommended in opposition to the grant of the liquor license.

BOARD VOTE: 37 In Favor 0 Opposed 1 Abstained 0 Recused

- 4) 175 Franklin Street, application for liquor license for an entity in which Bahram Benaresh is principal – Resolution. The committee recommended in opposition to the grant of the liquor license.

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 5) 323 Church Street, application for beer license for West Side Café Corp. – Resolution.

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 6) 33 Leonard Street, renewal of application for enclosed sidewalk café for TK Restaurant Corp. – Resolution.

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 7) 281 West Broadway, renewal of application for enclosed sidewalk café for P.E.C. Group – Resolution.

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- Peter Braus thanked Marc Ameruso for writing the committee resolutions.

G) **WTC Redevelopment Committee** C. McVay Hughes

1) Port Authority Construction - Update

- Discussed Council Member Alan J. Gerson's recent hearing regarding the WTC's construction timetable. The PA has assured us there will be no effect on this development from the downturn in the economy, therefore he is confident about the timetables presented.
- It will be very inconvenient for pedestrians if Vesey Street is closed by the PA. It would impact subway riders as well. The Barclay Street subway entrance will be more crowded and once the street is closed, the entrance to the E train station, next to the post office, will be completely closed.
- There will be better signage around the WTC and stepped up enforcement against illegal vendors.

2) MTA, Fulton Street Transit Center Reconstruction – Update

- A contract will be going out for the MTA Fulton Street Transit Center reconstruction, for the A/C mezzanine which includes the 4/5 platform.
- A contract for the foundation and underpinnings will be awarded to the lowest bidder.
- The upside of the downturn is that bidders will be determined to get the RFP.

3) 130 Liberty Street - Update

- The LMCCC cancelled their presentation at our last WTC meeting, but at our Community Advisory Committee Meeting at Speaker Silver's Office, we learned that floors 15, 14, 13, and 12 have been abated. They're currently cleaning floors 6-11.

- Abatement will be down through the third floor by the end of this year. However, by the end of Quarter 1 LMDC expects to complete abatement down through the basement.
- The roof work has been completed, so there's no further crane activity.
- They are using a cigarette-sniffing dog for security.
- They've not yet completed a demolition plan.

H) **Quality of Life Committee** P. Moore

Note: A quorum is necessary for voting on our issues. It is important that if you are not going to attend a meeting, you let the District Office know in advance.

- 1) Construction Projects in Lower Manhattan – Report
 - LMCCC is always the first agenda item at Quality of Life Committee meetings.
 - Construction continues to be a burden on the neighborhood.
- 2) Legal and Illegal Vendor Issues – Report
 - We'll discuss issues regarding vendors at our next meeting.
- 3) MTA seatless subway cars pilot project discussion – Report Tabled.

I) **Youth & Education Committee** R. Skinner

- 1) The River Project's programs – Report

There will be field trips through December to study marine life, but there is no swimming. More information about the River Project can be found on their website.

- 2) General Growth Properties' programs for youth – Report
A Seaport ice rink will open on 11/28. Admission will be \$7.00. There are many youth programs during the holiday season which were discussed.
- 3) Report on NY State Assembly Speaker Silver's Task Force on School Overcrowding.
- 4) CB1 School Space Needs – Report.
26 Broadway as interim school space – Resolution.

We did not approve this location as a viable school setting for children of primary school age.

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

