

**MINUTES FROM THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD # 1**  
**HELD**  
**FEBRUARY 24, 2009**  
**PACE UNIVERSITY, 1 PACE PLAZA**  
**MULTIPURPOSE ROOM**

Julie Menin, Chairperson, called the meeting to order.

**Public Hearing:**

Public Hearing on Mayor's Preliminary Budget for fiscal year 2009

No Speakers

To view document go to <http://www.nyc.gov/html/omb/html/home/home.shtml>

**Public Session:**

Marc Halverson, Community Education Council

- Community Education Councils are a vehicle for parents to communicate directly to schools.

John Ricker, New York City Comptroller's Office

- Testified at the MTA hearings, proposing alternatives to service cuts and fare hikes, such as a weight-based registration system and reinstatement of the commuter tax.
- New York City has an extremely high ratio of dept obligation.

Maria Mancini, Resident

- Spoke against renewal of liquor license for Eros/Peppers/Deco club.

Paul Goldstein, Office of New York State Assembly Speaker Sheldon Silver

- Is working on securing funding for Fulton Street Transit Center from the federal stimulus bill—\$500 million for the full station to be completed.
- New classrooms will be opening for the 2009-10 school year at the Tweed Courthouse. There will be three follow-up informational sessions. Paul Hovitz, CB 1 Member, commented that we need the Speaker to help identify the catchment areas for these schools.
- 225 Rector Street is in foreclosure; the Speaker has stepped in and a receiver will be designated.
- Deutsche Bank/130 Liberty Street building public meeting is next Thursday at 5:30 PM at the Speakers office.

Kevin Ryan, St. Johns University Office of Community Relations

- Announced two upcoming blood drives.

The following people spoke in opposition to the Eros/Peppers/Deco club:

Karen Stamm, FATE  
Carole Sturmack  
Eric Rayner  
Andrew Frereich

Greg Kirschenbaum, Liaison--Manhattan Borough President's Office.

- The MBP and Catherine McVay Hughes as Chairperson of Borough Construction Watch sent a letter to LMDC about the most recent 130 Liberty Street building incident and the need for better community outreach.
- MBPO released a report on food policy and access to city markets for farmers.
- MBP Stringer gave the State of the Borough address February 19<sup>th</sup>.

Suellen Epstein

- Spoke against Club Remix. Similar problems as with "Peppers"; Area residents don't want it to become another Peppers.

Diane Stein – Councilmember Alan Gerson's Office

- Announced a Council Hearing on the status of Governor's Island that will address budget issues and summer programs to be held on the island.

Jeremy Bates, President of Congregation, Trinity Church

- NYC Department of Homeless Services did not renew contract with the Congregation of Trinity Wall Street to provide drop-in center services for homeless people at John Heuss House, a city-owned space at 42 Beaver Street. The facility will not have enough time to find a new location. Closing John Heuss House will force many homeless persons out onto the streets of Lower Manhattan. CB#1 has for many years supported John Heuss House. Mr. Bates asked CB to support a request to DHS to extend the current contract at 42 Beaver Street for at least one more year so that the facility will have more time to find a new location.

Mary Cooley, Office of State Senator Daniel Squadron

- March 15 will be the first ever community convention at BMCC. See flyer.
- Governors Island is to open this summer.
- Advocating for more transit funding.
- Met with Woody Pascal, State Liquor Authority.
- Announced Lower East Side tax preparedness day.
- The Senator was named Vice Chair of the Committee on Social Services.
- Will try to get someone from the SLA to come to next Tribeca committee meeting.

### **Business Session:**

The minutes of the monthly meeting held on January 27, 2009 were adopted as presented.

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

Julie Menin reported on the following issues:

- Update on the LMDC grants for Lower Manhattan schools.
- 130 Liberty Street: demolition will take about six months.
- We received the final installment of the grant from Friends of Lower Manhattan.
- Board member attendance: Committee attendance has been low, and the MBP has reiterated that attendance is a key factor in reappointments. Since attendance on only two committees is mandatory, please step down from any third committee you are on if it adversely affects your attendance.

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

Noah Pfefferblit reported on the following issues:

- Reminded committee chairs to submit needed material for Annual Report in time to meet the approaching deadline.
- Addressed the crisis facing John Heuss House. The City has told the facility that changes are being made in the way homeless facilities are operated and its contract with the City and its space may be in jeopardy. The Downtown Alliance contributes funds to JHH and is putting together a meeting with the Department of Homeless Services. CB1, a long-time supporter of JHH, has offered to help.
- CB1 got a copy of a letter sent to Rep. Nadler's Office from the US Postal Service stating that there are no current plans to sell the Peck Slip post office and it is not being actively marketed.
- CB1 is developing a newsletter and is working out formatting issues so that the first issue can be sent out.
- Introduced Michael Levine and Kasey LaFlam to discuss a project they are working on with Tom Goodkind to create a database of affordable housing units in CB1.

### **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**

### **Street Fairs Task Force**

B. Love

Discussions are underway with Joe Giovanni of Mardi Gras Festival Productions about financial arrangements and locations for possible parks fairs to be sponsored by CB1 in 2009. Depending on the outcome, a holiday fair could also be considered for late 2009

Parks fairs would not involve street closures and could help supplement fundraising from regular street fairs. Bill Love and Noah Pfefferblit held a follow-up meeting with two representatives of the City Parks Department to identify the most promising locations for such park fairs from

among those discussed by the Task Force. The three priority locations that will be further analyzed for their revenue potential are:

Thomas Paine Park (Foley Square); Battery Place – the sidewalk area along the northern perimeter of Battery Park from approximately Washington Street on the west almost to State Street (across from Citibank) on the east; and Park Row Plaza – sidewalk area east of City Hall Park and just south of Chambers Street.

Financial arrangements would involve sales revenues split among CB1, the Parks Department and Mardi Gras Festival Productions. Pending further investigation, there can be no guarantee that any of these locations will work out financially. Any recommendations by the Task Force proposing sponsorship of one or more such park fairs to raise additional funds for CB1 will be brought before the appropriate CB1 geographic committees for review.

### **Waterfront Committee**

B. Townley

Governors Island, SLA application for liquor license for Great Performances Artists as Waitresses Inc/New York Water Taxi - Resolution

BOARD VOTE:            39 In Favor      0 Opposed      0 Abstained      0 Recused

Performance Artists as Waitresses Inc./New York Water Taxi – Resolution. The committee has some concerns about safety. However, the operator has a great track record and this could help put Governor’s Island back on track. The idea of jazz, recreation and added ferry service to the island appealed to the committee. GIPEC and the appropriate government authorities will be responsible for safety concerns.

### Hudson River Park Trust Update – Report

Hudson River Park Trust Update, Connie Fishman. Presented the plans for Piers 25 and 26. Pier 25 is fully funded, but Pier 26 is not. The committee is asking for Pier 26 to be fully funded and for the return of the community groups and community amenities that were displaced when reconstruction of those piers began 3 years ago.

Discussion of Committee Goals and Accomplishments for 2008 Annual Report. The committee reviewed last year’s accomplishments and agreed to goals for the coming year for CB1’s Annual report.

Bob Townley drafted a letter to NYPD Commissioner Raymond Kelly about dangers to pedestrians crossing West Street created by drivers who violate speed limits and possibly drive while intoxicated. There appears to be very little enforcement of traffic regulations on this street and thus law enforcement personnel need to be more diligent in enforcing traffic violations by drivers. The problems are more serious at night than in the daytime. Julie Menin addressed a previous threat to safety on West Street by directly calling the governor. It was agreed that the letter would be sent to elected officials to ask them to show leadership on this issue.

Need a representative for the working group for Pier 57 in CB4. We need to have someone attend these meetings and review the numerous proposals. There is more information on the Hudson River Park Trust website. Speak with Michael Levine if you're interested in joining this very important group.

Bicyclists and pedestrians also need to be diligent when crossing Route 9A! It's not a typical street.

**Combined Financial District,  
Tribeca and Seaport/Civic Committees**

R. Sheffe

The following resolutions were approved by a vote of 39 in favor, 0 opposed, 0 abstained and 0 recused:

- 19 Rector Street aka 88 Greenwich Street, application for on-premise liquor license for MRM 88 LLC, d/b/a Café Cubano – Resolution
- Proposal for newsstand at northwest corner of Greenwich and Barclay Streets – Resolution
- 27 Park Place aka 24 Murray Street, renewal of liquor license for MXK Restaurant Corp. d/b/a Remix - Resolution in opposition
- Street permit application by the NYC Police Museum – Resolution
- Street permit application by the Lead Dog Marketing – Resolution
- Street permit application by the Mercedes Club of NY-Long Island – Resolution
- Both Street permit applications by the NYC Police Museum – Resolutions
- Street permit application by the Federation of Hellenic Societies of Greater NY – Resolution
- Street permit application by Community Board #1 – Resolution
- Street permit application by Chabad of Wall Street – Resolution
- Street permit application by the Independence Plaza Tenants Association - Resolution
- Street permit application by the First Precinct Community Council – Resolution
- Street permit application by the Pearl Street Park Association – Resolution
- Street permit application by the Seaport Community Coalition – Resolution

Street permit application by Ziva US Inc. – Resolution

BOARD VOTE:            0 In Favor    38 Opposed    1 Abstained    0 Recused

Street permit application by the Bowling Green Association – Resolution

BOARD VOTE:            0 In Favor    39 Opposed    1 Abstained    0 Recused

Street permit application by John Heuss House – Resolution

BOARD VOTE:            0 In Favor    38 Opposed    1 Abstained    0 Recused

Street permit application by the Sons of Italy – Resolution

BOARD VOTE:            38 In Favor    0 Opposed    1 Abstained    0 Recused

Presentations on Peter Minit Plaza and NY 400 Dutch Pavilion – Report  
The presentations will be done in March as the presenters were not available this month..

**Tribeca Committee**

C. DeSaram

The following resolutions were approved by a vote of 39 in favor, 0 opposed, 0 abstained and 0 recused:

- Street permit application by the Tribeca Film Festival – Resolution
- Street permit application by Taste of Tribeca – Resolution
- 11 Hubert Street, CPC application for special Permit pursuant to section 111-50 of the Zoning Resolution to allow conversion from office and storage use to residential use on second and third floor – Resolution
- 349 Broadway, application for liquor license for Eros, Inc d/b/a/ Deco – Resolution in opposition
- 200 Hudson Street, application for alteration of liquor license for Young Men’s and Young Women’s Hebrew Association – Resolution
- 377 Greenwich Street, application for liquor license for Greenwich Hotel Restaurant LLC – Resolution

Proposed Street Co-Naming – Southeast Corner of Canal Street and Cortland Alley for Dr. Thomas Tam by Chinatown Health Clinic Foundation – Resolution

BOARD VOTE:                    38 In Favor    0 Opposed    1 Abstained    0 Recused

**Planning and Community  
Infrastructure Committee**

J. Galloway

Columbia University Planning Studio – Report

Columbia graduate school faculty and graduate students met with the committee, which shared concerns about Greenwich South and discussed objectives we’d like to see come out of this study. With the downswing in the economy, we should have sufficient time to discuss potential future development in this area. However, we should plan ahead for when the economy recovers. The Columbia group will continue to meet with the committee and present its proposals in May.

48-52 Franklin Street 421-a Tax Abatement Application – Report

This is an as-of-right issue that the committee chose not to comment on. The committee noted that this project does not include affordable housing available.

City Land Use Review Process – Report

Developers' need, but pay special attention to, and not overlook, issues of infrastructure when making decisions development. We, as a community group, plan to be more proactive in monitoring infrastructure. There is an instance in Staten Island zoning in which there is a payback from developers, e.g. schools, to balance new development projects.

#### New York City Charter Revision – Report

There are rumors that the Mayor wishes to eliminate community boards. The rumors may be partly due to his interest in streamlining the ULURP process. We, the communities, will be the ones to suffer if we're not a part of the ULURP process and are not in a position to negotiate with developers for economic give-backs in the areas where they are planning to develop. We will try to make constructive suggestions. Anyone interested in joining this group is welcome.

#### **Battery Park City Committee**

J. Galloway

#### WTC Underpass from PATH Station to World Financial Center- Report

This underpass to BPC is currently being constructed from the N.W. corner of the site to the WFC Wintergarden, as described to the committee by Clarelle Degraffe, Glenn Guzzi and Quentin Brathwaite of the Port Authority. The DOT has timed this project to open between 2012 and 2014.

When the walkway opens, the Vesey Street pedestrian bridge will come down.

Request to improve emergency notification system in the aftermath of an odor detected from the airplane and recovery equipment associated with US Airways flight 1549 – Resolution

BOARD VOTE:            38 In Favor    0 Opposed    1 Abstained    0 Recused

#### Security at WFC, the Vesey Street Bridge and signage issues - Report

High winds have caused Brookfield to believe there is a need to block some of the doors during high wind conditions, thereby restricting access through the south exit. Linda suspects there is an ADA violation in doing this – Report on discussion.

Most of the issues covered by Leticia Remauro, Vice President for Community Relations on Battery Park City Authority, were deferred until the next meeting - Report

#### The West Thames working group, NYS DOT and the Battery Park City Authority – Report

Committee member and working group chair Jeff Galloway described various design proposal options for the park: a) approve the proposal; b) approve the design and ask for a promenade modification; or c) oppose the park redesign proposal period. He noted the difficulties of designating a location for a landing in the park if and when a new bridge replaces the Rector Street Bridge. The limited space available for the park—which has been carefully planned with community input—would be even more constrained with such a bridge landing in the north end

of the park, where the community gardens and the basketball courts are slated to be. Neither NYCDOT nor Parks can yet say when the bridge might be built.

**Seaport/Civic Center Committee**

J. Fratta

The following resolutions were approved by a vote of 39 in favor, 0 opposed, 0 abstained and 0 recused:

- South Street Seaport – Pier 17, application for Summer Vessel Liquor License for Nautical Gourmet Inc. vessel “Clipper City”- Resolution
- 125 Fulton Street, BSA special permit application for operation of physical culture establishment – Resolution
- Closure of the Peck Slip Post Office – Resolution

**WTC Redevelopment Committee**

C. McVay Hughes

New York City Department of Health Guidelines to Assist in the Diagnosis and Treatment of Children and Adolescents Exposed to the World Trade Center Disaster – Resolution

BOARD VOTE:            39 In Favor    0 Opposed    0 Abstained    0 Recused

Update on the National September 11 Memorial & Museum – Report

Joe Daniels, President of the 9/11 Memorial and Museum, is working with the Port Authority. There has been progress and money and a timetable are in place.

Presentation on Strengthening the Safety, Oversight and Coordination of Construction, Demolition and Abatement Operations – Report

There is progress in strengthening safeguards put in place by the Mayor’s office and relevant agencies for abatement and demolition operations .

Presentation about World Trade Center Medical Monitoring and Treatment Program – Report on the medical monitoring program.

LMDC update, including 130 Liberty Street/Deutsche Bank – Report

The standpipe should be colored red and an effort is underway to ensure that there are no more hazardous conditions at the Deutsche site.

LMDC is making an effort to improve community outreach by providing updates via Twitter, a blog that allows no more than 40 characters. You can sign-up on the Internet.

Catherine attended a press conference yesterday, along with Congressman Nadler, Carolyn Maloney, Council Member Alan J. Gerson and labor representatives, requesting that John

Howard be reinstated as 9/11 health “Czar” because he knows the programs in the area and is the most qualified person.

**Quality of Life Committee**

P. Moore

Practice of ticketing residents in District #1 for loading and unloading cars in No Standing or No Loading zones – Report

Two residents of the Financial District complained to DOT representatives at the committee meeting that signage was creating problems for residents loading and unloading cars in front of their residences. Giving several examples of ticketing incidents that both they and others have experienced, they suggested that the signage is inconsistent with the reality on the ground. DOT representative Suchi Sanagavarapu responded that DOT intends to change the signs after current construction is complete. Committee Chair Pat Moore suggested that in the meantime DOT provide disclaimer letters upon request to ticketed residents and, given the problems with the signage, encourage traffic enforcement to allow for exceptions to normal enforcement of rules to allow them to discharge passengers, etc. within a 10-min. period. She also suggested that posting rules and regulations on the agency website might clarify the regulations. Sam Schwartz, former DOT Commissioner and now consultant and newspaper columnist, was suggested as a possible contact person for these complaints.

Report on discussion of status of John Heuss House with Trinity Church Vicar Anne Mallonee and facility Executive Director Rev. Winfield Peacock,  
- Report

**Landmarks Committee**

R. Byrom

401-403 Greenwich Street, LPC application for replacement of buildings within Tribeca West Historic District – Resolution

BOARD VOTE:                    32 In Favor    5 Opposed    1 Abstained    0 Recused

77 Chambers Street, LPC application for renovation of storefront – Resolution

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

Wall Street and Broad Street, LPC application for approval of historical interpretive markers to be located in the “The Street Plan of New Amsterdam and Colonial New York” Historic District – Resolution

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

**Old Business:**

No old business was conducted.

**New Business:**

No new business was conducted.

**Adjournment:**

There being no further business, the meeting was adjourned.

Respectfully submitted by: Noel E. Jefferson, Secretary