



The City of New York

Manhattan Community Board 1

Julie Menin CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

MINUTES FROM THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD # 1
SEPTEMBER 28, 2010
ACCESS COMMUNITY HEALTH CENTER
83 MAIDEN LANE

Public Session

- **Jessica Williams** – Representative from **Access Community Health Center**
Welcomed everyone to the federally-funded health care center. Announced that flu shots are available at Access.
- **James Capozzi** – Representative from **FBI's InfraGard Program**
InfraGard is a collaborative program that involves private citizens working with the FBI to safeguard the nation's infrastructure. It currently has 40,000 members. More information is available at www.INFRAGARD.net.
- **Dr. Steve Okhravi** – Founder of **Emergency Medical Care**
This acute care center is opening soon at 200 Chambers Street. Dr. Okhravi gave a full presentation about it at the September QOL Committee meeting. For more information, contact: Sokhravi@emergencymedicalcare.org
- **Michael Fredrickson** – **Con Edison Green Energy Program**
For more information contact: mfredericksen@converge.com.
- **Alec Schierenbeck** – Representative from the **Office of Manhattan Borough President Scott Stringer**
INDEPENDENCE PLAZA NORTH. The Borough President announced the victory of Independence Plaza North (IPN) in its long-time struggle in court against the development's owners. The court determined that IPN was illegally destabilized. However, Stellar Management is appealing the judge's ruling.
- **Jake Itzkowitz** – Representative from the **Office of City Council Member Chin**
LMDC FUNDS. Congratulations to CB#1 for its victory in securing reallocation of funds for community development.

MTA BUS CUTS. The Council Member has been working to address cuts to bus routes serving Battery Park City. She will be meeting with the M.T.A. to advocate for either extensions to the M20 and M15, or restoration of the M9.

PENDING LEGISLATION. The Council Member is working on legislation for seniors with cognitive impairments that would issue a Silver Alert when seniors go missing similar to the

Amber Alert for children. She is also working on paid sick leave legislation and limiting the planting of tree species that produce high volumes of pollen.

NEW STAFF. Matt Viggiano was introduced as the Council Member's new Director of Land Use and Planning.

- **Paul Goldstein** – Representative from the **Office of Assembly Speaker Sheldon Silver** P.S. 276. The new school in Battery Park City is now open.

WEST STREET PEDESTRIAN SAFETY. Pedestrian managers for West Street are in place. A school safety officer will begin serving as a crossing guard at Battery Place on Monday.

26 BROADWAY. Several schools are currently operating or seeking to operate at 26 Broadway, and Millennium High School is proposing to develop an additional campus there.

RACE TO THE TOP. New York State won \$700 million from the Federal government from the "Race to the Top" program.

WTC REDEVELOPMENT. The Speaker attended a conference with Larry Silverstein and others several weeks ago. There is still work to be done; in particular, a bus management plan must be developed.

LMDC SMALL BUSINESS GRANTS. Small businesses in Lower Manhattan areas affected by public construction projects can apply for grants of up to \$35,000 to offset hardship. Recent expansion of the program allows non-ground floor businesses to apply as well.

- **Lucia DeRespinis** – Director of the **National Museum of the American Indian** Announced opening celebrations planned on October 21st for the "Infinity of Nations" exhibit, which will include a 700 piece permanent installation to be displayed for the first time. The museum also plans to apply to rename Bowling Green plaza.
- **Paul Sipos** – Community Board #1 Member Expressed opposition to Community Board #1 Member Michael Connolly's letter to the New York Times dated August 11, 2010 which included mention of Community Board #1 membership.

Michael Connolly responded that he had written the letter as an individual and said that he specified to the NYT that his status as a Community Board #1 member was given for identification purposes only. **Bill Love**, Community Board #1 member and Board Parliamentarian, stated that Michael Connolly followed the guidelines in the board's bylaws. Community Board #1 member **Paul Hovitz** also objected to the implication that the letter represented the position of the community board and requested clarification of Board rules regarding letters and public statements by Board Members.

Matt Lechuer – Representative from the **Wall Street Special Interest Group (WSSIG)**. The WSSIG is applying for LMDC funding.

- **Celine Mizrahi** – Representative from the Office of **Congressman Jerry Nadler**

The Congressman has been working hard to pass the Zadroga 9/11 Health Bill. If passed in the House, the bill will still have to pass the Senate to become law.

- **Molly Bidol** – Representative from the Office of **Assembly Member Deborah J. Glick** STATE LIQUOR AUTHORITY. The Assembly Member is looking to strengthen the 500 foot rule.
EDUCATION. The Assembly Member testified before to the New York City Department of Education on the need for closer scrutiny on education issues.
NEW STAFF. Sarah Malloy-Goode will replace Molly Bidol as the Assembly Member's Community Liaison.
- **John Ricker** – Representative from the **Office of Comptroller John Liu**. Encouraged people to contact the Comptroller's Action Center at 212- 669-3916 to report waste or fraud by the City.
- **Bob Townley** - Community Board #1 Member and Executive Director of **Manhattan Youth** Spoke about the importance of support for community programs.
- **Robert M. Brill** – Lawyer representing the building at Water Street and Maiden Lane Spoke in opposition to a newsstand application for the southeast corner of Water Street and Maiden Lane.
- **Tiffany Kan and Ashley Varoba** – Representatives from the **New York City Coalition for a Smoke-Free City** Introduced their organization and sought support for a bill promoting smoke-free parks, plazas, and beaches. Councilmember Chin is cosponsoring this legislation.
- **Kimberly Flynn** – CB#1 resident Organizing support for the 9/11 Zadroga bill. Encouraged people interested in traveling to Washington, D.C. to advocate for passage of the bill to contact her. Asked people to sign a letter addressed to House Leadership that she distributed at the meeting.
- **Michael Ketring** – Representative from the **Downtown Alliance** Announced two upcoming Downtown Alliance events:
 - October 13th Adopt a Geranium
 - October 23rd Community Planting Day
- **John Keeler** – Resident of 22 Warren Street Spoke against pending application for a minor alteration by an establishment, Brick, which is seeking to convert a service bar to a standup bar.
- **John Binty** – Owner of Brick Described the proposal for a minor alteration, asked for the board's support and responded to neighbors' complaints.

- **Paul Newell** – District Leader
Announced a rally calling for a new hospital to replace recently closed St. Vincents, to be held on October 17th at 2:00 PM at the former site at 7th Ave @ West 12th St.
- **Mary Cooley** – Representative from the **Office of State Senator Daniel Squadron**
3 LEGGED DOG. The State Senator recently helped the local theater group stave off eviction.
FOOD SAFETY LEGISLATION. The State Senator and Assemblymember Brian Kavanaugh have announced legislation that would require salmonella vaccination for hens.
YOUTH RESOURCES. The State Senator’s Office recently produced a Parent Resource Guide, which lists resources for parents and children in the community.
SMALL BUSINESS FORUM. The State Senator recently participated in a forum/town hall entitled “Surviving the Economic Downturn.”
AFFORDABLE HOUSING. A Public Hearing will be held on October 22nd at 11:00 a.m. at 199 Chambers Street on the J-51 Program and Preserving Affordable Housing for New York’s Low-Income Families.

Business Session

Adoption of Minutes

The minutes of the monthly meeting held on July 27, 2010 were adopted as presented.

Chairperson’s Report

J. Menin

LOWER MANHATTAN DEVELOPMENT CORPORATION. She succeeded in getting \$17 million released for community and cultural development. Any group that wants to apply should call LMDC regarding eligibility. Up to \$1 million in grants will be available per grant for cultural, educational, and other organizations in lower Manhattan. She is also fighting for \$200 million in LMDC funds to be reallocated to affordable housing, education, small business, community and cultural enhancement, and the 9/11 memorial.

MEMORIALIZING ALBERT CAPSOUTO. She and Bruce Ehrmann met with Manhattan Parks Commissioner Castro, and the Parks Department subsequently approved the renaming of CaVaLa Park in honor of Albert Capsuto.

AFFORDABLE HOUSING TASK FORCE. Thanked Tom Goodkind for the great work he has done in the past in producing guides and studies such as the Lower Manhattan Guide for seniors. Tom has been appointed to chair a new task force on affordable housing.

District Manager’s Report

N. Pfefferbilt

The Mayor has exempted Community Boards from the current round of budget cuts imposed on other major City agencies.

Committee Reports

Note: If you wish to obtain a copy of a resolution summarized in the minutes, please visit our website at www.nyc.gov/html/mancb1.

Landmarks Committee

B. Ehrmann

- 1) 135 West Broadway, application for storefront renovation – Resolution
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) 277 Water Street, application for storefront renovation and modification of existing railing – Resolution
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 3) 222 Front Street, LPC application for storefront sign – Resolution
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 4) 137 Franklin Street, application for new seven-story residential building on vacant lot – Resolution
BOARD VOTE: 33 In Favor 1 Opposed 0 Abstained 0 Recused
- 5) St. Paul’s Church internal alterations – Report
Former Board Member, Barry Skolnick, was concerned about the removal of pews from St. Paul’s Church. The interior is not landmarked, and some of the pews were damaged beyond repair. In fact, most of the original pews had already been removed from the Church and replaced. Some of the pews will be on display at the 9/11 memorial museum. The Committee believes that the Church has acted appropriately.

Quality of Life Committee

P. Moore

- 1) Update on Construction Projects in Lower Manhattan – Report
- 2) Presentation on new Urgent Care center at 200 Chambers Street by Dr. Okhravi - Report

Battery Park City Committee

J. Galloway

- 1) 102 North End Avenue, tavern-restaurant wine and beer license application for Shake Shack – Resolution
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Presentation on the Ice Theatre of New York – Report
The Battery Park City Authority put out an RFP for a new entity to operate the Battery Park City ice skating rink this year. The previous operator declined to return this year. It is currently unclear whether there will be an ice rink.

- 3) Report on Route 9A and review of West Thames Park
- 4) Discussion regarding recent MTA service cuts due to budget cuts – Resolution
BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused
- 5) Discussion regarding potential removal of the Winter Garden grand staircase – Report
Some committee members have attended working group sessions with Brookfield regarding plans to remove the staircase. A formal presentation will be made to the Battery Park City Committee in October.
- 6) Presentation by EcoFest - Report
An environmental festival called EcoFest will be held at the North Cove on Sunday, 10/10/10.

Battery Park City Ball Fields Task Force

J. Galloway

- 1) Tuesday usage of the Battery Park City ballfields - Report
Growing usage of the ball fields in Battery Park City is leading to conflicts on Tuesday afternoons and evenings. The fields will be converted to AstroTurf next summer, allowing for extended play in the long-term, but restricting field use during renovations. The Task Force agreed to discuss whether to recommend extending evening use (which would necessitate the lights being on longer) at the next Battery Park City Committee meeting.

Waterfront Committee

B. Townley

- 1) Presentation by The Statue of Liberty-Ellis Island Foundation, Inc. of its plans for the new Peopling of America Center at Ellis Island – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Vision 2020: The New York City Comprehensive Waterfront Plaza – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

**Youth & Education Committee
and New School Task Force**

A. DeFalco

- 1) Request for increase in Department of Education capital allocation for a new K-5 to cover 600 students instead of 400 students seats – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) 26 Broadway, Proposal for an additional campus for Millennium High School – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 3) Discussion regarding Murry-Bergtraum High School with Andrea Lewis, the new Executive Principal, and Elaine Gorman, Manhattan High Schools Superintendent - Report
Andrea Lewis, the new Executive Principal, and Elaine Gorman, Manhattan High Schools Superintendent reported that the school will focus on “learning communities” to

accommodate the large school population. The new Principal has also begun reaching out to local businesses to limit student truancy.

- 4) Report on Speaker Silver's Overcrowding Task Force
- 5) Manhattan Youth Fall programs - Report

Seaport/Civic Center Committee

J. Fratta

- 1) 21 Peck Slip, revised application for unenclosed sidewalk café for Acqua – Report
- 2) Frankfort Street traffic issues – Report
There was a request from a resident to restore traffic patterns, but construction on the Brooklyn Bridge necessitates the temporary changes.

- 3) Brooklyn Bridge Reconstruction Project Update – Resolutions

Brooklyn Bridge Reconstruction Project noise monitoring

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

Utilizing Avenue of the Finest for storage of construction materials

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

- 4) Safety and traffic issues at Gold Street and Beekman Street – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 5) Taste of the Seaport benefiting Spruce Street School on Sunday, October 24, 2010, from 11:00 am to 7:00 pm, Front Street between Peck Slip and Beekman Street – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 6) Taste of the Seaport benefiting Spruce Street School on Sunday, October 24, 2010, from 11:00 am to 7:00 pm, Front Street between Peck Slip and Beekman Street – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

Tribeca and Transportation and Parking Regulations

Sub-Committee

M. Ameruso

- 1) Request for alternate side parking on N. Moore between Hudson Street and Varick Street – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Request for traffic calming on Canal Street/Varick Street/Avenue of the Americas – Approval of Letter
A letter will be written requesting a traffic study of this area.

Tribeca Committee

P. Braus

- 1) Follow-up discussion with the owner of 77 Warren Street – Report

The operator has made some improvements, although a couple of neighbors are still not satisfied with noise levels.

- 2) 471 Washington Street, BSA application for a minor amendment to a previously approved variance to permit the ground floor to be occupied by residential instead of retail use – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 3) 17 Murray Street, application for a liquor license for The Dark Horse Tavern - Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 4) 275 Church Street, application for a liquor license for Via Vai Pizzeria, Inc. - Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 5) 189 Franklin Street, application for an unenclosed sidewalk café license for MVNBC Corp. d/b/a Benvenuto Café - Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 6) 22 Warren, application for alteration of liquor license for Brick 343 LLC, Inc. - Resolution
BOARD VOTE: 22 In Favor 3 Opposed 2 Abstained 0 Recused

Financial District Committee

R. Sheffe

- 1) Proposal for pedestrian plaza at Whitehall and Water Streets - Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Update by Julie Bose, Executive Director, New York City Police Museum, Regarding Upcoming Exhibit Entitled “Artist as Witness: The 9/11 Responders” - Report
Julie Bose, the Executive Director of the NYC Police Museum, announced the opening of a show of sketches and watercolors by artist Aggie Kenny depicting first responders in the aftermath of the 9/11 attacks. The Financial District Committee recommended that the Museum arrange to display the exhibit in Washington, DC to raise awareness of the Zadroga bill currently before Congress.
- 3) 217 Broadway, BSA application for a special permit to allow the continued operation of a physical culture and health establishment – Resolution
BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused
- 4) Request for Letter of Support for Fraunces Tavern Museum by Chris Norfleet, Board Member - Report
Chris Norfleet, a Museum Trustee, requested a letter of support for a grant application to offset the cost of additions and renovations to the museum. The Financial District committee approved such a letter, as did the full board.
- 5) 101 Barclay Street 16th floor, application for liquor license for Aramark Corporation d/b/a BNY Mellon – Resolution

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

- 6) 8-12 Stone Street, restaurant liquor license application for AL-Stone Operating LLC d/b/a Doubletree Hotel – Resolution

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

- 7) Pier 11 South Street, restaurant cafe liquor license application for Three Brothers Bakery Inc. d/b/a Three Brothers Baking – Resolution

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

- 8) Proposal for newsstand at southeast corner of Water Street and Maiden Lane – Resolution

BOARD VOTE: 10 In Favor 13 Opposed 4 Abstained 0 Recused

- 9) Update about Greenmarkets in the Financial District with Michael Hurwitz, Director, and Cathy Chambers, Intergovernmental Relations and Special Operational Projects, GrowNYC (formerly Council on the Environment of NYC) – Report

Michael Hurwitz and Cathy Chambers of GrowNYC (formerly Council on the Environment of NYC) reported on efforts to find suitable sites for greenmarkets in the eastern portion of the district, since at present there are no greenmarkets east of Broadway. Several proposed sites were discussed and will be investigated before next spring.

- 10) 100 William Street - Minor Modification to Covered Pedestrian Space/M100013ZSM – Resolution

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

- 11) Annual Tenhouse Reunion Block Party on October 10, 2010, from 1:00pm to 11:00pm, Cedar Street between Trinity Place and Greenwich Street - Resolution

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

- 12) MTA 2011 Preliminary Budget and 4 Year Financial Plan – Report

The Committee decided not to submit testimony on this issue.

WTC Redevelopment Committee

C. McVay Hughes

- 1) 9/11 Memorial and Museum Update – Joe Daniels, Chief Operating Officer

- 2) 130 Liberty Street Update – LMDC

- 3) Performing Arts Center at Site 1B - Resolution

The Community Board voted to recommend a board structure for the PAC that would be independent of the LMDC and the National September 11th Memorial and Museum Board.

BOARD VOTE: 26 In Favor 0 Opposed 0 Abstained 0 Recused

- 4) Update by Julie Bose, Executive Director, New York City Police Museum, Regarding Ongoing Exhibit Entitled “Artist as Witness: The 9/11 Responders” - Resolution

BOARD VOTE: 26 In Favor 0 Opposed 0 Abstained 0 Recused

Affordable Housing Task Force

T. Goodkind

- 1) Presentation by Emily Goldstein, Tenants and Neighbors – Report
- 2) Presentation by Brian Sullivan, Non-Profit Affordable Housing Consultant – Report
- 3) Goals for a CB#1 Affordable Housing Guide - Report

Old Business

No Business was conducted.

New Business

- 1) Vehicular & Pedestrian Management Plan for the World Trade Center – Resolution
BOARD VOTE: 26 In Favor 0 Opposed 0 Abstained 0 Recused

Adjournment

Minutes submitted by: Noel E. Jefferson, Secretary