

## **CB 1 MONTHLY MEETING MINUTES**

DATE: Tuesday, October 23, 2012  
TIME: 6:00 PM  
PLACE: South Street Seaport Museum  
12 Fulton Street, 5<sup>th</sup> Floor

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Chairperson Catherine McVay Hughes called the meeting to order at 6:00pm.

### **I. Public Session**

1. Susan Henshaw Jones (South Street Seaport Museum)
  - Welcome to the Seaport Museum.
  - CB1 is welcome to hold a holiday party at the Seaport Museum.
  - Determined efforts are underway to save the Seaport Museum.
  - Elements of the Howard Hughes plan threaten the existence of the Seaport Museum.
  - The performing stage should be relocated and not be made permanent in its current location.
  - The museum would like to expand its commercial presence on Pier 16.
  - HHC should enter into a restrictive declaration regarding waterfront view corridor.
  - Seaport Museum would like control of certain areas near Pier 16.
  - Need signage improvements in the district because it is hard for visitors to find things.
2. John Ricker (Comptroller John C. Liu)
  - Comptroller sends best wishes and encourages people to visit his website at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov).
3. Sarah Diaz (Assemblymember Glick)
  - Pedestrian death in CB2 triggered investigation of civilian deaths. There are too many such deaths in the district.
  - Letter was written to the Governor regarding tax relief for condo and coop owners.
  - CB2 is holding a meeting on Pier 40. The assembly member will be there. Community can weigh in on the process. October 29 at 6:30 at PS 41.
4. Connie Chung (Alliance for Downtown)
  - Supports Howard Hughes' plan for Pier 17 redevelopment.

- Supports the signage plan for the Pier 17 redevelopment project.
5. Michael Kramer, Jenifer Rajkumar, Thomas Berton, Michael Yamin (Pier 17 Issues)
    - They do not support the HHC plan based on what has been presented.
  6. Hannah Friedman (Borough President Scott Stringer)
    - Released new proposals to provide more legal and financial resources to people in need including tenants in eviction cases and parents in child support matters.
    - The BP hosted first night-time farmers market in Harlem.
    - Plans to work with Independence Plaza tenants. Wrote to Stellar Management about evictions.
    - November 20, CB reception at the Museum of Natural History.
  7. Captain Paul Rasa (Transit Police)
    - Offered crime prevention tips.
    - Transit District 2 has 100 officers at 19 stations.
    - Covers stations and trains from 34<sup>th</sup> street to South Ferry.
    - 330,000 people travel through these stations every day.
    - The majority of crimes in CB1 are grand larceny, mostly cell phone theft.
    - Crime is down 17% this year in transit district 2. Crime is down 8 years in a row.
  8. Madeline Rogers
    - Seaport Speaks opposed General Growth Properties plans for re-use of the Fulton Fish Market in 2005.
    - Supports New Amsterdam Market.
  9. Thomas Berton (Pier 17 Business Owner)
    - Timeframe for HHC redevelopment plan does not work for his business.
    - 50 employees will miss out on the season.
    - Waterfront usage should remain.
  10. Josh Levine (CB1 Resident)
    - Supports New Amsterdam Market.
  11. Bernadette HH (New Amsterdam Market Patron)
    - Supports New Amsterdam Market.
  12. Robert LaValva (New Amsterdam Market)

- Praised the venue of the CB1 meeting.
- Grateful for CB1 support.

13. Mark Costello (CB1)

- Battery Park City Authority has reached an agreement that will enable Asphalt Green to open a community center in Battery Park City.
- Thanked Anthony Notaro, Asphalt Green and other community members for their activism.

14. Jamie Propp (Resident of CB1)

- Was frustrated by delays in opening Asphalt Green.
- Pleased with terms of Asphalt Green opening.
- Discussed MoU. Chair: Will be discussed in New Business.
- Does not want CB1 to oppose agreement.

15. Yume Kitasei (Councilmember Margaret Chin)

- Paul Hovitz is in the new newsletter.
- DOT is hosting a forum on Tour and Inter-City Bus Stops on November 1 at 6pm in the Gold Ballroom of the Hotel Pennsylvania.
- Recent rule changes are on the City Council website.
- Councilmember Chin is a co-sponsor of the Stop Credit Discrimination in Employment Act.

16. Mary Cooley (Senator Daniel Squadron)

- November 3, 12-4pm is waterfront family day on Pier 42.
- October 24, 11:30am-1:30pm is a forum on the Gender Expression Non-Discrimination Act. Sen. Squadron is a lead sponsor.
- The Senator published an editorial in the daily news supporting increased gun control.

17. Brian Levine (Staten Island Yankees)

- Ball field and green space is available at the Staten Island Yankee Stadium.
- Youth leagues from Lower Manhattan should consider using the stadium for games/events.
- Facilities are a 20 minute free ferry ride away.
- School program available for free fundraising.
- For more information, please visit [www.siyanks.com](http://www.siyanks.com).

18. Allegra Schorr (Pier 17)

- Applauds redevelopment of Pier 17.
- Preservation of historic ships is important.

- Asked CB1 to preserve public views and access.

19. David Sheldon (Pier 17)

- Distributed information from Save Our Seaport group.

20. Allan Tannenbaum (CB1)

- Pointed out that two of his photos are hanging in the Seaport Museum.
- Discussed political correctness in society.

21. Justine Cuccia (Public Member of CB1)

- Circulated and asked people to sign a card for Linda Belfer.

22. Scott Bridi (Owner, Brooklyn Cured)

- Supports New Amsterdam Market.

23. Bill Zafiros (Business Owner at Pier 17)

- Please extend operation of Seaport through the summer season to allow businesses and their employees to make as much money as possible before Pier 17 closes.

24. Melinda Konigsberg (Resident of CB1)

- Supports Pier 17 redevelopment plan.
- Would like as few quality of life impacts from the Seaport renovation as possible.

25. Adam Malitz (CB1)

- Congratulated Jenifer Rajkumar on being included in City and State Magazine's New York City 40 Under 40 for 2012.

26. District Leader Jenifer Rajkumar

- Discussed opportunities to help in the upcoming national election.

27. Fernando Dellorso

- Supports Seaport redevelopment.

## II. **Business Session**

The Business Session started at 7:00pm.

## Adoption of September 2012 minutes

- The minutes were adopted.

## Chairperson's Report – C. McVay Hughes

This past month Chairperson Catherine McVay Hughes attended numerous events associated with CB1 including:

- Goldman Sachs' "Flavors of Fall" (Block Party Pre-Event) (9/21)
- Battery Park City Block Party (9/22)
- "Take Back MY Park"(9/24)
- BPCA Board of Directors meeting (9/25)
- East Midtown Rezoning and Related Actions (testified on 09/27)
- The Effect of Increased Tourism in Lower Manhattan at NYC Council Oversight Hearing (testified on 9/28)
- Lower Manhattan Construction Command Center Community Meeting (10/04)
- WTC Health Program Survivors Steering Committee Meeting with CB1 Member Bob Schneck (10/04/12)
- DCAS (which is overseeing move of CB1 to 1 Center Street in 2015 (10/11/12)
- Press conference on "Save Zadroga Funds from Sequestering" with Reps. Nadler, Maloney and King, Sens. Gillibrand and Schumer, and John Feal (10/15)
- WTC HR meeting with CB1 Member Bob Schneck (10/18/12)
- West Thames Street Bridge update
- Meeting with Rep. Nadler and Maloney and others on sequestering funds (10/23)
- Asphalt Green Update (Temporary Certificate of Occupancy on 10/03/12; Place of Assembly: Certificate of Operation on 10/03/12): Catherine met with the leadership a couple of days ago to work out differences expeditiously to get center open as quickly as possible; BPCA announced today that leadership had reworked contract and AG will open December 1, 2012). Thanked Evan Lacher (CB1 Community Liaison) for following up with Department of Buildings. Evan Lacher also found the two certificates.

## District Manager's Report – N. Pfefferblit

- Expect scheduling changes for November's CB1 meetings because of holidays.
- No change to status of cb budgets. Rumor has it that proposed reductions in budgets will be restored to community boards.
- Thanked Ruth Ohlman and Tricia Joyce and other CB1 and staff members who attended recent budget consultations.
- The office has sent letters asking current CB1 public members if they would like to continue. Letters that have been sent require a response.
- Thanked Oliver Gray for helping to produce the CB1 senior guide.
- Paul Hovitz asked for holiday rescheduling to be sent as soon as possible.

## Treasurer's Report

- Deferred to next month.

### III. Committee Reports

#### A) Executive Committee

- 1) Proposal Regarding Long-Term Greenwich Street South Vision and Tourism Mitigation Efforts – Resolution to approve implementation of the Proposal for Long-Term Greenwich Street South Vision and Related Improvements of the Five Point Plan including Washington Street Plaza to address the need for open space in Greenwich South and alleviate sidewalk overcrowding, trash accumulation, provide direction and advice to tourists and provide synergy with existing places. The City is expected to return to the Community Board with an evaluation of the Plaza and any proposed changes to traffic or pedestrian conditions for discussion and review.

BOARD VOTE:                    31 In Favor    5 Opposed    1 Abstained    0 Recused

- 2) Capital and Expense Budget Requests for FY 2014 – Resolution recommends the funding of budget requests for FY 2014.

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

- 3) East Midtown Zoning Update

- See chair's report

- 4) South Street Seaport Pier 17 Land Use Review application (Michael Levine)

- Explained the timetable for the ULURP.
- 9 applications were submitted on September 13. There is a 60 day comment period.
- Official hearing was held on October 4.
- November 1, resolution will be considered. Meeting will be open to the public.
- Executive Committee meeting on November 8.
- Response is due on November 13 at City Planning Commission
- November 27, will be ratified by the full board.
- Paul Hovitz was concerned about the timing of CB1's Executive Committee response
- Susan Henshaw offered the Seaport Museum as a potential venue for the CB1 Executive Committee meeting.
- Mark Ameruso: Can a draft of the resolution be sent to all members for comment?  
Michael Levine: Yes.
- 6 are ULURP and 3 are not ULURP. All are being considered at the same time.
- Explained the ULURP process timetable. The procedure generally takes 5 months. CB1 is the first step in the process.

- 5) Crime Prevention – Resolution - CB#1 urges that there be no cuts to the NYPD and PEP budgets and supports the call for more homeless and mental health outreach in our

district, which are essential for protecting our neighborhood’s residents, workers and visitors, and supporting sufficient funding from the state as well as the city so that the amount of coverage by PEP officers in Hudson River Park will not be reduced.

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

B) **Landmarks Committee**  
**Seaport/Civic Center Committee**  
**Planning Committee**  
**Waterfront Committee**

South Street Seaport Pier 17, landmarks application for new signage

- Paul Hovitz asked for CBI’s past resolution.
- Roger explained that this went to LPC today
- Bruce said that one block was left out of the Historic District.
- 7 Resolutions were presented by the committee:
  - a. Pier 17 roof “SEAPORT” sign – Recommend reject  
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 1 Recused
  - b. Pier 17 retail space blade signs – Recommend reject  
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 1 Recused
  - c. Link Building “SEAPORT MARKET” sign – Recommend approve  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 1 Recused
  - d. Way finding street level signs – Recommend approve  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 1 Recused
  - e. Fulton Plaza a 32’ by 157’ concrete paving material – Recommend approve  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 1 Recused
  - f. Ask for presentation of Seaport Master Plan  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 1 Recused
  - g. Ask for expansion of Historic District to reflect Federal Landmarks District boundary  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 1 Recused .

C) **Landmarks Committee**

- 1) 272 Water Street, application for bulkhead and window replacement – Resolution to approve the application, subject to a site visit to confirm the mock up is minimally visible.

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

- 2) 2 N. Moore St, application for alteration of existing rooftop pergola – Resolution to approve the application.

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

- 3) 319 Broadway, application for exterior renovation, removal of sidewalk enclosure, storefront restoration and signage – Resolution to approve the application, on the condition that the signage on the valances be removed and the new door be constructed of a more appropriate material such as bronze.

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

- 4) 40 Wall Street, application for alterations to entrance for ADA Compliance – Resolution to approve the application, on the condition that the steel freight door be replaced with a door made of bronze.

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

D) **Planning Committee**  
**Seaport/Civic Center Committee**  
**Waterfront Committee**

- 1) South Street Seaport Pier 17 Land Use Review application

- The Seaport redevelopment plan was generally favorably received.
- 27 people submitted public comments.
- A resolution will be considered by CB1 on November 1.

E) **Housing Committee**

- 1) Stabilization efforts in FiDi

- \$1 billion was given to developers to create rent stabilized units downtown under the 421g tax abatements.
- A list of buildings that could be stabilized was shown to the board.
- A step-by-step resource will be available to residents that live in those buildings.

- 2) Independent Plaza North

- No updates.

- 3) Unit Ownership Guide

- Working on a unit owner's guide.

- 4) Lower Manhattan Senior Business Plan

- Still seeking seed capital.
- CB1 asked for seed money in its recently completed budget priorities.

F) **Youth & Education Committee**

1) World Trade Center Health update

- Sent condolences to Tricia on the loss of a family member.
- Terry Miles addressed the committee regarding the World Trade Center Environmental Health Center.
- Pediatric information is lacking.

2) 75 Morton Street School - upcoming forum with CB2

- CB2 reps came to discuss their planned forum. They want CB1, CB2, and CB4 to be involved in the zoning of a dedicated middle school.
- The committee wants a zoned middle school.

3) Permit process for ball fields update

- Commended Mark Costello on his work to get more fields available for use.

4) School Overcrowding - Semi-Annual update

- Eric Greenleaf released a new report on overcrowding.
- Schools are already overcrowded and another school is needed.

G) **Tribeca Committee**

1) Newsstand application for the SWC West Broadway and Leonard Street – Resolution approving a newsstand at the Southwest Corner of West Broadway and Leonard Street.

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

2) 56 Leonard Street Project

- Project was planned prior to the recession.
- The committee feels the project is too big, but the project has already been approved.
- Lend Lease is building the project. They gave the committee phone numbers and contact information in the event that issues arise. Messages can be left on an answering machine and someone will respond within 24 hours.

3) Sidewalk Cafe Regulations

- Policy on sidewalk cafes was discussed in committee.
- The City encourages sidewalk cafes on side streets and discourages them on avenues. The Tribeca Committee has an opposite policy.
- Evan Lacher spoke to Ricky Wong at DCA about this.

- The committee will have further discussions on this topic.

- 4) 2 Avenue of the Americas, application for alteration of liquor license for Tribeca Grand Hotel – Resolution in opposition to granting the application for alteration of the liquor license to Tribeca Grand Hotel, Inc. at 2 Avenue of the Americas unless the applicant complies with limitations and conditions.

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

- 5) 165 Church Street, application for wine and beer license for Sole Di Capri – Resolution in opposition to granting a restaurant wine and beer license to Sole Di Capri at 165 Church Street unless the applicant complies with limitations and conditions.

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

- 6) 222 West Broadway, application for liquor license for Aria – Resolution in opposition to granting a restaurant wine and beer license to Terra at 222 West Broadway unless the applicant complies with limitations and conditions.

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

- 7) 33 Leonard Street, application for renewal of sidewalk license for TK Rest Corp. – Resolution supporting the renewal of the sidewalk café license for Square Diner at 33 Leonard Street.

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

#### H) **Seaport/Civic Center Committee**

- 1) Pier 17 Update – see above.
- 2) Community Facilities on the east side of Community Board 1
  - Very few community facilities in CB1.
  - Will ask HHC for community facility space as part of November 1 discussion.
- 3) South Street Seaport Museum
  - Seaport Museum presented its needs in relation to the Pier 17 redevelopment proposal.
- 4) 89 South Street Seaport, Pier 17 application for beer license for Café on the Pier – Resolution in opposition to granting a beer license to Café on the Pier at 89 South Street, Pier 17, unless the applicant complies with limitations and conditions.

BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

- 5) Fulton Stall Market has applied for street permit application extension to close the sidewalk only on South Street between Fulton Street and Beekman Street every Saturday & Sunday from May 12, 2012 to October 28, 2012 from 10:00 am to 5:00 pm for Farmer's Market – Resolution supporting the proposed extension of a street activity permit submitted by Seaport Marketplace for Fulton Stall Market for a street activity permit for every Saturday & Sunday from the present date to October 28, 2012 from 10:00 am to 5:00 pm, subject to conditions.

BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

I) **Street Fair Task Force**

- 1) Update on 2012 Community Board One street fairs
- Ever year the Community Board is required by its bylaws to reauthorize the Street Fair Taskforce.
  - Resolution authorizes the Street Fair Task Force to solicit and review proposals from promoters.
  - It was proposed that CB1 look to other operators but this has been done in recent years and competitors did not offer better terms than current operator.
  - Only two permits can be granted per organization. In 2012, CB1 applied for 7 permits and only 2 were granted. In 2011, 7 were applied for and received. This has led to a severe loss of revenue.
- 2) Sponsorship of Street Fairs for Fundraising by CB #1 in 2013 – Resolution reauthorizing the Street Fair Task Force for an additional year so that it can negotiate an agreement with a promoter to produce street fairs to benefit CB #1 in 2013 in accordance with the CB1 Bylaws.

BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

J) **Waterfront Committee**  
**Tribeca Committee**

- 1) Crime Prevention on the Waterfront
- Recent sexual assaults in CB1 have demonstrated that more security is necessary in lower Manhattan's parks and public spaces—especially at night.
- 2) Hudson River Park Trust
- A presentation was given on Pier 40 and possible future development there. The committee wants the pier to remain open with ballfields. If residential housing is built, a school must be built as well.
  - There appears to be a need for more police patrolling the park in the evenings.

3) Hudson River Park State Legislation

- No position was taken because of a need for additional information and more discussion in the future about alternatives being proposed.

4) Neighborhood Improvement District Proposal

- It's a NID -- not a BID.
- The committee is supportive of the NID.

K) **Battery Park City Committee**

1) Battery Park City Authority

- They were not present. They did not send a representative to the last meeting.
- There will be a meeting on November 7, 2012 to discuss the MOU with the BPCA.

2) BPCA Special Event Permit Application Procedure

- Permitting process has changed. There is a rigorous permitting process for events. Applicants must now provide proof of insurance.
- The BPCA website has an RFP for an ice rink. It did not consult the committee first.
- Pier A plan begins in January and the plan has not been presented. A letter was drafted to relay the strong concern of the committee. This may impact public access to the pier.

3) BPC Community Center – Resolution (Withdrawn)

L) **Financial District Committee**

- 1) MTA Fulton Transit Center – Resolution urging the MTA to immediately establish a policy of free transfers for passengers who must exit and re-enter these stations until the underground passage is opened, and to carefully monitor traffic between these stations and open this concourse for use as soon as warranted by traffic volume, with free access for passengers among all connected stations and prominent signage to encourage use of mass transit in an area increasingly affected by vehicular congestion.

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) Application for newsstand at 75 Wall Street and Pearl Street, southeast corner – Resolution opposing the application for a newsstand license #1444304 at the southeast corner of Wall and Pearl Streets.

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

- 3) 79 Pearl Street a/k/a 46 Stone Street, application for restaurant liquor license for RET Venture Ltd., d/b/a Smoke House – Resolution in opposition to granting a restaurant wine and beer license to RET Venture Ltd., d/b/a Route 66 American BBQ for an on-premises liquor license for 79 Pearl/46 Stone Street unless the applicant complies with limitations and conditions.

BOARD VOTE: 34 In Favor 0 Opposed 0 Abstained 0 Recused

- 4) 123 Washington Street, W Hotel Plaza Café

- A privately operated public space (POPS) was created. They installed a café with a kiosk there and there is concern that there will be no seating for people who are not patronizing the restaurant. The developer expressed interest in working with the community to ensure public access and will return to the committee for a follow-up discussion.

- 5) New York Stock Exchange Security Plan on Broad Street and rotating bollards

- Delta barriers are being used as an interim measure and longer term solutions are being discussed by the Mayor's Office along with DOT, the NYPD and the New York Stock Exchange.
- Nassau Street was closed, but it just opened one month ahead of schedule.

M) **Quality of Life Committee**

- 1) Update on Construction Projects

- Scaffolding is coming down from the Corbin building.

- 2) Rules for Delivery Bicycles

- New York City Department of Transportation is contacting restaurant owners asking them to have their delivery personnel wear safety vests with unique identification numbers.

- 3) Construction on Chambers Street Update

- There have been quality of life issues with construction.
- Sarah Diaz (Assemblymember Deborah Glicks' Office) and Paul Goldstein (Assemblymember Sheldon Silver's office) have been helpful.
- There will be a Lower Manhattan Construction Command meeting addressing this topic.
- Currently, there are 69 construction projects in one square mile in Lower Manhattan.

- 4) Potential Sequestering of Zadroga Funds – Resolution urging federal, state and local elected officials and other relevant parties to exempt the WTC Health Program and VCF from sequestration.

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

- 5) Redistricting in New York City – Resolution urging the District Commission and local elected officials to keep CB1 completely intact within District 1 and to keep District 1 along already established district lines.

BOARD VOTE: 30 In Favor 0 Opposed 0 Abstained 0 Recused

IV. **Old Business**

No old business to report.

V. **New Business**

No new business to report.

VI. **Adjournment**

There being no further business, the meeting was adjourned at 8:46pm, EDT.

Respectfully submitted by: Adam Malitz, Secretary