

## **CB 1 Monthly Meeting Minutes**

DATE: Wednesday, December 19, 2012

TIME: 6:00 PM

PLACE: Manhattan Youth Downtown Community Center  
120 Warren Street

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Chairperson Catherine McVay Hughes called the meeting to order at 6:00pm, EST and then asked for a moment of silence in honor of the victims of the recent shootings in Connecticut.

### **I. Public Session**

#### 1) Bob Townley (CB1)

- Thank you for coming. CB1 is the first group to hold a meeting at Downtown Community Center since Superstorm Sandy.

#### 2) John Ricker (Comptroller John Liu)

- The Comptroller wishes everyone a happy holiday season.
- Please visit the Comptroller's website at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov).

#### 3) Paul Goldstein (Assembly Speaker Sheldon Silver)

- Reflected on the recent shootings in Connecticut and discussed Speaker Silver's efforts on gun control.
- Continuing to push for grants for small businesses affected by Superstorm Sandy. The Speaker has spoken with HUD Secretary Shaun Donovan and other high-ranking officials regarding the aid package from the federal government.
- Looking at air quality issues from generators in use since the storm.
- Power for most buildings will be restored soon.
- Working to extend food stamp eligibility.

#### 4) Mary Cooley (Senator Daniel Squadron)

- Thanked everyone who attended the recent community meeting on Superstorm Sandy.
- Echoed what Paul Goldstein said about gun control. Discussed Senator Squadron's efforts to strengthen gun control in NY State.
- Discussed issues pertaining to food aid from the federal government.
- Wished everyone a happy holiday season.

- Tom Goodkind asked about the change in leadership of the senate. Mary provided an update and expressed concerns about the deal that led to the change.

5) Hannah Friedman (Borough President Scott Stringer)

- Echoed the response by representatives of other elected officials about the Connecticut shootings.
- Reminded people to submit their applications for membership or reappointment to CB1.
- Informational sessions will take place in December and January for new Community Board applicants.
- BP Stringer has released a report about entrepreneurship.
- 10,000 square feet (or more) should be reserved for community facilities in the Civic Center Disposition Plan.

6) Sarah Diaz (Assemblymember Glick)

- Happy holidays.
- A taskforce was formed regarding the Civic Center Disposition Plan. They are not participating in the taskforce because NYC Economic Development Corporation (EDC) asked them to sign a confidentiality agreement.
- Ms. Diaz read a statement from Assemblymember Glick regarding why the Assemblymember is not participating in the EDC taskforce. The Assemblymember understands why Community Board 1 members agreed to participate.

7) Celine Mizrahi (Representative Jerry Nadler)

- Representative Nadler is working on a robust federal aid package for Sandy relief.
- Working on the “Fiscal Cliff” issue. Cannot support any deal that cuts Social Security, Medicare, or Medicaid. Does not want sequestration to affect 9/11 funds.
- Working to extend the deadline for SBA loans: January 28, 2013 for physical damage and July 31, 2013 for economic damage.
- The City applied for a waiver that extends coverage to people who would not normally qualify for food stamps. Lower Manhattan was excluded in the City’s application.
- Nadler held an infrastructure meeting about how to handle disasters.
- Post office update: Peck Slip was reopened. Credit cards cannot yet be accepted. There are connectivity issues with Verizon.
- Saddened and alarmed regarding the Connecticut shootings. Representative Nadler is focused on gun control issues.
- Paul Hovitz: thanked Rep. Nadler for his work on the post office issues.

8) Matt Viggiano (Councilmember Margaret Chin)

- There will be a hearing/vote in January on the Pier 17 ULRP.
- December 14: Councilmember Chin stood with community members (including Catherine McVay Hughes) regarding quality of life issues resulting from Superstorm

Sandy. They want better enforcement of generators by the Department of Environmental Protection.

- December 17: Councilmember Chin toured the Seaport and the business impacted by the storm. The New York State Department of Taxation has not extended tax relief to affected businesses and the Council Member is working on this with other elected officials.
- A community member commented about the quality of the air in their neighborhood.
- Catherine McVay Hughes: FEMA should be asked to supply air filters.

9) Bob Townley & Joe Wrightman (Mailboxes Etc.)

- Bob thanked Mr. Wrightman for his service to the community and wished him well because he is moving Mailboxes Etc. to the Village.
- Joe's rent went up 120% and he has to move to the Village to stay in business.

10) Paul Hovitz (CB1)

- Expressed his sadness about the shooting victims in Connecticut.
- Discussed the Civic Center Disposition Plan. Concerned about the lack of community space in the plan. Thinks the minimum amount of space should be 90,000 square feet.
- Thanked lawyers and the BP's office for their assistance to Front Street small business owners.
- Happy holidays!

11) Tricia Joyce (CB1)

- Expressed concerns regarding the Civic Center Disposition Plan. Believes that more school space is needed downtown and that community space provided in the plan is insufficient.

12) Josh Rogers (Downtown Express)

- Mr. Rogers is back in his former role as Editor.
- Offices are almost back up and running.
- Email him with stories/news. [Josh@downtownexpress.com](mailto:Josh@downtownexpress.com).

13) Jacques Capsouto (CB1)

- Discussed tax issues. Thinks business owners should be assisted with tax relief.
- Concerned about the proposed Neighborhood Improvement District along Hudson River Park.

14) Carl Friedberg (Community Member)

- Discussed automated parking facilities. They should have back-up power in case electricity is lost.

15) Louis Kleinman (Metropolitan Waterfront Alliance)

- Wants the Pier 17 ULRP to be reviewed in light of Superstorm Sandy.
- Paul Hovitz: agreed with Mr. Kleinman.

16) Aline Reynolds (Departure from Community Media)

- Thanked everyone. Feel free to email [reynolds.aline@gmail.com](mailto:reynolds.aline@gmail.com).

## II. **Business Session**

The Business Session began at 6:55pm.

A) Adoption of November 2012 minutes

- Adopted unanimously.

B) Chairperson's Report – C. McVay Hughes

1. Attended Hurricane Sandy Lower Manhattan Building Restoration Meeting with Building Owners – Mayor's Office and City DOT have requested that LMCCC assist with coordination of building restoration; representatives from the City, Con Ed and Verizon discussed their ongoing and long term restoration plans: permit process for long term placement of boilers, generators and other equipment on the streets, request of restoration schedules, Verizon restoration of land-line phone service and Con Edison issues related to electric, gas, and steam services (11/29/12; 12/11/12).

2. Moderated Hudson River Park Neighborhood Improvement District (NID) Public Meeting – HRPT is facing major funding shortfalls; HRP is neither a City park nor a State park and does not receive any government funding for maintenance and operations and therefore Friends of HRP are working with property owners and community leaders since 1999 to develop a steady stream of funding for Park; about 50 attended, 5 of the 16 speakers during the Q&A live in CB1 (12/03/12); there will be a second round of meetings in 2013 to reflect feedback that is provided during outreach effort.

3. Attended WTC Survivor Steering Committee with Bob Schneck – Bellevue reopened (12/04/12).

4. Attended NYCOSH Sandy Forum – protecting workers, volunteers and residents during the clean-up; health and safety issues (12/06/12).

5. Attended Environmental Defense Fund Climate & Energy Forum (12/07/12) – strategic climate initiatives and smart grid.

6. CB1 was a co-sponsor and attended Senator Squadron's New York After Sandy: Resource Fair and Community Conversation (including FEMA, SBS, OEM, DEP, MFY Legal Services, Con Edison, Verizon, Downtown Alliance) (12/09/12).
7. Attended Municipal Art Society's new Series: The Road to Resilience; New York City: Sink or Swim, Principles and Priorities for Waterfront Restoration in a Post-Sandy Era (12/13/12); need to focus on waterfront and housing as a planning issue to make Lower Manhattan resilient.
8. CB1 is a participating organization in the second MAS event in its series The Road to Resilience - Charting the Road to Resilience: From the Ground Up which will meet Saturday, January 12, 2013.
9. Spoke at Council Member Chin's Press Conference about post-Sandy air quality issues and removing generators in Lower Manhattan, especially near residential buildings and playgrounds (12/12/14).
10. Worked with John Fratta to set up a FEMA Disaster Recovery Center at Southbridge; details forthcoming.

C) District Manager's Report – N. Pfefferblit

- Pat Moore is planning the CB 1 Holiday Party.
- 2013 and 2014 CB funds may be cut. The Council will work to restore the budget. This remains uncertain.
- The main CB1 office phone line is in service.
- A contract is being created and will be reviewed in order to hire Diana Switaj as a Land Use Consultant.

III. **Committee Reports**

A) **Executive Committee**

1) Civic Center

- Last month both Borough President Stringer and Council Member Chin negotiated in return for the sale of 346 Broadway and 49-51 Chambers Street a minimum of 10,000 square feet for the community in one of those 2 buildings; as a result a Task Force has been established to help determine viable community uses for this space. CB1 has been invited to be part of the Task Force and Catherine has appointed Jeff Galloway, John Fratta, and Tricia Joyce to the Task Force. We were instructed to prepare a list of 5 community amenities desired for the space, which the Executive Committee recommended and was agreed to by the full board, as listed below which:
  1. Public elementary school classrooms
  2. Community Center – satellite space

3. Performing arts space for music, theater and/or dance
4. One-stop senior referral center
5. Library

2). Emergency Preparedness Lessons Learned

- CB1 has drafted a work-in-progress document that was distributed last night. Each committee is asked to provide feedback and those interested should speak with Evan Lacher about it. Each committee has an item on next month's agenda regarding this matter. NYC Council will have hearings starting in January 2013 to assess how the city can better handle the next hurricane.

1) Pier 17 – Update

- Michael Levine: discussed the stages of the ULRP process timetable. Catherine and Michael testified in support of the plan, which includes some of the conditions CB1 asked for. The testimony reiterated CB1's support to delay the closing of Pier 17 until the fall in order to assist the businesses located there. City Planning Commission has until the end of January 2013 for their review.
- Concerned that the Howard Hughes Corporation has not released a master plan for the area around the seaport. CB1 will be fighting for as much open public space as possible.

B) **Tribeca Committee**

- 50 Varick Street resolution was postponed. Spring Studios is compiling more information on the details of their catered events and will present to the Tribeca Committee once this information is gathered. Applicant is tentatively set to appear at the January committee meeting.

- 1) 66 Leonard Street, application for liquor license for TBD – Resolution opposing the granting of a restaurant liquor license to Global Point NY at 66 Leonard Street unless the applicant complies with limitations and conditions. *Adopted*

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

- 2) 157 Duane Street, application for a restaurant liquor license for Kio – Resolution opposing the granting of a restaurant liquor license to Kio at 157 Duane Street unless the applicant complies with limitations and conditions. *Adopted*

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

- 3) 35 White Street, application for liquor license for TBD – Resolution opposing the granting of a restaurant liquor license to Plantea LLC at 35 White Street unless the applicant complies with limitations and conditions. *Adopted*

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

- 4) 458 Greenwich St., application for restaurant liquor license for Filioxenia – Resolution opposes the granting of a restaurant liquor license to Filioxenia at 458 Greenwich Street unless the applicant complies with limitations and conditions. *Adopted*

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

- 5) Washington Market School Spring Fling Street Activity Permit application for Duane Street between West Broadway and Church Street, Saturday May 4, 2013, 11:00 am to 5:00 pm – Resolution does not oppose the proposed extension of a street activity permit submitted by Washington Market School Spring Fling for a street activity permit Saturday May 4, 2013 from 11:00 a.m. to 5:00 p.m., subject to conditions. *Adopted*

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

- 6) Bastille Day 2013 Street Activity Permit application for West Broadway between White Street and Walker Street, Thursday, July 11, 2013, 11:00 am to 9:00 pm – Resolution does not oppose the proposed extension of a street activity permit submitted by Bastille Day 2013 for a street activity permit Sunday July 11, 2013 from 11:00 a.m. to 9:00 p.m., subject to conditions. *Adopted*

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

- 7) Path Greenmarket Tuesday Street Activity Permit application for sidewalk and curb lane closure West Broadway between Park Place and Barclay Street, Tuesday, January 8, 2013 to Tuesday, December 31, 2013, 8:00 am to 7:00 pm – Resolution does not oppose the proposed extension of a street activity permit submitted by Path Greenmarket Tuesday for a sidewalk and curb lane closure for every Tuesday from January 8, 2013 to December 31, 2013 for 8:00 a.m. to 7:00 p.m., subject to conditions. *Adopted*

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

- 8) 337 Greenwich Street, application for renewal of a sidewalk cafe license for Locanda Verde – Resolution approving the renewal of the sidewalk café license for Locanda Verde at 337 Greenwich Street. *Adopted*

BOARD VOTE: 31 In Favor 3 Opposed 0 Abstained 0 Recused

- 9) 13 Laight Street, application for a sidewalk cafe license for Aamanns-Copenhagen – Resolution approving the sidewalk café license for Aamanns - Copenhagen at 13 Laight Street. *Adopted*

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

C) **Planning, Arts and Entertainment Task Force**

1) Performing Arts Center - Update

- LMDC is hosting a meeting in January.

2) Manhattan Core Parking Zoning Text Amendment Presentation by Department of City Planning – Resolution. *Adopted*

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

3) Civic Center Plan – Report (see above)

D) **Superstorm Relief Small Business Task Force**

1) Overview of disaster relief initiatives for small businesses – Report

- Acknowledged Bill Love’s presence in the CB1 audience.

2) Insurance and financial help for small businesses – Resolution urging the New York State Department of Financial Services to hold insurance companies accountable to their terms, policies and turnaround procedures; and the New York State Attorney General to investigate claims filed in the aftermath of Superstorm Sandy and to hold insurance companies accountable to their terms and agreements; and applauding actions taken by Governor Cuomo and urging that these policies be aggressively pursued, carried out, and expanded; and also urging local, state and federal representatives to pay particular attention to small businesses in Zone A and provide the appropriate grants, loans and additional resources to compensate small business for loses not covered by insurance coverage. *Adopted*

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

3) Supplementary financial assistance for small businesses – Resolution urging local, state and federal representatives, along with the Economic Development Corporation and the Department of Small Business Services, to implement innovative policies to bring financial relief to small businesses affected by Superstorm Sandy. *Adopted*

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

4) Restoration of Verizon telecom services to small businesses – Resolution making recommendations to Verizon and urging the Public Service Commission to examine telecommunication policies. *Adopted*

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

E) **Landmarks Committee**

- 1) 372 Broadway/6 Cortland Alley, application for penthouse addition, façade restoration and storefront modifications – Resolution recommending that the Landmark Preservation Commission approve the application, subject to a site visit confirming the roof addition mock up is minimally visible. *Adopted*

BOARD VOTE:                    30 In Favor    1 Opposed    0 Abstained    0 Recused

- 2) 40 Peck Slip, application for Rooftop addition, façade restoration and window replacement – Resolution recommending that the Landmark Preservation Commission not approve the application. *Adopted*

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

- 3) CB1 Testimony at Landmarks Preservation Commission Public Hearings and Disposition of CB1 Items – Report

- Issues with Pier 17 work haves made the committee lose some faith in the LPC.

F) **Youth & Education Committee**

- 1) Public Advocate’s Working Parent Platform – Report

- Tricia Joyce met with the Public Advocate’s office regarding overcrowding issues affecting downtown schools.

- 2) Overcrowding in CB1 schools – Resolution urging the Department of Education and the School Construction Authority to immediately site and incubate a new elementary school to be available for occupancy in September, 2013. *Adopted*

BOARD VOTE:                    27 In Favor    0 Opposed    0 Abstained    0 Recused

- 3) Civic Center Plan – Report

- See above. They found out about the 10,000 square feet in the middle of their last meeting. If the 650,000 square feet is used for residential housing there will be no school space for families in those units.

G) **Housing Committee**

- 1) LMCC - Seniors Partnering with Artists Citywide (SPARC)- Report

- Starting a seniors group at Madison House. Seniors can work together and create art.

- 2) Housing During Super Storm Sandy – Report

- Gateway Plaza: 50% of the residents stayed during Superstorm Sandy. IPN: 65% of the residents stayed.

- CB1 should address why residents of Lower Manhattan did not feel comfortable leaving when the evacuation order was issued. One of the reasons might be that Seward Park High School is too far away and not easily accessible without public transportation.
- 3) Residential Recovery in the Aftermath of Super Storm Sandy – Resolution stating that CB1 is encouraged by the City’s latest efforts to expedite the safe re-occupancy of residential and commercial buildings post-Sandy; and asking FEMA to consider streamlining its process for apartments by considering whether every apartment in a large residential complex needs to be inspected by the City for the building to be considered habitable– this could assist in a faster response for assistance. *Adopted*

BOARD VOTE:                    27 In Favor    0 Opposed    0 Abstained    0 Recused

4) Preserving Affordability at IPN

- The committee is working to keep IPN affordable.

H) **Financial District Committee**

1) The Fulton Center project including the Dey Street Concourse – Report

- The committee is asking for a mix of retail that will serve residents, workers and visitors.

2) 123 Washington Street, W Hotel Plaza Café

- Steps have been taken by the owner to resolve the Committee’s concerns.

3) 136 Washington Street, application for liquor license for Morton’s of Chicago/Cedar Street, LLC d/b/a Morton’s The Steakhouse – Resolution in opposition to granting a restaurant beer license to Morton’s The Steakhouse for 136 Washington Street unless the applicant complies with limitations and conditions. *Adopted*

BOARD VOTE:                    27 In Favor    0 Opposed    0 Abstained    0 Recused

4) 62 Pearl Street, application for liquor license for Lucky Pearl, LLC d/b/a Shorty’s – Resolution in opposition to granting a restaurant beer license to Shorty’s for a restaurant liquor license for 62 Pearl Street unless the applicant complies with the limitations and conditions. *Adopted*

BOARD VOTE:                    27 In Favor    0 Opposed    0 Abstained    0 Recused

5) 19 South William Street, application for a liquor license for Liam Street Venture Ltd. – Resolution in opposition to granting a restaurant beer license to Liam Street Venture, d/b/a Bavaria, for 19 South William Street unless the applicant complies with limitations and conditions. *Adopted*

BOARD VOTE:                    27 In Favor    0 Opposed    0 Abstained    0 Recused

- 6) Whitehall Ferry Terminal, application for restaurant beer license for Panini Grill South Ferry LLC – Resolution in opposition to granting a restaurant beer license to Panini Grill South Ferry LLC, for Whitehall Ferry Terminal, 4 South Street, Space No. 202 unless the applicant complies with limitations and conditions. *Adopted*

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused

- 7) 70 Pine Street, application for minor modification of the rooftop open space recreation requirements of Section 15-12 of the Zoning Resolution – Resolution recommending that the Chairperson of the City Planning Commission certify approval of a minor modification of the rooftop recreation space requirement set forth in Section 15-12 of the New York City Zoning Resolution to facilitate conversion of 70 Pine Street to mixed use commercial and residential use. *Adopted*

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused

- 8) Annual Vintage Police Car Show Street Activity Permit application for Old Slip between Water Street and South Street, Saturday June 8, 2013, 9:00 am to 6:00 pm – Resolution does not oppose proposed street activity permit at Old Slip between Water and South Street, Sunday June 8, 2013 from 9:00 a.m. to 6:00 p.m., subject to conditions. *Adopted*

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused

I) **Battery Park City Committee**

- 1) Battery Park City Authority – Report

- 2) Asphalt Green MOU – Report

- On November 15 CB1 members met with the new Chair and COO of the BPCA. We know nothing about the opening dates for the Community Center facilities. CB1 needs to start pushing them to resolve outstanding issues. They went for platinum LEED certification; this complicates the repairs and opening of the building.

- 3) Traffic around PS 276 – Report

- Working with the principal regarding traffic safety issues.

- 4) West Thames Street bridge – Report

- The bridge will be constructed by the City. They may keep the previously proposed design. There will be an RFP issued. BPCA is no longer a construction operation.

- 5) 259 Vesey St., application for restaurant liquor license for El Vez – Resolution opposing the granting of a restaurant liquor license to El Vez at 259 Vesey Street unless the applicant complies with limitations and conditions. *Adopted*

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused

J) **Seaport/Civic Center Committee**

- 1) 212 Front Street, application for a restaurant liquor license for Vbar Seaport – Resolution opposing the granting of a restaurant liquor license to Vbar Seaport at 212 Front Street unless the applicant complies with limitations and conditions. *Adopted*

BOARD VOTE: 27 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) Pier 17 – Report (see above)
- 3) Civic Center Plan – Report (see above)
  - Echoed Tricia Joyce’s analysis of the Civic Center Disposition Plan.

K) **Waterfront Committee**

- 1) Neighborhood Improvement District Proposal by Friends of Hudson River Park – Resolution in which Community Board #1 applauds Friends of Hudson River Park’s efforts to ensure the future of Hudson River Park and supports the implementation of the Hudson River Park Neighborhood Improvement District as it was presented to the Community Board. *Adopted*

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

- 2) Trust for Governors Island – Report
  - Most of the buildings will be subject to an RFP for commercial use of 1.4 million square feet of space.
- 3) Maintenance of Route 9A – Report
  - The maintenance is both a City and state issue.
- 4) Crime on the Waterfront – Report
  - This topic was not broached due to time constraints.

IV. **Old Business**

V. **New Business**

VI. **Adjournment**

There being no further business, the meeting was adjourned at 8:36pm, EST.  
Respectfully submitted by: Adam Malitz, Secretary