

## CB1 MONTHLY MEETING MINUTES

DATE: Tuesday, September 24, 2013

TIME: 6:00 PM

PLACE: Museum of Jewish Heritage  
36 Battery Place

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

### **I. Public Session**

1) John Ricker (Comptroller John Liu)

- Please visit the comptroller's website at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov).

2) Andreas Koutsoudakis (Tribeca's Kitchen)

- Addressing concerns regarding his liquor license application.

3) Michael Fosina, Senior Vice President and Chief Operating Officer, New York Presbyterian Lower Manhattan Hospital

- NY Presbyterian merged with NY Downtown Hospital on July 1.
- They are making numerous investments and improvements to the hospital.
- Excited to be part of the neighborhood.
- More Weill Cornell doctors will be coming downtown.
- A ribbon-cutting ceremony on October 1, 2013 will celebrate the merger.

4) Esther Regelson (Bike Lanes)

- Supports bike lanes.

5) George Kendall (Bike Lanes)

- Supports bike lanes.

6) Sasha Shor (101 Maiden Lane)

- Would like their beer and wine license to be approved.

7) Lei Xi (Preserving Chinese Culture in NY)

- Please attend the upcoming Shen Yu concert at Carnegie Hall on October 5.

8) Hannah Friedman (Borough President Scott Stringer)

- The BP issued a report on slow broadband speeds at Manhattan libraries and public schools.
- Monday, October 7 is the Shine the Light on Domestic Violence event.
- Excited that PS 150 will be staying downtown.

9) Tamara Downey (Bike Lanes)

- Supports bike lanes.

10) Assemblymember Deborah Glick

- Thrilled to be here because during the Assembly session the Assembly Member is in Albany.
- Reported about the Department of Education decision to keep PS 150 in CB1.
- Wrote a letter to the Department of Education requesting a crossing guard at PS 234.
- There has been misinformation spread about air rights at Hudson River Park. There are a limited number of piers from which air rights may be transferred. It is subject to public land disposition procedures. There will be a public review process.
- Catherine McVay Hughes: some people have approached the Chair with concerns about overdevelopment and that BMCC might be moved. AM Glick: BMCC will most likely remain where it is. Development is being discussed, but would require a public review procedure.
- Paul Hovitz: thanked AM Glick for work on PS 150. Many people are concerned about funds being cut to the school because many parents pulled their children out due to fear of PS 150 being relocated.

11) Representative Jerrold Nadler

- Glad to be at CB1 and not in Washington.
- October 3, 2013 is the deadline for the 9/11 Victim's Compensation Fund.
- Discussed the fiscal issues in Washington DC. The deficit is going down fast as spending has been reduced, impacting the economy in a negative way by costing jobs. The fiscal year ends on September 30, 2013. If an agreement is not reached, the government will shut down. The shutdown would negatively impact the economy.

12) Lee Briccetti & Suzanne Landen (Poets House)

- Pleased to be downtown.
- Please come to Poets House learn about language.
- Introduced Suzanne Landen who will be handling publicity.
- Suzanne Landen introduced upcoming programs at Poets House.

13) Amy Bergenfeld (Civil Service Bookshop)

- Discussed construction on the street where her store is located.
- Would like more information about how to mitigate construction issues impacting her business.

14) Tricia Joyce (CB1)

- Thanked Councilmember Margaret Chin for working on privacy issues related to student data.
- Thanked other officials for their work. There will be a hearing on Monday morning at 250 Broadway.
- The Department of Education might centralize kindergarten admissions before the current administration leaves. The initiative is called Kindergarten Connects.

15) Virginia Maloney (New York City Economic Development Corporation)

- Discussed the Connect NYC Fiber Access initiative. The program helps commercial buildings gain access to faster internet connections.
- Please spread the word.

16) Mary Perillo (World Trade Center Alliance)

- There is a video online to help people register by the October 3, 2013 Victims Compensation Fund deadline.
- The World Trade Center Neighborhood Alliance is opposing the New York City Police Department's WTC Campus Security Plan; next meeting is September 30 at 6pm.

17) Paul Goldstein (Assembly Speaker Sheldon Silver)

- An important bond issue involving Pier A and the Battery Park City Authority has gone unnoticed by many. There was a dispute over a \$5 million piece of the \$300 million involved. The Mayor's Office and Comptroller's office disputed this issue and the BPCA could not move forward. The Speaker intervened and an agreement was reached to allow this to proceed.
- The Speaker took part in several community events.
- Expressed sadness over the passing of Liz Berger (Downtown Alliance).
- John Fratta: outraged that Pier A was used for a private and not public project.

18) Yume Kitasei (Councilmember Margaret Chin)

- Excited that PS 150 will remain in the community.
- Several lower Manhattan schools will be added to the City's composting program.
- CM Chin introduced legislation to reduce the use of disposable bags.
- Encouraging members of the community to register for the October 3 deadline.

- Paul Hovitz: hopes the CM will join CB1 against collocation of charter schools with public schools.

19) Michael T. Sillerman (22 Thames Street BSA Variance)

- Discussed details of the project and thanked the Financial District Committee for its unanimous support.

20) Bruce Ehrmann (CB1)

- Congratulated CM Chin on her primary victory.
- Was not pleased with the negativity of the primaries this year.

21) Carl Friedberg (Bike Lanes)

- Supports bike lanes.

22) Richard Kahn (Bike Lanes)

- Supports bike lanes.

23) David Goodman (Bike Lanes)

- Supports bike lanes.

24) Charles Komanoff (Bike Lanes)

- Supports bike lanes.
- Has 250 signatures supporting Tribeca bike lanes.

25) Thomas Berton (Manhattan by Sail)

- Supports bike lanes.
- September 30 is the last day of operation for Manhattan by Sail. They would like to remain in CB1. They responded to an RFP to operate from a berth in front of Battery Gardens. There is a lot of community support for their new location.

## **II. Business Session**

The Business Session began at 7:08pm, EDT.

A) Adoption of July 2013 minutes

- Passed unanimously

## B) Chairperson's Report

The full Chair's report is available at the following link on the Community Board 1 website: [http://www.nyc.gov/html/mancb1/html/archives/chairpersons\\_report.shtml](http://www.nyc.gov/html/mancb1/html/archives/chairpersons_report.shtml). A few highlights:

A moment of silence was held in honor of Downtown Alliance CEO Liz Berger. A New Business resolution honoring Liz Berger was introduced and taken up.

1) Honoring Elizabeth Berger – Resolution joins with the Downtown Alliance to find a fitting and lovely tribute to honor not only her contribution at two critical turning points for Lower Manhattan, but also her consistent and relentless efforts to better our community; and respectively requests the help of our elected officials, including the Borough President and the New York City Council, to work with the City and the relevant agencies to find a lasting and appropriate way to honor the legacy of Elizabeth Berger who positively contributed to the successful transformation of Lower Manhattan into a vibrant 24/7 community. *Adopted*

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

### Milestones

- Community Memorial Plaque Dedication Ceremony Honoring the Memory of Firefighters Robert Beddia and Joseph Graffagnino.
- Traffic lights installed at Gold and Beekman Streets.

### Updates

- Department of Education will not be issuing a proposal to relocate PS 150.
- Thanked CB1 member Linda Gerstman and LMCCC's Robin Forst and Community Construction Liaison Liz Baptiste for increasing construction safety.

### Press Conferences

- Urged sick and injured 9/11 responders and survivors to register for Victims Compensation Fund before the deadline along with Senator Gillibrand, Special Master Sheila Birnbaum and other leaders.
- Brooklyn Bridge Beach – Borough President Stringer and others announced \$8 million in funding.

### Installation

- Cultural Medallion Ceremony honoring noted civic activist Albert Sprague Bard.

### Forums

- H20 Resiliency – attended opening presentation and in-house working session.

### Announcements

- A Celebration of the Life of Elizabeth H. Berger.

## C) District Manager's Report

- Budget Priorities – Community Board 1 will formulate our annual Budget Priorities for Fiscal Year 2015 at our October Executive Committee and full board meetings. The staff is currently updating the document to reflect the status of requests and comments received from the Office of Management and Budget and other agencies last year.

- Land Use Consultant Contract – We have received approval from the NYC Law Department to put into effect our contract with Michael Levine for Land Use Consultant services. The terms of the contract were included in the resolution passed in July by CB1. The contract is for six months, renewable three times.
- Equal Employment Practices Commission – CB1 has received a Determination of Compliance from the Equal Employment Practices Commission for ensuring a fair and effective affirmative employment program of equal opportunity as required by Chapters 35 and 36 of the New York City Charter.

### **III. 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](http://WWW.NYC.GOV/HTML/MANCB1)

#### **A) Personnel Committee**

##### **1) Candidate for public membership on Quality of Life Committee – Report**

- Charles Winters has been successfully interviewed and appointed as a public member of the Quality of Life Committee.

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

##### **1) Pier 17 and Seaport Revitalization Plan – Report**

- Howard Hughes Corporation and local business groups will host events while Pier 17 is renovated. No final plans are in place yet.

##### **2) Collect Pond Park Renovation – Report**

- The renovation will be finished soon.

##### **3) Old Seaport Alliance – Report**

- Incorporating as a 501(c)3.

##### **4) Daniel Patrick Moynihan United States Courthouse – Report**

- The facility is under renovation.

##### **5) Taste of the Seaport, October 27, 2013 – Report**

- This event will help local businesses impacted by Superstorm Sandy and Pier 17 renovations.

6) Request for moratorium for land use review actions in the South Street Seaport – Report

- Topic is going to November’s Seaport/Civic Center Committee as, “Request for active participation in future South Street Seaport development projects – Resolution”

7) 21 Ann Street, application for restaurant liquor license for TBD – Resolution opposing a liquor license to Linda Marini (entity to be formed) at 21 Ann Street unless the applicant complies with limitations and conditions. *Adopted*

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

8) 261 Water Street, application for an alteration of a liquor license for Mark Joseph Steakhouse – Resolution opposing an alteration of liquor license to T Bone Inc. at 261 Water Street unless the applicant complies with limitations and conditions. *Adopted*

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

**C) Planning/Seaport/Civic Center & Financial District Committees**

1) Special Initiative for Rebuilding and Resiliency RFP – Report

- The New York City Economic Development Corporation has released an RFP to research the way New York City can protect itself from natural disasters/storms.
- CB1 should be a partner in developing the plan instead of voting on a plan after it is developed.

2) South Street Reconstruction Project – Report

- This is ongoing and happening alongside the Pier 17 renovation.

3) NYC Evacuation Map Zones 1-6 – Report

- Diana Switaj presented the evacuation zone map.
- CB1 is almost entirely covered within the evacuation zones.
- See CB1 evacuation zone maps and report for details.

**D) Planning Committee**

1) Stabilization of 421-g Apartments Downtown – Report

- Many apartments are stabilized, however, the tenants are either not aware or have not taken action.
- See report for details, materials available in office.

2) NYPD World Trade Center Campus Security Plan FEIS – Report

- See CB1 testimony on website.
- The plan is still raising concerns among community members. Diana Switaj and Michael Levine have been continuing to work with WTC Neighbors Alliance in an advisory capacity.

3) Update on Independence Plaza – Report

- Independence Plaza has an affordability issue.
- Many members raised concerns that residents of Independence Plaza are not being treated properly.
- Chairperson Catherine McVay Hughes will monitor the situation at Independence Plaza with the Planning Committee.
- Members raised issues about other affordable housing units in CB1 that are in jeopardy.

4) Community Benefit Agreements Presentation – Report

- The committee will be looking into how to improve upon the Community Benefit Agreement process and how to enforce agreements.

**E) Tribeca, Planning and Quality of Life Committees**

1) Tribeca Bike Lanes – Resolution supporting the implementation of the proposed DOT bike lanes and asking DOT to monitor the bike lanes for safety and traffic flow. *Adopted*

BOARD VOTE:                      29 In Favor    4 Opposed    1 Abstained    0 Recused

**F) Tribeca Committee**

1) Flea Theater’s Tribeca Neighborhood Initiative – Report

- The theatre came to the committee with a general informational presentation on their operations and shows.

2) 136 Church Street (a.k.a. 37 Warren Street), application for Board of Standards special permit for a physical culture establishment – Resolution not objection to the granting of a special permit to allow a physical culture establishment at 136 Church Street. *Adopted*

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

3) 355 Greenwich Street, application for a sidewalk café renewal for Harrison – Resolution approving the sidewalk cafe license for Harrison Greenwich LLC at 355 Greenwich Street. *Adopted*

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

4) 253 Church Street, application for a wine and beer license for Kori Tribeca – Resolution opposes granting a wine and beer license to Cjfour Inc. at 253 Church Street unless the applicant complies with limitations and conditions. *Adopted*

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

5) 325 Broadway, application for a beer license for Arome Café – Resolution opposes granting a beer license to Broadway Arome Café LLC at 325 Broadway unless the applicant complies with limitations and conditions. *Adopted*

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

6) 75 Murray Street, application for a liquor license for Caviarteria – Resolution opposes granting a beer license to Caviarteria New York LLC at 75 Murray Street unless the applicant complies with limitations and conditions. *Adopted*

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

7) 200 Church Street, application for a liquor license for Tribeca's Kitchen – Resolution opposes granting of a liquor license to 200 Tribeca Restaurant LLC at 200 Church Street. *Adopted*

BOARD VOTE:                    28 In Favor    0 Opposed    4 Abstained    0 Recused

8) 35 Lispenard Street, application for a liquor license for TBD – Resolution opposes granting a beer license to George Forgios (entity to be formed) at 35 Lispenard Street unless the applicant complies with limitations and conditions. *Adopted*

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

9) F/O 101 Murray Street, application for a newsstand – Resolution approving a newsstand on the north side of Murray Street in front of 101 Murray Street. *Adopted*

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

#### **G) Landmarks Committee**

1) 71-73 Franklin Street, application rooftop addition and storefront alteration. *Adopted.*

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

2) 90 Franklin Street, application for window replacement – Resolution recommending the Landmarks Preservation Commission approve the application for this master plan with a recommendation that any complete window replacement that may occur in the future restore the original 3-over-3 configuration and green color (Pittsburgh Paint Clover 403-7) in a new master plan. *Adopted*

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

3) 429 Greenwich Street, application for fence for rooftop cooling towers and replacement of existing rooftop railing. *Adopted*.

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

4) 2 Park Place, application for entrance canopy, façade restoration, window modification and minor addition to 29th floor. *Adopted*.

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

5) 443 Greenwich Street, application for approval of rooftop addition, replacement of windows and storefront infill. *Adopted*

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

6) Tribeca Trust Landmark Districts Expansion Proposal. *Adopted*.

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

7) 372 Broadway/6 Cortland, application for penthouse addition – Resolution recommending that the Landmarks Preservation Commission rejects this application. *Adopted*

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

8) 86 Trinity Place aka 113-23 Greenwich Street, application for facade alteration, signage and addition of a loading dock – Resolution recommending the Landmark Preservation Commission approve the application with the removal of the proposed nine blade signs and the infill of the two louvers on the Greenwich Street facade. *Adopted*

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

## **H) Quality of Life Committee**

1) NYC Residential Recycling Initiatives – Report

- The program has been a success and will be expanded. The goal is to recycle 85% of New York City’s garbage.

2) NYC Council emergency preparedness bills: commercial and residential building preparedness & assistance for vulnerable and homebound individuals – Resolution supporting the passage of local law 1085-2013 and encouraging the City, the NYC Office of Emergency Management, and all local elected officials to continue to strengthen the emergency preparedness requirements of our residential and commercial buildings. *Adopted*

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

3) Academy Bus, LLC – Report

- Academy is working on the bus congestion issue in lower Manhattan.
- 75 buses go back and forth to lower Manhattan every day.

#### **I) Youth & Education Committee**

1) WTC Health Program – Report

- Study will focus on the health of the youngest survivors of 9/11.

2) CB1 public school test scores – Report

- CB1 students are performing well on standardized tests.
- Contact Evan Lacher for details.

3) PS 150 Developments – Report

- PS 150 will remain in CB1.
- Enrollment is an issue because many parents found alternative schools during the period of uncertainty about PS 150's future.

4) Southbridge Towers Day Care Center – Report

- Headstart is leaving this program and will be gone in December 2013.
- The Day Care Center will have an increased capacity moving forward.

5) Mayoral control of Department of Education – Resolution recommends that the State Legislature include modifications (see resolution for proposed changes). *Adopted*

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

#### **J) Financial District Committee**

1) 68-74 Trinity Place – Report

- Trinity Church presented its plans for an as-of-right, 300,000 square foot building that will include 175,000 square feet of residential space. Some committee members were not pleased by the design but it is at an early stage and will be revised and brought back to the committee.

2) 22 Thames Street, application for Board of Standards and Appeals zoning variance to waive height and setback regulations – Resolution recommending that the Board of Standards and Appeals grant a variance for 22 Thames Street to allow construction of a of a 70-story residential building that does not comply with the setback requirement of New York City Zoning Resolution section 91-32. *Adopted*

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

3) Manhattan By Sail – Report

- Looking for a new location for their ship. They are in the final stages of signing a lease.
- See comments from Public Session.

4) 55 Water Street, application for restaurant catering facility liquor license for Gjieto Nicaj d/b/a Masterpiece Caterers Corp. – Resolution opposes the granting of a restaurant catering facility liquor license to Gjieto Nicaj d/b/a Masterpiece Caterers Corp. for 55 Water Street, unless the applicant complies with limitations and conditions. *Adopted*

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

## **K) Battery Park City Committee**

1) 259 Vesey Street, application for a sidewalk cafe license for the El Vez – Resolution approving the sidewalk cafe license for Havatequila Restaurant Partners LLC at 259 Vesey Street. *Adopted*

BOARD VOTE:                    29 In Favor    0 Opposed    0 Abstained    1 Recused

2) Pier A Visitor Center – Report

- The project is underway and will be 1,000 square feet.
- John Fratta raised concerns that too much public space has been turned over to private developers.

3) Battery Park City Block Party, September 28, 2013 – Report

- Vice Chair Anthony Notaro was applauded for his role in planning the event.
- All of the sponsors and volunteers were thanked.
- Everyone is invited.

#### **IV. Old Business**

No Old Business to report.

#### **V. New Business**

2) 101 Maiden Lane, application for wine and beer license for an entity in which Michael Sinensky is a Principal, d/b/a Tres Carnes – Resolution opposes granting of a transfer of a liquor license to an entity in which Michael Sinensky is a Principal, d/b/a Tres Carnes, for 101 Maiden Lane, unless the applicant complies with limitations and conditions. *Adopted*

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

3) Support of the Community Education Council District 2 resolution calling for withdrawal of the proposal to co-locate Success Academy Charter School – New York 1 with Murray Bergtraum High School. *Adopted*

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

#### **VI. Adjournment**

There being no further business, the meeting was adjourned at 9:00pm, EDT.

Respectfully submitted by Adam Malitz, Secretary.