



COMMUNITY BOARD No. 1

CITY OF NEW YORK

Paul Goldstein
District Manager

Anne Compocchia
Chairperson

MINUTES
OF THE MONTHLY MEETING OF
COMMUNITY BOARD #1
HELD
JUNE 12TH, 1990
49 CHAMBERS STREET, ROOM 610

The meeting was called to order by the Chairperson, James A. Stratton at 5:50 PM.

Public Hearing:

Application (ULURP 891045 MMM) for a change in legal grades of Trinity Place generally between Morris Street and Edgar Street, and changes in street treatment at the intersection of Trinity Place, Morris Street and Greenwich Street, and Trinity Place and Greenwich Street.

Raymond Levin - Attorney for MK West Associates presented the proposal. The applicant was certified for additional floor area in the development of the Marriott Financial Center Hotel on West Street. The bonus was allowed by the improvement to the Rector Street subway station in the Greenwich Street Special District. The amenity is to create a new staircase to be used as an exit in the first phase of a four phase plan. The improvement calls for a change of grade to allow for a mezzanine which will connect the IRT and BMT lines when the four phase plan is implemented. Phase 1 redevelopment also entails closing a portion of Trinity Place and increasing landscaping of this area as well as moving utilities under the street. There is no schedule for the development of the other three phases.

There were no additional speakers.

Public Session:

21-23 Maiden Lane, proposal by the Collegiate Reformed Protestant Dutch Church to create 51 low-rent apartments for the elderly

Bob Williams, a Board member representing the Collegiate Reformed Protestant Dutch Church and Claudia Henao, architect, presented the proposal to create 51 low-rent apartments for the elderly by adding four stories to their existing building. Additional renovations include removal of the fire escapes, restoration of the front facade and installation of an iron railing at the top. The addition will be set back giving the effect of a mansard roof. The roof addition will be metal. Community space will be provided consisting of an all purpose room and an office for a social worker. No extra security will be provided. The project will be subsidized by HUD.

Mel Heller - 15 Maiden Lane - Spoke in opposition to the proposal. The building, which was originally a jewelry exchange, is constructed around an internal atrium with a series of balconies and a skylight. He suggested the current structure be maintained and not enlarged and it be used by not-for-profit

organizations. Pedestrian and vehicular day time traffic, drug trade, muggings and the absence of a rear yard were the reasons the building should not be used as a residence for the elderly.

Robert Bellinger - New Amsterdam Library - Discussed the impact of the budget cuts in the FY '91 budget. Services will be reduced. A number of branches will decrease the hours they will be open. There will also be a decrease in the amount of materials purchased, staff, security and cleaning. He suggested a letter-writing campaign and distributed a sample letter to be written to City Officials.

Executive Session:

The minutes of the monthly meeting held May 8th, 1990 were adopted as presented.

Reports of Elected Officials:

Miriam Friedlander - City Councilmember - Reported on the following issues:

1. Traffic at the Holland Tunnel - Meetings are being held and pressure is being put on the Governor to change the one-way toll on the Verrazzano Bridge. The Community Board district will gain resources from the City agencies involved.
2. Loft Tax Assessments - City finance officials will be looking at the higher level of tax assessment from a policy standpoint.
3. Budget - This year the City Council has the final vote on the budget. Tax increases require enabling legislation from the State. There are many questions for OMB on tax abatements given to developers. The Planning and Development Corporation can offer tax allowances for the development of empty land.
4. Westway Funds - \$40,000,000 is being paid back to the federal government. The sale of bonds to repay the funds which were supposed to be used for the Westway project will cost \$120,000,000 in interest. This payment does not have to be made now.
5. Westside Waterfront Development - Requesting a waiver of high-rise development and eventual development of the waterfront for public access and park land.

Tom Duane - Representative of Comptroller Elizabeth Holtzman - Reported the Comptroller voted in favor of an independent study of the Rent Guidelines Board and the elimination of the poor tax on low rents. A commission is to be set up on housing. The Health Commissioner does not want to include training of addicts to clean their needles in the ADAPT contract. A directory of services for Lesbians and Gays is available.

Meg Reed - Representative of State Senator Manfred Ohrenstein - Announced conference on "Planning for a Livable City" will be held June 14th at 7:00 PM at the Fashion Institute of Technology.

Borough President's Report:

Lillie Carino - Distributed the Borough President's monthly newsletter, the "Borough Watch", which includes an overview on the budget. The Borough President voted against renewal of the cable franchise. The Board of Estimate is negotiating with the cable companies. The walking tour along the waterfront was worthwhile. Training sessions have been scheduled for June 25th, 26th and 27th. The session on the 25th is orientation for newly appointed Board members. The session on the 26th and 27th are for all Board members to discuss changes required by the new charter. The Borough President will review the Board by-laws for the purpose of bringing them up to date. The staff will be visiting the community boards -- a program known as "Office in the Street".

District Manager's Report:

Paul Goldstein - Reported on the following issues:

1. Canal Street - As a result of the Board's recent resolution requesting action be taken, the agencies have been responsive and progress is being made. Windows of several storefronts will be redesigned so they aren't so objectionable in displaying pornography. A meeting with a high ranking Cuomo administration representative is scheduled to discuss the one-way toll on the Verrazzano Bridge. The traffic problems are largely a result of the one-way toll.
2. PS 234 - A meeting is scheduled with the Zoning Committee of the School Board, to discuss rezoning of the school district so that it encompasses all of Community Board #1 including the area east of Broadway.
3. Maiden Lane/Liberty Street - There is a proposal to make it into a pedestrian street now being considered by NYC DOT.
4. Waterfront - Presentation will be made June 13th by the Westside Waterfront Task Force and the River Project as to their plans for the waterfront.

Chairperson's Report

James A. Stratton - Reported a meeting is scheduled with Mary Ann Crotty, Assistant to the Governor for transportation to resolve the traffic situation on Canal Street and the Holland Tunnel.

Election of Officers

Ballots were distributed. Each of the candidates was introduced and gave a brief summary of their qualifications. The ballots were collected and counted by Harold Donohue, Barbara Sahlman and Una Perkins. The newly elected officers are:

Chairperson
Vice-Chairperson
Secretary
Treasurer
Assistant Secretary
Assistant Treasurer

Anne Compocchia
Roland Peracca
Margaret Sentner
James Stratton
Maureen Flatley
Pat Dillon

Committee Reports

NOTE: SEE RESOLUTIONS AT END OF MINUTES.

Battery Park City

L. Belfer

Presented a committee resolution recommending the approval of the proposed zoning text change intended to eliminate the mandatory arcade requirement in the south residential neighborhood of Battery Park City. They met with representatives of Battery Park City Authority. BPCA's written guideline intentions were distributed to Board members. The committee received a promise in writing from the Battery Park City Authority that a Community Board member will work with their guidelines committee to develop new guidelines. The resolution was approved by a vote of 28 in favor, 0 opposed and 1 abstention.

Executive

J. Stratton

The Board approved a committee resolution endorsing the language for a community petition in support of the rezoning of P.S. 234 to include all of Community Board #1 by a vote of 29 in favor, 0 opposed and 0 abstentions.

The Board approved a committee resolution to remove Joseph Cusenza from Community Board #1 due to his poor attendance by a vote of 23 in favor, 0 opposed and 5 abstaining. Joe originally joined the Board as leader of the opposition to the Heuss House drop-in-center. He only attended 2 meeting in 2 years. The Board did not receive any response to letters and phone calls inquiring as to his interest in continuing as a Board member.

Battery Park City issues will be discussed further by the Executive Committee to develop a strategy to arrive at solutions. The major issues cross committee lines falling under service committees rather than a central development committee.

Arts and Cultural Affairs

B. Sahlman

Presented a committee resolution approving the extension of the temporary installation of "Over Jordan" at Tribeca Park. The resolution was approved by a vote of 24 in favor, 1 opposed and 1 abstention.

Combined Financial District, Transportation and Uniformed Services & Social Services

M. Sentner

The Board approved a committee resolution recommending approval of a change in legal grades of Trinity Place between Morris Street and Edgar Street and changes in street treatment at the intersection of Trinity Place, Morris Street and Greenwich Street and at the intersection of Trinity Place and Greenwich Street by a vote of 17 in favor, 0 opposed and 10 abstaining.

After discussing concerns regarding the location of the proposed residence for senior citizens on Maiden Lane and determining that the problems of lack of activity after 5:00 pm and heavy daytime pedestrian and vehicular traffic are not

insurmountable, the Board approved a committee resolution endorsing the Collegiate Reformed Protestant Dutch Church's application to HUD for funding of 51 units of low rent apartments for the elderly at 21-23 Maiden Lane. The resolution was approved by a vote of 22 in favor, 2 opposed and 3 abstentions. Robert Williams disclosed his affiliation with the project for the record.

Civic Center

L. Merrill

The Board approved a committee resolution recommending approval by the Department of Consumer Affairs of an application to operate an unenclosed cafe at the Prairie Fire Restaurant, 144 Beekman Street. The vote was 22 in favor, 0 opposed and 1 abstention.

Other Business

Lloyd Merrill moved that the Board members thank Jim Stratton as he concludes two years of outstanding service as Chairman and leader of this Board. We will miss him. The motion was seconded and unanimously passed. Robert Williams presented Jim with a "Stratton Mountain" T-shirt.

The meeting was adjourned at 8:10 PM.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: June 12, 1990

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 28 In Favor 0 Opposed 1 Abstained

RE: Mandatory Arcade Requirements

WHEREAS: Community Board #1 is in agreement with the Battery Park City Authority that the mandatory arcade requirement in Battery Park City has failed to encourage the intended retail uses and street activity while preserving the residential quality of the neighborhood; and

WHEREAS: The Battery Park City Authority has presented to the Community Board its "Guidelines Intentions" which indicate the basic design philosophy and conditions which are to replace the current mandatory arcade requirement, and

WHEREAS: These "Guidelines Intentions" will be the basis for the alternative arcade guidelines which will be formally drawn up in the near future, and

WHEREAS: The Battery Park City Authority has offered to allow a member of Community Board #1 to participate in the formulation of these alternative guidelines which would govern the streetwall frontages of sites 11, 12, 13 and 14, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends the approval of the proposed zoning text change intended to eliminate the mandatory arcade requirement in the south residential neighborhood of Battery Park City.

PG/lma
P6
res/res6.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: June 12, 1990

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained

RE: Rezoning P.S. 234

BE IT
RESOLVED

THAT: Community Board #1 endorses the following language for a
community petition in support of the rezoning of P.S. 234

Background

1. The new P.S. 234 was negotiated by Community Board #1 in exchange for our approval of the Shearson Lehman complex on Greenwich Street.
2. P.S. 234 is the only public school located in Community Board #1 but is zoned to serve only those residents who live west of Broadway.
3. Eastside children are zoned for P.S. 126 but currently only eight children who live east of Broadway from Community Board #1 attend this school.
4. The current P.S. 234 zone dates back to the 1960's before there was a significant residential population in Lower Manhattan.
5. The school zone boundary, which runs along Broadway, unnecessarily and improperly divides our community so that children who share our local parks, new library, pre-schools and youth programs are forced apart when they reach public school age.
6. The current zoning deprives eastside parents of a choice in the selection of a public school while westside parents enjoy a choice of four well-regarded schools. Without a choice, the majority of eastside parents have opted to withdraw their children from the public school system.
7. Over half the students attending P.S. 234 live outside the Community Board #1 district since the current school zoning goes up to 16th Street on the westside. The large number of students from outside our area will bring the school up to capacity in the near future and yet nearby residents of Community Board #1 cannot attend.
8. Integration of P.S. 234 is now achieved by bringing in minority students from outside the zone, many of whom must travel long distances to reach the school. Integration could be better achieved by enlarging the district to include the eastside which has a higher percentage of minority students.

Recommendation

School Board #2 and the Board of Education should immediately rezone P.S. 234 in order to achieve the following goals:

1. All children who reside within Community Board #1 should be zoned to attend P.S. 234.
2. The zone should be revised so as not to overcrowd the school.

3. The zone should be revised to improve racial integration and to lessen the need to bring in minority students from distant areas.
4. All children and their siblings who currently attend P.S. 234 should be permitted to attend the school in the future even if they do not live within the revised zone.

PG/lma
P1-2
res/res6.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: June 12, 1990

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 23 In Favor 0 Opposed 5 Abstained

RE: Joseph Cusenza

WHEREAS: Community Board #1 and the Borough President's Office are making efforts to improve attendance at Community Board meetings, and

WHEREAS: The City Charter empowers Community Boards to remove Community Board members "for cause," which shall include substantial nonattendance at board or committee meetings over a period of six months, and

WHEREAS: Joseph Cusenza, attended only two out of eleven full Board meeting in 1989 and has not attended any full board or committee meetings in 1990, and

WHEREAS: Mr. Cusenza, received a letter on March 1st from Community Board #1 asking that he take immediate steps to improve his attendance or consider resigning from the Board and we have received no response to that letter, and

WHEREAS: There are many qualified applicants seeking to join Community Board #1, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 removes Joseph Cusenza from Community Board #1 due to his poor attendance.

PG/lma
P7
res/res6.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: June 12, 1990

COMMITTEE OF ORIGIN: ARTS AND CULTURAL AFFAIRS

COMMITTEE VOTE: 2 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 24 In Favor 1 Opposed 1 Abstained

RE: Tribeca Park, "Over Jordan", Temporary Installation

WHEREAS: On October 10, 1989 Community Board #1 approved the 6 month
 installation of "Over Jordan", and

WHEREAS: The artist, Cynthia Karasek, has requested an extension from April
 to July 1990, now

THEREFORE
BE IT
RESOLVED
THAT:

 Community Board #1 approves the extension of the installation as
 requested.

HH/Ima
P8
res/res6.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: June 12, 1990

COMMITTEE OF ORIGIN: COMBINED FINANCIAL DISTRICT,
TRANSPORTATION AND UNIFORMED SERVICES AND SOCIAL SERVICES

COMMITTEE VOTE: 7 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 17 In Favor 0 Opposed 10 Abstained

RE: Trinity Place, etc., Application (ULURP 891045 MMM), Change in
Legal Grade and Street Treatment

BE IT
RESOLVED
THAT:

Community Board #1 recommends that the City Planning Commission approve a change in legal grades of Trinity Place, generally between Morris Street and Edgar Street, and changes in street treatment at the intersection of Trinity Place, Morris Street and Greenwich Street and at the intersection of Trinity Place and Greenwich Street.

HH/lma
P4
res/res6.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: June 12, 1990

COMMITTEE OF ORIGIN: COMBINED FINANCIAL DISTRICT,
TRANSPORTATION AND UNIFORMED SERVICES AND SOCIAL SERVICES

COMMITTEE VOTE: 6* In Favor 1 Opposed 1 Abstained
BOARD VOTE: 22* In Favor 2 Opposed 3 Abstained

RE: 21-23 Maiden Lane, Proposal to create 51 Low-rent Apartments for
the Elderly

WHEREAS: There is a determined need for affordable housing for the elderly,
in general throughout the City and specifically in Community Board
#1, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 endorses the commitment of the Collegiate Reformed Protestant Dutch Church to address this need and supports the church's application to the U.S. Department of Housing and Urban Development for funding of 51 units of low rent (Section 202) apartments for the elderly, providing normal ancillary services available to this type of facility, including 24 hour supervision, community recreation space and social and security services.

BE IT
FURTHER
RESOLVED
THAT:

This action of the Board in no way effects its right to review and comment on subsequent land-use approvals that may be required in the development and construction of the project.

*Robert Williams noted his affiliation with the project for the record.

HH/lma
P5
res/res6.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: June 12, 1990

COMMITTEE OF ORIGIN: CIVIC CENTER

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 22 In Favor 0 Opposed 1 Abstained

RE: 144 Beekman Street, Application for Unenclosed Sidewalk Cafe

BE IT
RESOLVED
THAT:

Community Board #1 recommends that the Department of Consumer Affairs approve an application by Prairie Fire Restaurant for the operation of an unenclosed sidewalk cafe at the above referenced address.

HH/lma
P3
res/res6.90

COMMUNITY BOARD #1 MEETING
ATTENDANCE, JUNE 12TH, 1990

PRESENT

IRIS ALEX
LINDA BELFER
MARGARET CHIN
ANNE COMPOCCIA
SIDNEY CORON
ROCCO D'AMATO
CHARLES DELANEY
PATRICIA DILLON
HAROLD DONOHUE
MAUREEN FLATLEY
MARGARET FUNG
CHARLES GAINES
ROBERT GOLDSTEIN
MEYER HAGER
ELIZABETH KREIGSMAN
JOSEPH LERNER
BARBARA MARKS
LLOYD MERRILL
NANCY PAGE
RALPH PEPE
ROLAND PERACCA
UNA PERKINS
CHRISTOPHER POUSSAINT
BARBARA SAHLMAN
MARGARET SENTNER
JO ELLEN SHEFFIELD
JAMES STRATTON
BARENT SULTZER
ROBERT WILLIAMS
MADELYN WILS

EXCUSED

HAL BROMM
LOUIS DESALVIO
JOHN DESMARAIS
KATHRYN FREED
SASHA GREENE
KATHLEEN GUPTA
ROBERT TOWNLEY
JENNY DIXON
GEORGE KELLER

ABSENT

BARBARA CHRISTEN
BARBARA CRAFTON
DAVID HUPERT
MADELINE PANTZER

GUESTS

HON. M. FRIEDLANDER
HON. E. HOLTZMAN, T. DUANE
HON. R. MESSINGER, L. CARINO
HON. M. OHRENSTEIN, M. REED
HON. W. PASSANNANTE, B. GREEN

COMMITTEE MEETINGS ATTENDANCE FOR
THE MONTH OF JUNE 1990

ARTS AND CULTURAL AFFAIRS
6-11-90

PRESENT
JENNY DIXON
BARBARA SAHLMAN

EXCUSED
HAL BROMM

ABSENT
CHARLES DELANEY
SASHA GREENE
KATHLEEN GUPTA
UNA PERKINS
JO ELLEN SHEFFILED

EXECUTIVE
6-7-90

PRESENT
JAMES STRATTON
ROLAND PERACCA
LINDA BELFER
JENNY DIXON
MAUREEN FLATLEY
KATHRYN FREED
MARGARET SENTNER
ROBERT TOWNLEY

EXCUSED

ABSENT
ANNE COMPOCCIA
HAROLD DONOHUE
DAVID HUPERT
LLOYD MERRILL

CIVIC CENTER
6-5-90

PRESENT
LLOYD MERRILL
CHARLES GAINES
IRIS ALEX

EXCUSED
MARGARET FUNG

ABSENT
MAUREEN FLATLEY
JO ELLEN SHEFFIELD
ROBERT WILLIAMS
LOUIS DESALVIO

FINANCIAL DISTRICT
6-4-90

PRESENT
GEORGE KELLER
RALPH PEPE
MARGARET SENTNER
ROBERT WILLIAMS

EXCUSED
CHRISTOPHER POUSSAINT

ABSENT
MARGARET CHIN
BARBARA CHRISTEN
CHARLES DELANEY
LOUIS DESALVIO
ROLAND PERACCA

PARKS AND ENVIRONMENT
6-21-90

PRESENT

ROLAND PERACCA
MADELINE PANTZER
MARGARET SENTNER
NANCY PAGE

EXCUSED

MADELYN WILS
PATRICIA DILLON
BARBARA SAHLMAN
HAL BROMM

ABSENT

KATHRYN FREED
JO ELLEN SHEFFILED
ROBERT TOWNLEY

TRANSPORTATION AND UNINFORMED SERVICES
6-4-90

PRESENT

HAL BROMM
SIDNEY CORON
BARNET SULTZER
ROBERT WILLIAMS

EXCUSED

ABSENT

KATHRYN FREED
DAVID HUPERT
JOSEPH LERNER

SOCIAL SERVICES
6-25-90

PRESENT

MAUREEN FLATLEY
SASHA GREENE

EXCUSED

MADELYN WILS

ABSENT

MEYER HAGER

WESTSIDE WATERFRONT
6-13-90

PRESENT

NANCY PAGE

EXCUSED

PATRICIA DILLON
GEORGE KELLER

ABSENT

KATHRYN FREED
LINDA BELFER
HAROLD DONOHUE
ROLAND PERACCA
BARBARA MARKS
ROBERT GOLDSTEIN
ROCCO D'AMATO

YOUTH
6-18-90

PRESENT
UNA PERKINS
ROBERT TOWNLEY
ROCCO D'AMATO
NANCY PAGE

EXCUSED

ABSENT
KATHLEEN GUPTA
ELIZABETH KREIGSMAN
JOHN DESMARAIS

Ima
MIN/MIN6.90

WESTSIDE WATERFRONT
6-25-90

PRESENT
KATHRYN FREED
HAROLD DONOHUE
ROCCO D'AMATO
NANCY PAGE

EXCUSED
LINDA BELFER
ROLAND PERACCA

ABSENT
PATRICIA DILLON
GEORGE KELLER
BARBARA MARKS
ROBERT GOLDSTEIN