



COMMUNITY BOARD NO. 1

CITY OF NEW YORK

Anne Compocchia
Chairperson

Paul Goldstein
District Manager

MINUTES
OF THE MONTHLY MEETING OF
COMMUNITY BOARD #1
HELD
NOVEMBER 12, 1991
SHEARSON LEHMAN BROTHERS
388 GREENWICH ST.

The meeting was called to order by the Chairperson, Anne Compocchia.

Public Session:

Thea Halo - Resident - Reported a sewage problem in her building, and the smell of pesticides throughout her loft. The airducts to the roof are closed. She has received no response from City agencies.

Executive Session:

The minutes of the monthly meeting held October 15, 1991 were adopted as presented.

Reports of Elected Officials:

City Councilmember, Miriam Friedlander - Reported response to visits to Project Return facilities is positive. Facilities are needed for such programs. This community cares and can work with various groups to assure they carry out their responsibilities. In other neighborhoods residents have found ways to work with programs to resolve potential problems and assure that projects work. The City Council's Committee on Women has scheduled a public hearing for November 18th, at 1:00 PM on sexual harassment. The City Council is now responsible for approving contracts.

Assemblymember, Deborah Glick - While indicating that she remained sympathetic to the expressed concerns and fears of neighborhood residents, the Assemblymember announced support for Project Return Foundation's proposed facility at 107-113 Franklin St. Project Return has a track record which indicates the facility will be well managed and successful.

Borough President's Report:

Lucy Santana, Representative of Manhattan Borough President Ruth Messinger - Reported on the meeting with Project Return Foundation representatives. It was agreed the size of the facility will be reduced. The Borough President's office is working with the State Department of Transportation to resolve the problems at the Amazon Club.

District Manager's Report:

Paul Goldstein - reported on the following issues:

- Les Poulet is operating an illegal cabaret. No dancing is allowed on site. The restaurant applied for a cabaret license. The restaurant has been padlocked on two occasions and a \$4,200 fine was paid.
- Amazon Club - A follow-up meeting will be scheduled. The owners proposed to relocate the sound equipment and enclose the dance floor.
- Open space at Battery Park City - Meetings will be held to discuss recreational facilities and uses for Sites 23 and 24, South Garden and Marginal St.
- Commodities Exchanges - A consultant has been hired by the Board to help access the Exchanges' need for the proposed headquarters.
- A clothing drive is being conducted by John Heuss House, 42 Beaver St. The drop-in center is in particular need of clothing items for men.

Chairperson's Report:

Anne Compocchia - Reported she is very impressed with progress at Stuyvesant High School and the North Park. She recently toured the site with David Emil.

Bob Townley, Chairperson of the Youth Committee, updated the Board on youth programs and, expressing disappointment that there is no ongoing relationship between American Express and P.S. 234 as had been promised. The Community Board is working with the BPCA to explore viable uses for fields at BPC which will be available for community recreation. Stacey Blatt, our Youth Coordinator, will be leaving in January.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES.

**Combined Tribeca/Washington Market
and Social Services**

M. Wills and M. Flatley

107-113 Franklin St., Proposed Residential and Outpatient Drug Treatment Program

Presentation:

Dr. Gerry Carol, Marshall Goldberg, Jeffery Richardson, Lance Comsansa representing Project Return gave the presentation. The facility space will be laid out 20% for an out-patient clinic, 42% for the 80 bed residential facility and 38% for the Foundation's executive headquarters. Funding will be provided by the State of New York. Allocation of the funds includes \$6.3 million for the development of the facility, \$2.3 mil. for the purchase of the building, \$3 mil. to operate the treatment center and \$500,000 to operate the out-patient clinic. The program is highly structured; discipline is strict. Clients are rewarded for progress with visiting privileges. The representatives of Project Return share the community's concerns. Security is of the utmost importance in operating a therapeutic community, both inside and outside the facility. An advisory board to include community residents will be formed.

Public Comments:

Herb Rosenfield - Chambers Canal Civic Association - Requested that the Board oppose the resolution. Herb is opposed to the site selection process of the organization, not the program itself. The building had been used as a warehouse and is not fire proof. BRAC taxes must be paid to convert from commercial use to residential use. Other buildings on the market would fit Project Return's needs at a much lower cost.

Carole DeSaram - President, Tribeca Community Association - Spoke in opposition to the proposal. The Community Board was not consulted during the planning stages. She exhibited a map showing other community facilities which exist in the Community Board district.

Doris Diether - Zoning Consultant for TCA - Spoke in opposition to the proposal. Her tour of the Bronx facility revealed unsatisfactory living conditions. Passing the resolution would be premature because the building plans and program contract are not available.

Nancy Owens - Tribeca Community Association - Opposed to the proposal because of its impact on the neighborhood. The site has the largest frontage on the short, congested block with no physical barrier between the facility and the outside community. Nancy expressed chagrin that others are saying neighborhood residents have no social conscience because they are expressing their concerns.

Caroline Stewart - Resident - Spoke in opposition due to the mistrust that has been generated by Project Return's actions thus far. A great deal of State funds will be used to purchase a building which has been on the market for six years.

Donna Downes - Resident - Spoke in opposition due to the impact the facility will have on the community, not the integrity of the program. Requested the location be reconsidered and the facility placed in a neighborhood with a demonstrated need for the substance abuse treatment.

Edward Wallace - Lawyer representing the Tribeca Community Association - Referring to the proposal as "Project Wrong Start", requested that specifics of the application be made available so that applicable ULURP and "Fair Share" provisions under the Charter can be determined.

Bruce Ehrmann - Resident - Resents implications made in the press that the residents are conservatives. Requested the facility be located on an alternative site within the community.

Maria Mancini - Resident - Spoke in support of the proposal. Social betterment can not be achieved in the face of the perceived risk that many see in the proposed facility.

Richard W. Wright - 16 East Dewey St., E. Rockaway, NY - Spoke in support of Project Return. A retired NYC detective, whose 34 year old son would not be alive today without the program, stated education and rehabilitation are the only answers to drug abuse. He pointed out that the Tribeca community is not immune to the problem. Project Return helped him, his wife and their son when they were devastated.

Anita Murray - Resident - Expressed concern for the safety of her husband who has a store on Franklin St.

Steve Warren - 24 Monroe Pl., Brooklyn - Spoke in support of Project Return as a graduate of the program. He had become addicted to heroin in Viet Nam. He stated it was two years of tough treatment, in an intensely structured, highly disciplined program. The facility is necessary because when someone is affected, they need a place to go. This is a life and death issue.

Committee Report:

Board members discussed the issue. The City Charter has a "Fair Share" provision to prevent neighborhoods from being overburdened by facilities. Some questioned whether or not this facility will be credited as part of the "Fair Share" allocation, since it is supported by State funds. Research conducted indicated there has been no increase in crime as a result of the opening of PRF facilities in other locations. Concerns and fears expressed by community residents are similar to those expressed when the White Street Detention Facility and John Heuss House were proposed. The record of Heuss House has been very positive.

The possibility of prioritizing PRF's waiting list to give priority to local people, and concern over the facility's capacity and future expansion were debated. Some Board members felt they were being railroaded to vote now without sufficient information. The proposal is an "as-of-right" development project.

The Board approved the committee resolution opposing Project Return Foundation's proposal for a drug-free substance abuse treatment program at 107-113 Franklin St. unless certain conditions are met. The vote was 28 in favor, 6 opposed and 1 abstained.

Parks

K. Gupta

Bowling Green Concession

Committee Report:

The Board approved a committee resolution in support of the operation (for one year) of a one-day-per-week arts and crafts concession at Bowling Green Park to be operated by Mardi Gras Productions. The vote was 24 in favor, 4 opposed and 2 abstentions. Mardi Gras Productions is known to the area and is presently operating the concession on a temporary permit. Art Piccolo, President of the Bowling Green Association, had during committee expressed opposition to the concession viewing it as inappropriate for an historic site. Committee members felt there are already in the area and the Parks Department will receive an income from the concession.

The meeting was adjourned.