

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
JANUARY 21, 2003
ST. JOHN'S UNIVERSITY - AUDITORIUM

The Chairperson, Madelyn Wils, called the meeting to order.

Public Session:

Tom Bennett – Department of Homeless Services, Homeless Outreach. His organization is going to conduct a homeless population survey. This will be the first such survey in NYC history. DHS serves thousands of people in shelters, and they do not have an accurate count of the number of people on the street who are homeless. DHS is looking for volunteers to count the homeless during the hours from midnight to 6 AM. Anyone interested should contact DHS. They will need approximately 1,000 volunteers.

Edward Lewis, Assistant Commissioner of Community Relations and Government Affairs - NYC Department of Parks - The Department of Parks is asking for support for Intro 160, a bill before the City Council that would restore the authority of the Department of Parks to regulate the sale of art in parks through a permitting system.

Marcus Tonti – Reporter for Lower Manhattan Information web site. Introduced the web site project that is funded by the City. The site lists current news and information on a variety of activities going on throughout Lower Manhattan. Would like everyone to visit the web site.

Benjamin Hemric – Spoke on the issue of handicapped access to and from BPC. Concerned about restoration of West Street. He favors a bridge, or more sidewalk to allow better access for handicapped. Additional concern is the Stuyvesant Bridge, which has elevators that do not work and are in disrepair. Concerned about accessibility of the new transportation terminal in WTC site. Too many levels for accessibility of handicapped.

Robin Forst – Councilmember Gerson's Office – Announced a West Street Town Hall Meeting to be held on January 30th to listen to the public on West Street issues. Welcome ideas, plans, and concerns. The location has not yet been identified.

Paul McClaskey – Resident of Independent Plaza. - Concerned about the Mayor saying NYC needs more affordable housing, and IPN has over 4,000 people currently living in affordable housing. The new owner is converting the middle income housing to condominiums, which is in direct opposition to what the Mayor has said. We need more affordable housing, not more condos.

Executive Session:

The minutes of the monthly meeting held on December 17, 2002, were adopted as presented with one abstention.

Chairperson's Report:

Madelyn Wils reported on the following issues:

- The February board meeting falls within the President's holiday week when school children are off for the week. The Chair asked for a show of hands if the board would like to move the February meeting to the fourth Tuesday. The vote favored moving the meeting to the fourth Tuesday of February.
- Madelyn Wils advised that Paul Glass resigned from the Community Board and she thanked him for his work on the board and wished him well.
- There was a meeting in Albany on the East River Waterfront Plan. We are putting together a task force with city and state to work together on the Plan.
- Voice of Lower Manhattan – new website sponsored by JP Morgan Chase. Community Board #1 will be involved in this new venture, which will have information on happenings in Lower Manhattan.
- Madelyn testified in front of the City Council on the IPN issue and affordable housing. We should look to save affordable housing and look to save IPN.
- David Krasnow is leaving the Community Board to take a position at WNYC radio. David was a great help to the Community Board and we wish his success.
- Noah Pheffer has left MBPO and we will miss him and wish him well.

Treasurer's Report:

Joe Lerner advised that the Treasurer's Report was handed to all Board Members with their meeting packets. He requested anyone who may have a question to call the Community Board office and he would respond.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. **Tribeca Committee**

RE: Independence Plaza

The Independence Plaza Tenants Association requests a letter of support in response to the proposed buyout from the Mitchell Lama program.

Madelyn Wils spoke on behalf of CB #1 in support of IPN's bid to remain affordable. Several speakers spoke on behalf of keeping affordable housing in the community and asked for support through a resolution.

Kathryn Freed, District Leader, thanked CB #1 for their support. IPN is an anchor for this community having been built many years ago. She asked people to send letters to the Mayor since HPD is the office overseeing this issue.

A roll call vote was taken with the following results 34 In favor, 0 Opposed, 0 Abstained and 0 Recused.

RE: Board of Standards and Appeals application for a special permit to allow a school at 53/55 Beach Street

The Community Board supports the BSA application. A roll call vote was taken with the following results 31 In favor, 0 Opposed, 0 Abstained and 0 Recused.

Tribeca Film Festival Report – A Street Fair event is tentatively scheduled for May 10th, and the Film Festival will be held on May 9 – 11th. This year family workshops will be held on May 10 and 11. There will be previews of the festival on their web site. The organizers will coordinate with CB #1 and some other organizations in the community. Greenwich Street issues were discussed with the organizers, and there will be follow-up discussions to rectify any issues.

BioTech forum scheduled for next month has been postponed until further notice. Information is still being gathered and the forum will go forward as soon as all the information has been received.

B. **WTC Redevelopment Committee**

RE: World Trade Center Concept Site Plans

The Chair thanked all committee members for working very hard to produce a thoughtful, collaborative and detailed document.

John Delloportas – BPC resident – Connectivity Coalition to Save West Street. Spoke about opposition to West Street Tunnels. Their organization received over 1,300 signatures from people who opposed the tunnel idea. The group has a problem with wording in the resolution, namely “bypass”, and “short”. Also, the cost would be

prohibitive. The tunnel access ramp would have to be built in front of PS/IS89 and that would be problematic. Asked CB #1 Board members to oppose.

Bill Love – Resident BPC – Coalition of Save West Street. Opposed to short tunnel in resolution. This is the most expensive and disruptive alternative. The traffic effect of such a ramp would be dangerous, and access it would create problems to the neighborhood depending on where it is proposed. Coalition has proposed solution – rebuild equivalent of North Bridge with elevators for handicapped.

A suggestion was made to attach the previous resolution that stated the community board's concerns and issues for the WTC site plan.

Liz Berger made friendly amendment to the resolution – fold in last Therefore into the first Therefore so it doesn't get lost. The friendly amendment was not accepted.

There was discussion on the various items in the resolution, such as, amending Connectivity to include, accessibility for handicapped, restoration of street grids, retail at street level would have more focus up front; have a Grand Central Station type facility, putting focus in letter highlighting issues important to CB #1; questioned why memorial was in the back and should be done first.

Madelyn Wils said that she will put detail in the letter that will be sent with resolution.

Tim Lannan proposed an amendment to read: Connectivity, Item 1D - Improve pedestrian links to the WTC and BPC.

A roll call vote was taken on changing the wording of Item 1D with the following results 12 In Favor, 21 Opposed, 3 Abstained and 1 Recused.

A roll call vote was taken on the WTC Concept Site Plans resolution with the following results 31 In Favor, 1 Opposed, 5 Abstained, 0 Recused.

RE: Memorial Mission Statement and Program

Paul Sipos introduced a friendly amendment that the word cemetery be included in the Therefore be it resolved. The request was not accepted.

Language in the Memorial Statement was crafted in an ambiguous way in order to allow designers to go forward and create meaningful memorial. Desire to keep balance and keep open to possibilities to allow designers vision to create an appropriate memorial. They tried to be open ended in order to embrace visions.

Scott Shields – Commander of search and rescue team at WTC. Received a note from a board member that concerned him that read that the memorial should include a separate space to hold the remains on WTC site. Mr. Shields believes the site is a

cemetery; that thousands perished there and we should not throw away or hide the horrific acts that happened there.

The question was called and seconded and a roll call vote was taken with the following results 28 In Favor, 1 Opposed, 6 Abstained and 1 Recused.

C. **Seaport/Civic Center Committee**

Seaport Rezoning Report – There is tremendous support from our elected officials for the rezoning request. Milstein continues to request a larger building on their site, which CB #1 does not support. City Planning will hold their public hearing on this issue tomorrow at The City Planning Commission located at 22 Reade Street at 10:30 AM. We are requesting all interested persons to attend the proceedings and testify.

RE: Property disposition of Block 97 to Yarrow LLC

The resolution supports the selection of Yarrow LLC as the development team for the restoration of the fourteen historic sites in the Seaport area. There was no discussion on this resolution.

A hand vote was taken with the following results 28 In Favor, 0 Opposed, 0 Abstained and 0 Recused.

Con Ed Substation Report – There are still a variety of problems. Con Ed is working with the committee to resolve higher EMF levels that were recently measured and were higher than previously projected, and the excessive noise that continues to come from the building. We will continue to meet with Con Ed to resolve these issues.

Report by Councilmember Alan Gerson:

Councilmember Alan Gerson reported that he would be testifying at the Seaport Rezoning hearing tomorrow. He had a meeting with Madelyn Wils and the Chair of the Land Use Committee City Council to let them know he will be supportive of CB1's position. Recognizes the historic district is a unique treasure for the community, and the City. We must all be vigilant due to the pressure by the Milstein group.

Attended forum on future of retail in Lower Manhattan, sponsored in conjunction with Pace University. Emphasis on street level and arts related and cultural synergy is supported and Alan will spearhead effort.

Alan thanked CB #1 for supporting the IPN issue. His office is working with the City and State to develop financial models that show with LMDC and Liberty Bond programs it is possible to maintain IPN and others in same situation as viable affordable housing. Total number of units in this situation totals 5,000. He is meeting with tenants and activists to move forward in working to win on this issue.

Diesel Fuel issue at 60 Hudson Street and other sites. His office has been working with NOISE and CB #1 and is in touch with City Officials. Building owners are being hit with fines and owners want to discuss removal of diesel from their buildings. His office is working to set up meetings with the fire commissioner to work on the issue. Looking at all diesel issues throughout NYC.

Alan met with representatives at Southbridge Towers regarding the failure of DEP to deal with cleaning the facade of SBT. DEP is declining to clean exterior of buildings and his office will follow-up on commitments from DEP.

Friday, January 24th City Council is having a hearing on nine site plan proposals, and to review both the plans and process for implementation. On January 30th at 6:00 PM. his office is holding a hearing on the redevelopment of West Street. Alan supports livability of residents on both sides of West Street.

Alan will be attending a follow-up meeting with the DYS Commissioner regarding the curtailment of CB1's youth funding dollars. He is on the record as requesting additional money for youth funding. DYS is changing their RFP process to make it more community friendly, and not override our community providers. RFP test will deal with substance of evaluation of submissions with both review by Community Boards and City, and he wants to make sure community input is included. The current review process does not build in criteria for youth community needs, and it should not be based solely on number of kids in neighborhood. Our community is shortchanged due to allocation on number of kids. We want fair and rationale funding for communities.

D. **Battery Park City Committee**

Proposed Street Repairs and Street Reconstruction Update. The Department of Transportation gave a report on the resurfacing of streets in Lower Manhattan. CB #1 is concerned about the southern portion of CB #1 and DOT came to a meeting to speak about their plan. There will be closures due to the resurfacing, but DOT will work with the Committee to keep us updated on their progress and to listen to any issues that arise.

There is a tremendous rise in illegal parking with permits. We are working with DOT on the issue.

The Alliance for Downtown NY Electric Bus Service Report. The new electric bus service will make a linear route from the northern part of BPC south down through Battery Park and continue around Battery Park terminating essentially at the South Street Seaport. The buses will run from 10:00 AM to 8:00 PM and will run every 10 minutes. The Alliance is still testing the electric buses and they hope to have the running in early summer.

E. **Landmarks Committee**

RE: 380-382 Broadway, application to request that LPC issue a report to the City Planning Commission for a modification of use to allow residential and mixed commercial use above the first floor

The Committee supports this resolution and a vote was taken with the following results 29 In Favor, 0 Opposed, 0 Abstained and 0 Recused.

RE: 458 Greenwich Street, application to install a flagpole at the ground floor

The Committee recommended that LPC reject this application. A vote was taken by the full board with the following results 30 In Favor, 0 Opposed, 0 Abstained and 0 Recused.

RE: 372 Broadway, application to construct a 5 story roof top addition

The Committee requested that the LPC direct the application to return to LPC and the visibility questions answered by the LPC. A vote was taken by the full board with the following results 31 In Favor, 0 Opposed, 0 Abstained and 0 Recused.

RE: 44 White Street, application to install storefront infill

The Committee approved the application with a request that LPC help with advice on exterior lighting fixtures as requested by the owner. A vote was taken by the full board with the following results 31 In Favor, 0 Opposed, 0 Abstained and 0 Recused.

RE: 170 Duane Street, application to reconstruct the facade

The Committee rejected this application, but asks the LPC to work with the architect to find an acceptable solution to the necessary task of reworking this structure. A vote was taken by the full board with the following results 30 In Favor, 0 Opposed, 0 Abstained and 0 Recused.

F. **Quality of Life Committee**

RE: 22 Warren St., liquor license application for White Rose Restaurant Inc./DBA Styles Restaurant

The Committee recommends the SLA approve the application with the agreed to provisions in the resolution. A vote by the full board was taken with the following results 31 In Favor, 0 Opposed, 0 Abstained and 0 Recused.

Reports were given on the following items:

- NYC Campaign to close Indian Point – nothing to report at this time, will give update as information is gathered.
- Manhattan Citizens Solid Waste Advisory Board proposal to site marine transfer station in local Community Boards. A representative from the Advisory Board spoke to the committee to advise that they are speaking to all Community Board's to alert them to the issue.
- Homeless outreach population survey. Their group is looking for volunteers to help with study. Anyone interested should contact them directly.

New Business:

Marc Ameruso advised that he testified last month in favor of requesting that the EPA extend the deadline.

Marc also gave an update on the Canal Street Task Force. The next meeting will be held on January 27th at 62 Mott Street from 6 to 8 p.m. On February 10th and 24th final meetings will be held regarding the first track of study. They are preparing their plans to repave Canal Street and will need input from the task force.

There being no further business, the meeting was adjourned.

COMMUNITY BOARD #1 MEETING
ATTENDANCE, JANUARY 21, 2003

BOARD MEMBERS	ATTENDANCE	BOARD MEMBERS	ATTENDANCE
AMERUSO, M.	PRESENT	MCVAY HUGHES, C.	PRESENT
BELFER, L.	PRESENT	MORRONE, J.	PRESENT
BERGER, E.	PRESENT	NOTARO, A.	PRESENT
BROWN SPITZMUELLER, J.	ABSENT	O'KEEFE, R.	PRESENT
BYROM, R.	PRESENT	OWENS, N.	ABSENT
CAPSOUTO, A.	PRESENT	PAPA, V.	PRESENT
DESARAM, C.	EXCUSED	PEPE, R.	PRESENT
DONNENFELD, M.	PRESENT	PERKINS, U.	PRESENT
D'ORAZIO, B.	PRESENT	REED, H.	PRESENT
EHRMANN, B.	PRESENT	ROCHE, L.	PRESENT
FUNG, M.	PRESENT	SIPOS, P.	PRESENT
GALLAGHER, J.	PRESENT	SKIDMORE, M.	PRESENT
GALLOWAY, J.	PRESENT	SKINNER, R.	PRESENT
GRASSI, R.	PRESENT	SKOLNICK, B.	PRESENT
HOVITZ, P.	PRESENT	SMITH, M.	ABSENT
KENNEDY, R.	PRESENT	TELL, L.	PRESENT
LANDMAN, R.	PRESENT	THOMPSON, L.	PRESENT
LANNAN, T.	PRESENT	TOWNLEY, R.	PRESENT
LERNER, J.	PRESENT	WARD, E.	PRESENT
LIGH, J.	PRESENT	WEISENFELD, G.	PRESENT
MCGOWAN, K.	PRESENT	WILS, M.	PRESENT

PUBLIC OFFICIALS OR REPRESENTATIVE	ATTENDANCE
FIELDS, V.	
GERSON, A.	R. FORST & D. DRAYTON, PRESENT
CONNOR, M.	K. FREED, PRESENT
DUANE, T.	
GLICK, D.	A. ARKUSH, PRESENT
SILVER, S.	Y. MORROW, PRESENT
NADLER, J.	D. COCHRANE, PRESENT
BLOOMBERG, M.	
GOTBAUM, B.	
THOMPSON, W.	

COMMITTEE MEETING ATTENDANCE
FOR THE MONTH OF JANUARY 2003

BATTERY PARK CITY

1-7-03

PRESENT

L. BELFER
J. GALLOWAY
K. MCGOWAN
A. NOTARO
B. SKOLNICK
M. SMITH

EXCUSED

ABSENT

R. GRASSI
R. TOWNLEY

QUALITY OF LIFE

1-13-03

PRESENT

M. AMERUSO
B. EHRMANN
A. NOTARO
M. SKIDMORE
E. WARD
C. DESARAM

EXCUSED

ABSENT

A. CAPSOUTO
P. SIPOS

LANDMARKS

1-16-03

PRESENT

M. DONNENFELD
B. EHRMANN
R. LANDMAN
J. LIGH
H. REED
E. WARD

EXCUSED

M. AMERUSO
A. CAPSOUTO
T. LANNAN

ABSENT

R. BYROM
C. DESARAM

SEAPORT/CIVIC CENTER

1-14-03

PRESENT

M. DONNENFELD
R. LANDMAN
J. LIGH
U. PERKINS
H. REED
M. SKIDMORE

EXCUSED

ABSENT

P. HOVITZ
J. LERNER
J. MORRONE
V. PAPA
L. ROCHE

TRIBECA
1-9-03

PRESENT

M. AMERUSO
J. BROWN SPITZMUELLER
R. BYROM
A. CAPSOUTO
M. FUNG
J. GALLAGHER
T. LANNAN
N. OWENS
P. SIPOS
E. WARD

EXCUSED

B. EHRMANN

ABSENT

C. DESARAM
B. D'ORAZIO
R. PEPE
L. TELL

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**WTC REDEVELOPMENT**  
**1-6-03**

**PRESENT**

M. AMERUSO  
A. CAPSOUTO  
M. FUNG  
J. GALLOWAY  
R. KENNEDY  
K. MCGOWAN  
C. MCVAY HUGHES  
A. NOTARO  
N. OWENS  
L. ROCHE  
P. SIPOS  
B. SKOLNICK

**EXCUSED**

R. O'KEEFE

**ABSENT**

L. BERGER  
J. BROWN SPITZMUELLER  
R. BYROM  
C. DESARAM  
M. DONNENFELD  
R. GRASSI  
J. LERNER  
U. PERKINS  
L. TELL  
L. THOMPSON

**WATERFRONT**  
**1-29-03**

**PRESENT**

A. NOTARO  
L. ROCHE  
L. TELL  
L. THOMPSON  
R. TOWNLEY

**EXCUSED**

C. MCVAY HUGHES  
G. WEISENFELD

**ABSENT**

A. CAPSOUTO  
B. D'ORAZIO  
J. GALLAGHER  
J. LERNER  
J. MORRONE  
N. OWENS  
V. PAPA  
M. SMITH

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WTC REDEVELOPMENT
1-8-03

PRESENT

M. AMERUSO
A. CAPSOUTO
M. DONNENFELD
M. FUNG
J. GALLOWAY
R. KENNEDY
K. MCGOWAN
C. MCVAY HUGHES
A. NOTARO
U. PERKINS
L. ROCHE
P. SIPOS
B. SKOLNICK
L. TELL

EXCUSED

ABSENT

L. BERGER
R. BYROM
C. DESARAM
R. GRASSI
J. LERNER
R. O'KEEFE
N. OWENS
L. THOMPSON

WTC REDEVELOPMENT
1-16-03

PRESENT

M. AMERUSO
L. BERGER
A. CAPSOUTO
J. GALLOWAY
C. MCVAY HUGHES
A. NOTARO
N. OWENS
L. ROCHE
B. SKOLNICK
L. TELL
L. THOMPSON

EXCUSED

ABSENT

R. BYROM
C. DESARAM
M. DONNENFELD
M. FUNG
R. GRASSI
R. KENNEDY
J. LERNER
K. MCGOWAN
R. O'KEEFE
U. PERKINS
P. SIPOS

YOUTH & EDUCATION
1-28-03

PRESENT

J. BROWN SPITZMUELLER
M. DONNENFELD
J. GALLOWAY
P. HOVITZ
R. SKINNER
B. SKOLNICK
L. TELL
R. TOWNLEY

EXCUSED

G. WEISENFELD

ABSENT

K. MCGOWAN
J. MORRONE