

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**APRIL 15, 2003**  
**PS/IS 89**  
**201 WARREN STREET**

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

**Public Session:**

Brad Sussman from the MBPO. Asked everyone to review the Emergency Preparedness flyer that is being distributed by the Borough President's Office. The State Registry No-call Notification information is in place and you can take advantage of the "do not accept telemarketer" calls. The number to call in order to take advantage of the no-call is 1-800 697-1220. The new City complaint hotline – 311 number is up and running. The Manhattan Borough President is finishing up interviews for prospective Community Board members, and will announce the new appointments soon.

Kathryn Freed, liaison from Senator Connor's Office. Reported on several programs that people can sign up for including street trees. Senator Connors testimony supporting the rezoning of the South Street Seaport.

**Executive Session:**

The minutes of the monthly meeting held on March 18, 2003 were approved unanimously.

**Chairperson's Report:**

Madelyn Wils reported on the following issues:

- Thanks to public officials and many people, the South Street Seaport C62-A – 120ft height cap was approved by the Land Use Committee of the City Council's Zoning and Franchises subcommittee. It will now have to pass the full council vote next week. It has been a hard fought process for over two years and we want to thank the

MBPO, Senator Connor, Assembly Speaker Sheldon Silver and Councilperson Alan Gerson for their continued support.

- Had first meeting with Daniel Libeskind. As we move through the process of the WTC redevelopment there will be specific issues as the plan becomes more defined. One of the big issues before us is access through the memorial gardens from the southwest corner of the site. Chair has had discussions with Mr. Libeskind and the LMDC, and will continue to discuss all issues pertinent to the community. Memorial design competition is scheduled to begin in June. Two agencies have been hired to handle competition worldwide, and the jury members have been chosen. Judging will take place in August 2003, and the judges will come to the Community Board to discuss our concerns. Five entries will be chosen by the jurors, and the final design to be chosen by the fall of this year. The jury will make the final decision.
- Liz Berger has been appointed to serve on the Governors Island Preservation and Education Corporation.
- Batting cages are being constructed and will open in front of Pier 25 in May and run through the summer for the public to use.

#### **Treasurer's Report – Joe Lerner:**

Joe Lerner reported on the last quarter of the year, indicating that there was some carryover to be used in first quarter of this year's budget.

#### **Committee Reports:**

### **NOTE: SEE RESOLUTIONS AT END OF MINUTES**

#### **A. WTC – Redevelopment Committee**

##### **1. New York City's Vision for Lower Manhattan – Report**

Deputy Mayor Dan Doctoroff presented the Mayor's Vision for Lower Manhattan. His presentation stressed short-term goals indicating that the City would like to see enhancements happen quickly. The community gave the Deputy Commissioner comments and concerns regarding the plans as outlined.

##### **2. Daniel Libeskind Presentation on his WTC site plan – Report**

Mr. Libeskind provided details on various aspects of his design. He heard the voice of the community stress their concerns with the memorial site access, access to and from the WTC site for Battery Park City residents and workers, and other comments that were well received by the Libeskind team of designers.

B. **Tribeca Committee**

1. 161 Hudson Residential Conversion – Resolution

A roll call vote was taken approving the resolution with the following results: 24 In Favor; 0 Opposed and 0 Abstained.

2. Tribeca Film Festival and Opening Ceremonies – Report

A meeting was held with the street festival organizing group to discuss several concerns from the community. Last year plantings on Greenwich Street were damaged and they will be more attentive to protecting the plants, having the red carpet opening ceremonies on a Tuesday evening at rush hour. The festival group said they would like to have access to Washington Market Park for a puppet show, and they would like to include more restaurants since last year it worked out very well.

3. 408-410 Greenwich Street , BSA variance application to build an 11 story new building - Report

The applicant would like to build an 11 story building, and they will need a variance. The building use is okay, having retail on the ground floor, upper floors residential. Height of the building is out-of-character for the area, and committee feels it needs to stay consistent with the surrounding buildings. Currently at FAR of 5 and the applicant would like to go up 12 stories to 150 feet, or FAR of 12. Applicant to return to committee.

C. **Waterfront Committee**

1. Renovation of Ferry Slip #5 at the Battery Maritime Building – Report

This renovation of the ferry terminal in the Battery Maritime Building is part of the East River Ferry Landings project and the ferry will operate up the east side from 96<sup>th</sup> Street with stops along the East River down to the terminal.

2. Revised Hudson River Park Segment 3 Design – Report

The final design plans were brought to the committee with the planners, designers and representatives from the HRPT in attendance. Several changes to the last plan include the foot path between Pier 26 and 32 being enlarged from ten feet to twelve feet, which the committee was extremely pleased with. In addition several minor changes were made to the location of amenities along with path. Pier 26 was redesigned to allow for better pedestrian flow through the plantings and the design for the children's play areas on Pier 25 was shown in more detail although not a final plan yet.

Two artists have been chosen, one to design the sun shade structures in the segment, and one to design environmental ornaments throughout the segment. Both will return to the committee with details when they are further along in the process.

**D Financial District Committee**

1. 100 Broadway, CPC application for text amendment to amend sign regulations in the Special Lower Manhattan District – Resolution

This was precipitated by Border Books requesting out of scale signage. The committee approved the text amendment application as proposed. The resolution passed the full board with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

3. Battery Park Bosque Design – Resolution

The Battery Park Conservancy and Warrie Price presented a concept design for the Bosque, a wooded area east of Castle Clinton in Battery Park. The committee enthusiastically supported the new Bosque concept plan. A vote was taken and the board approved this resolution with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

**E. Youth & Education Committee**

1. Youth funding – Resolution

Youth funding for Manhattan Youth Recreation and Resources from the various sources (City of NY, public officials, corporate donations) is being reduced due to economic conditions causing hardship in funding the many programs run for our local youth. This resolution supports a request for the LMDC to approve a request for funding. The resolution was approved with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

2. Variance for Local Children – Resolution

The committee would like to ensure that children living in Lower Manhattan would have access to schools in Lower Manhattan. The committee is requesting that the Department of Education support our community by granting our children priority placements within our district. The resolution was approved with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

3. Principal Participation in Variance Process – Resolution

Prior to the new Department of Education, principals were given active participation in the Within District Variance selection process. There is now a concern that principals will not have the same participation in the process and the committee resolution urges the Department of Education to allow principals to continue their active

role in the Within District Variance selection process. The resolution was approved by the full board with the following results: 24 In Favor; 0 Opposed and 0 Abstained.

4. Millennium High School – Report

As of this date, 125 students have been accepted to attend the Millennium High School in the Fall 2003 and 115 students have agreed to attend. We have received indications that funding of the school for its new Lower Manhattan location will be in place shortly.

5. Youth Fair – Report

The Spring Youth Fair was held on March 26 at the Southbridge Towers community room. The Community Board would like to thank Southbridge for donating their space. The event was well attended and we are looking forward to the next event this fall.

F. **Landmarks Committee**

1. 145 Duane Street, application to install storefront infill and a canopy – Resolution

The committee recommended approval of this application and the full board approved the application with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

2. 313 Church Street, application to install storefront infill – Resolution

The committee approved this application subject to several caveats. The full board approved the resolution with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

3. 67 Hudson Street, application to legalize the installation of storefront infill without LPC permit – Resolution

Although the ADA compliant ramp was installed in 2002 without appropriate permits, the owner wishes to correct the filing error, and the committee approved the resolution. The full board approved with resolution with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

4. 116 Franklin Street, application to install storefront infill – Resolution

The committee approved the application noting that the applicant should make every effort to mitigate the impact of the a/c vent when replacing the transom. The full board approved the resolution with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

5. 94-100 Lafayette Street, application to legalize the installation of a painted wall sign and to modify signage installed while permit is pending – Resolution

The committee approved the application subject to painting-out the wall painted sign. The full board approved the resolution with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

6. 58-60 Reade Street, application to legalize the installation of storefront infill without LPC permits and to install storefront infill.

The committee approved the application subject to modifications requested by the committee be made by the applicant. The applicant has said he would make the modifications as requested. The full board approved the resolution with the following results: 24 In Favor, 0 Opposed and 0 Abstained.

#### G. **Canal Street Task Force**

1. Canal Area Transportation Study (CATS) Recommendations – Report

There was a presentation to the committee from LITEC – regional, city, state and federal agencies dealing with related transportation issues. All three community boards are involved in the Canal Area Transportation Study.

NIMTEC - Track 1 has been going on for over a year. Recommendation list by DOT: Canal Street repaved from Hudson River to East River. Recommendations from past meetings by DOT: where bus stops should be located. Street closings - May 12 meeting at 6pm where the semi-final report from the task force will be reviewed and recommendations made. Next step will be enforcement issues. The committee will schedule meeting with agencies to begin discussions. Track 2 long-term recommendations will begin in the Fall.

Update on Canal Street and Greenwich Street intersection. EDC feedback is that they are looking at the area to install the “do not block the box”, and “stop here on red signal” signage.

#### H. **Seaport/Civic Center Committee**

1. Drumgoole Square – Report

A presentation by DOT and the Parks Department of the redesign of Drumgoole Square was given to the committee. The original design was to take place around 9/11 and was derailed. There is a plan to reconstruct the ramps to the Brooklyn Bridge in 2011, therefore they want to clean up the area and do some construction, but limit the scope in light of coming construction on the ramps. The plan will use street print and embossing paving technique, replace benches with Worlds Fair benches, put in new plantings, and install posts with chains around the perimeter. Pace University will add

lights to their building to help illuminate the site and Pace will participate through use of their guards in keeping an eye on the site as well as helping with the maintenance of the plaza.

I. **Battery Park City Committee**

1. Traffic and Parking Issues in BPC – Report

BPCA gave the committee an update whereby they have taken back the lease for North Cove Marina and will operate the marina for the time being. Once a permanent ferry terminal is finished all ferries will go there. They are currently developing an RFP for an operator.

2. Solar Green Building – Report

The building will have 290 apartments, and because of Liberty Bonds being used, 5% of the apartments will be for moderate income applicants. The guidelines for moderate income applications have been published in several local papers. The request deadline is April 28, and is run as a lottery.

3. The Committee is working on looking at parking signage throughout BPC; looking at elevator issues on the Rector Street Bridge. Elevator is currently working, but must be manned because phone still doesn't work. Liberty Street Bridge and Chambers Street Bridge elevators are still not working. Liberty Street Bridge is very problematic due to maintenance issues and broken elevators. Putting asphalt down due to drainage problems.

4. Ballfield progress is being made, most construction work is done. Sod is to be put down in the next few weeks depending on weather conditions, and it will need three months to settle in. Discussing permitting and other issues.

J. **Quality of Life Committee**

1. 275 Greenwich Street, Baluchis Foods Restaurant, beer and wine license application - Resolution

The committee recommends approval of the application for two years. The full board approved the resolution with the following results: 22 In Favor, 0 Opposed and 0 Abstained.

2. 180 West Broadway, beer and wine license application – Resolution

The committee recommends approval of the application for two years. The full board approved the resolution with the following results: 22 In Favor, 0 Opposed and 0 Abstained.

3. 234 West Broadway, liquor license application for Vici Vidi Vini Inc. - Resolution

The committee recommends the SLA not approve the application due to there being too many liquor license establishments within 500 feet and numerous complaints filed with the police regarding this establishment. The full board approved the resolution with the following results: 22 In Favor; 0 Opposed and 0 Abstained.

4. 20 Warren Street, liquor license transfer application by Triumph Group to Viente Catering Corp. – Resolution

The committee recommends the SLA not approve the application due to the fact that the applicant refused to appear before the committee twice and there have been serious police action taken at this establishment. The full board approved the resolution with the following results: 22 In Favor; 0 Opposed and 0 Abstained.

5. 119 South Street, Paris Cafe Sidewalk Cafe Renewal for 14 Tables and 48 Seats – Resolution

The committee supports the renewal of this license. The full board approved the resolution with the following results: 22 In Favor, 0 Opposed and 0 Abstained.

6. 185 Duane Street, transfer liquor license application with additional bar for “Let’s Eat LLC” – Resolution

The resolution was corrected at the full board to read that the bar will not exceed 7 seats as accepted by chair. A change was made at the full board for the time of operation from Noon to Midnight to read 11:30 a.m. to 11:00 p.m. The full board passed the resolution as amended with the following results: 22 In Favor; 0 Opposed and 0 Abstained.

6. Indian Point Energy Center – Resolution

The committee reviewed resolutions regarding the Indian Point Energy Center from various community boards and used information from various ecological groups to put this resolution together. Jeff Galloway advised the board that he looked at NRC web site to see that Indian Point has passed all their inspections and therefore feels the resolution as written is misleading. Several conservation organizations note that the plant is over forty years old, and has had one spill problem. The Governor and federal agencies have pulled back the plants evacuation plans because they are not viable. The chair of the committee agreed to remove the Whereas that states “..... Indian Point has the worst safety rating”, and.

The full board passed the resolution that stated that significant and timely research be commenced resulting in the creation of clean alternatives to the Indian Point Plant. The results were as follows: 19 In Favor; 1 Opposed and 2 Abstention.

7. Proliferation of Jersey Barriers in Lower Manhattan – Resolution

This resolution seeks to bring the serious issue of the over use and unsightly installation of Jersey Barriers and other barriers that are being installed throughout Lower Manhattan. The committee's resolution is requesting that standards be developed to meet security requirements and creating a safe, inviting and aesthetically pleasing and ADA accessible environment. The second "Whereas" was corrected.

The roll call vote of the full board was taken with the following results: 21 In Favor, 0 Opposed and 0 Abstained.

There being no further business, the meeting was adjourned.

**COMMUNITY BOARD #1 MEETING**  
**ATTENDANCE, APRIL 15 18, 2003**

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

<b>PUBLIC OFFICIALS OR REPRESENTATIVE</b>	<b>ATTENDANCE</b>
FIELDS, V.	
GERSON, A.	R. FORST, PRESENT
CONNOR, M.	K. FREED, PRESENT
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 APRIL 2003**

**BATTERY PARK CITY**  
**4-1-03**

**PRESENT**  
J. GALLOWAY  
A. NOTARO  
B. SKOLNICK  
M. SMITH

**EXCUSED**  
R. GRASSI

**ABSENT**  
L. BELFER  
R. TOWNLEY

**EXECUTIVE**  
**4-9-03**

**PRESENT**  
M. AMERUSO  
A. CAPSOUTO  
M. DONNENFELD  
P. HOVITZ  
R. KENNEDY  
J. LERNER  
A. NOTARO  
R. O'KEEFE  
L. ROCHE  
M. WILS

**EXCUSED**

**ABSENT**  
C. DESARAM  
B. EHRMANN

**CANAL ST. TASK FORCE**  
**4-1-03**

**PRESENT**  
M. AMERUSO

**EXCUSED**  
A. CAPSOUTO  
C. DESARAM  
P. SIPOS

**ABSENT**  
V. PAPA  
E. WARD

**FINANCIAL DISTRICT**  
**4-2-03**

**PRESENT**  
R. KENNEDY  
R. O'KEEFE  
R. PEPE  
M. SKIDMORE

**EXCUSED**

**ABSENT**  
L. BERGER  
C. MCVAY HUGHES  
R. SKINNER  
L. THOMPSON

**LANDMARKS**

**4-10-03**

**PRESENT**

R. BYROM  
C. DESARAM  
M. DONNENFELD

**EXCUSED**

B. EHRMANN  
T. LANNAN  
H. REED

**ABSENT**

M. AMERUSO  
A. CAPSOUTO  
R. LANDMAN  
E. WARD

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**SEAPORT/CIVIC CENTER**

**4-3-03**

**PRESENT**

M. DONNENFELD

**EXCUSED**

J. LERNER  
U. PERKINS  
H. REED  
M. SKIDMORE

**ABSENT**

P. HOVITZ  
R. LANDMAN  
J. MORRONE  
V. PAPA  
L. ROCHE

**QUALITY OF LIFE**

**4-7-03**

**PRESENT**

M. AMERUSO  
C. DESARAM  
A. NOTARO  
P. SIPOS  
M. SKIDMORE  
E. WARD

**EXCUSED**

**ABSENT**

A. CAPSOUTO  
B. EHRMANN

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**TRIBECA**

**4-3-03**

**PRESENT**

M. AMERUSO  
J. BROWN SPITZMUELLER  
R. BYROM  
A. CAPSOUTO  
C. DESARAM  
B. D'ORAZIO  
J. GALLAGHER  
T. LANNAN  
R. PEPE  
P. SIPOS

**EXCUSED**

L. TELL

**ABSENT**

B. EHRMANN  
M. FUNG  
E. WARD

**WTC REDEVELOPMENT**

**4-8-03**

**PRESENT**

M. AMERUSO  
L. BERGER  
A. CAPSOUTO  
M. DONNENFELD  
M. FUNG  
R. KENNEDY  
J. LERNER  
C. MCVAY HUGHES  
A. NOTARO  
R. O'KEEFE  
L. ROCHE  
B. SKOLNICK

**EXCUSED**

U. PERKINS  
P. SIPOS  
L. TELL

**ABSENT**

R. BYROM  
C. DESARAM  
J. GALLOWAY  
R. GRASSI  
L. THOMPSON

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**YOUTH & EDUCATION**

**4-29-03**

**PRESENT**

J. BROWN SPITZMUELLER  
P. HOVITZ  
R. SKINNER  
B. SKOLNICK  
R. TOWNLEY

**EXCUSED**

L. TELL

**ABSENT**

M. DONNENFELD  
J. GALLOWAY  
K. MCGOWAN  
J. MORRONE

**WTC REDEVELOPMENT**

**4-14-03**

**PRESENT**

M. AMERUSO  
R. BYROM  
A. CAPSOUTO  
M. DONNENFELD  
M. FUNG  
J. GALLOWAY  
R. KENNEDY  
J. LERNER  
C. MCVAY HUGHES  
A. NOTARO  
R. O'KEEFE  
U. PERKINS  
L. ROCHE  
P. SIPOS  
B. SKOLNICK  
L. THOMPSON

**EXCUSED**

L. TELL

**ABSENT**

L. BERGER  
R. GRASSI