

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
SEPTEMBER 21, 2004
SEAMAN'S CHURCH INSTITUTE
241 WATER STREET

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

Public Session:

Father John Fanning, WTC Healing Center – Spoke about rat problems in the vicinity of William and Pine Streets as well as Cedar St. between William and Pearl Street sought Community Board assistance.

Jean Grillo, Resident – Spoke about CERT Awareness Day and local efforts to create additional CERTS (Civilian Emergency Response Teams).

Florence Daniels, Resident – There will be a forum held on September 29th at 6 PM at Saint Margaret's House to save Medicare and lower drug costs.

Battalion Chief William Blaich – NYC Fire Department – Announced his pending retirement following many years overseeing the fire houses of Lower Manhattan.

He applauded the tremendous interaction between Community Board #1 and the NYCFD.

The Community Board unanimously adopted a resolution to honor Chief Blaich for his excellent service to our community.

Ben Zgodny and Teresa Tan – Falun Gong – Spoke about persecutions in China where the practice of Falun Gong has been banned.

Lydia Sussek – Resident – Spoke about noise at night on Liberty and Nassau Streets and asked for guidance on how to address the problem.

Executive Session:

The minutes of the monthly meeting held on July 27, 2004 were adopted as presented.

Chairperson's Report:

Madelyn Wils reported on the following issues:

- Reported on deal with the City regarding Sites 5B/5C. Site 5C Resnick building will be a 300 feet tall on West and Chambers Streets. There will be 10,000 square foot Pre-K feeder school. Site 5C will also have a 30,000 square foot community center. Site 5B will be a 370' tall tower on West Street. A 135' building on Greenwich Street. A 200' sliver building on Murray Street. A K-8 school is agreed to in City budget on the east side but we don't have a clear understanding on particulars for this school.
- Madelyn thanked Councilmember Alan Gerson for his hard work on this project.
- Tribeca Theatre Festival will be running from October 19-October 31. Eight short plays will be performed at Pace University. They will have 16 performances.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. Tribeca Committee

The Board approved a committee resolution recommending the CPC grant a special permit for the legalization of the residential uses on the 2nd through 5th floors at 380-382 Broadway. The vote was 32 in favor, 0 opposed and 0 abstaining.

The Board approved a committee resolution recommending the installation of four "TBTA" lampposts in front of 94-100 Lafayette Street provided this approval does not set a precedent for other locations in the district and that all future applications will be reviewed on a case by case basis. The vote was 32 in favor, 0 opposed and 0 abstaining.

Public Comments:

Caroline Martin spoke during the Tribeca Center presentation. Ms. Martin spoke about liquor licenses, the 500 foot rule hearings and the over saturation of liquor licenses holders in Tribeca, especially in eastern Tribeca.

Karen Stamm from Family Association of Tribeca East - Spoke about her community being left out of planning meetings and suggested a new sub-committee be formed for Tribeca East.

The Board approved a committee resolution recommending the transfer of the liquor license for 83 Worth St. Restaurant Inc. for a period of two years subject to compliance by the applicant with the limitations and conditions set forth in the resolution. The vote was 30 in favor, 1 opposed, 0 abstaining and 3 rescued.

The Board approved a committee resolution recommending a new beer and wine license for Rajadhyaksha, Inc. at 11 Harrison Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth in the resolution. The vote was 31 in favor, 0 opposed, 0 abstaining and 3 rescued.

The Board approved a committee resolution recommending a new liquor license be approved for Bancome LLC, d/b/a Cantina Arqua at 34 White Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth in the resolution. The vote was 29 in favor, 2 opposed, 0 abstaining and 3 rescued. Board member Marc Ameruso suggested we should have a 500-foot hearing.

The Board approved a committee resolution recommending a new liquor license for ROC-NY Restaurant LLC at 405-411 Greenwich for a period of two years subject to compliance by the applicant with the limitations and conditions set forth in the resolution and should only be granted after they receive their Certificate of Occupancy. The vote was 32 in favor, 0 opposed, 0 abstaining and 2 rescued.

The Board approved a committee resolution recommending a sidewalk café license be granted to Giginos Inc. at 323 Greenwich Street for a maximum of 4 tables with a maximum of 10 seats for a period of two years subject to compliance by the applicant with the limitations and conditions set forth in the resolution. The vote was 32 in favor, 0 opposed, 0 abstaining and 2 rescued.

The Board approved a committee resolution recommending a beer and wine license for Collective: Unconscious at 279 Church Street for a period of two years subject to compliance by the applicant with the limitations and conditions set forth in the resolution. The vote was 32 in favor, 0 opposed, 0 abstaining and 2 rescued.

B. Seaport/Civic Center Committee

RE: NYU Hospital Site Building

Public Comments:

Paul Viggiano, President of Board of Directors of Southbridge Towers. Expressed overwhelming objection to this project and support of the Community Board's efforts in this matter.

Robin Forst, representative of City Councilmember Alan Gerson - Stated that Councilmember Gerson objects to this project without a community use. Suggested that first sentence in the "Therefore be it resolved" be changed from take legal action be changed to "willingness to take legal action".

Paul Hovitz, Board member – Spoke of looking for space for “Pace Little School” asked that it be included in the resolution.

Rick Landman, Board Member – Suggested that the whereas include that the property was formerly condemned for public purpose to support our request for a public use and a reduction of height and bulk be added.

Paul Hovitz suggested that language be added to reflect that the hospital keeps its promise to improve the quality of hospital services.

Dan Slippen, Pace University – Stated that Pace will be tenants in the building, not part of the development. The change in height from 53 to 75 stories was a result of an agreement to set the building back from 140 and 150 Nassau Street. Marc Ameruso stated that there was no agreement but a threat of views. The plaza bonus was 25,000 sq. ft.

The Board approved the resolution and added the recommendations made by Councilmember Gerson, Board member Rick Landman and Board member Paul Hovitz by a vote of 31 in favor, 0 opposed, 3 abstaining and 1 recused.

C. **WTC Redevelopment Committee**

RE: Liberty Street Ramp for new WTC Development

Public Comments:

Board members Barry Skolnick and Pat Moore spoke against Option “B” in the resolution.

Board member Marc Ameruso and Barry Skolnick suggest a return to the drawing board in an effort to devise a more favorable option.

Board member Linda Roche explained that there would be a number of lanes that will fan out after vehicles descend the initial ramp.

Chairperson Madelyn Wils suggested that option B provide for Liberty Street to be a two-way east/west to Church Street. By a hand vote of 23 in favor, 4 opposed and 8 abstained the Board approved the committee resolution favoring option B.

RE: 130 Liberty Street (Deutsche Bank) deconstruction

The Lower Manhattan Development Corporation formed an advisory committee met and received additional public comment regarding this project.

D. **Landmarks Committee**

The Committee presented the following resolutions for Board review.

- 82-92 Beaver Street, application to install new entrance infill, a canopy, light fixtures, ramp and railings and new HVAC equipment on the roof with the noted changes to the lighting design and bulk of the mechanical equipment. Recommended approval with conditions.
- 302 Canal Street, application to install storefront infill and require the applicant to return to the Community Board with historic photographs necessary for the Board to make an informed judgment.
- 325-333 Broadway, application to legalize the installation of mechanical equipment on the roof without LPC permits. Community Board approves.
- 77 White Street, application to construct a two-story rooftop addition, modify entrances and install a canopy. We urge LPC to hold over this application until the applicant makes its presentation before our Landmarks committee.
- 79 Chambers Street, application to replace the storefront. We recommend that the LPC hold over this application until the applicant presents a master plan and more complete presentation to our committee.
- 34 White Street, application to install new storefront infill and an illuminated sign. The applicant was completely agreeable to our changes and recommend that the LPC work with the applicant to implement them and if any illuminated signage proposal be returned to the Community Board for review.

By a vote of 29 in favor, 0 opposed and 0 abstained on each the Board approved these resolutions.

- 377-383 Greenwich Street, application to amend the approved design of a new hotel by a vote of 29 in favor, 0 opposed, 0 abstained and 1 recused was approved that it was too crucial for an application of this significance to be discussed at the Community Board level for community review prior to its public hearing the LPC and the committee urges the LPC to send all such future application to CB #1 for public comment.

The meeting was adjourned.

COMMUNITY BOARD #1 MEETING
ATTENDANCE, SEPTEMBER 21, 2004

BOARD MEMBER	ATTENDANCE	BOARD MEMBER	ATTENDANCE
ALDAMUY, A.	PRESENT	LANDMAN, R.	PRESENT
ALEXANDER, R.	PRESENT	LANNAN, T.	ABSENT
AMERUSO, M.	PRESENT	LERNER, J.	ABSENT
ANDERSON, E.	PRESENT	MCVAY HUGHES, C.	PRESENT
BELFER, L.	PRESENT	MENIN, J.	PRESENT
BROWN SPITZMUELLER, J.	ABSENT	MOORE, P.	PRESENT
BYROM, R.	ABSENT	MORRONE, J.	PRESENT
CAPSOUTO, A.	PRESENT	NOTARO, A.	PRESENT
CONNOLLY, M.	ABSENT	O'KEEFE, R.	ABSENT
DESARAM, C.	ABSENT	OLSEN, G.	PRESENT
DONNENFELD, M.	PRESENT	PAPA, V.	ABSENT
EHRMANN, B.	PRESENT	PEPE, R.	PRESENT
FEIG, M.	ABSENT	PERKINS, U.	ABSENT
FRATTA, J.	ABSENT	REED, H.	PRESENT
FUNG, M.	EXCUSED	ROCHE, L.	PRESENT
GALLOWAY, J.	PRESENT	ROSSI, S.	PRESENT
GOODKIND, T.	PRESENT	SCHER, P.	PRESENT
GREGORY, A.	PRESENT	SHEFFE, E.	PRESENT
HENSLEY, J.	PRESENT	SIPOS, P.	PRESENT
HOBSON, H.	PRESENT	SKIDMORE, M.	PRESENT
HOVITZ, P.	PRESENT	SKINNER, R.	PRESENT
JEFFERSON, N.	PRESENT	SKOLNICK, B.	PRESENT
KENNEDY, R.	PRESENT	TOWNLEY, R.	PRESENT
KOPEL, J.	PRESENT	WILS, M.	PRESENT
PUBLIC OFFICIALS OR REPRESENTATIVE	ATTENDANCE		
FIELDS, V.			
GERSON, A.	R. FORST, PRESENT		
CONNOR, M.			
GLICK, D.			
SILVER, S.	D. LESTER, PRESENT		
NADLER, J.	REPRESENTATIVE, PRESENT		
BLOOMBERG, M.			
GOTBAUM, B.			
THOMPSON, W.			

COMMITTEE MEETING ATTENDANCE
FOR THE MONTH SEPTEMBER 2004

Battery Park City
9-7-04

PRESENT

L. BELFER
J. GALLOWAY
A. NOTARO
P. SCHER
B. SKOLNICK
A. ALDAMUY

EXCUSED

T. GOODKIND

ABSENT

S. ROSSI
R. TOWNLEY

Financial District
9-8-04

PRESENT

J. HENSLEY
R. KENNEDY
C. MCVAY HUGHES
J. MENIN
P. MOORE
R. O'KEEFE
E. SHEFFE
M. SKIDMORE

EXCUSED

ABSENT

J. KOPEL
R. PEPE
R. SKINNER
H. HOBSON
M. FEIG

Landmarks
9-20-04

PRESENT

M. AMERUSO
R. BYROM
B. EHRMANN
R. LANDMAN
T. LANNAN
H. REED
P. SIPOS
E. ANDERSON

EXCUSED

ABSENT

A. CAPSOUTO
M. CONNOLLY
M. DONNENFELD
C. DESARAM

Seaport/Civic Center
9-13-04

PRESENT

M. DONNENFELD
J. HENSLEY
P. HOVITZ
R. LANDMAN
H. REED
M. SKIDMORE
H. HOBSON

EXCUSED

ABSENT

J. FRATTA
A. GREGORY
J. LERNER
V. PAPA
U. PERKINS
L. ROCHE
M. FEIG

Tribeca
9-9-04

PRESENT

R. ALEXANDER
M. AMERUSO
A. CAPSOUTO
M. CONNOLLY
A. GREGORY
T. LANNAN
G. OLSEN
R. PEPE
P. SCHER
E. ANDERSON
N. JEFFERSON

EXCUSED

R. BYROM

ABSENT

J. BROWN SPITZMUELLER
C. DESARAM
B. EHRMANN
M. FUNG
P. SIPOS

WTC Redevelopment
9-14-04

PRESENT

M. AMERUSO
R. KENNEDY
C. MCVAY HUGHES
P. MOORE
P. SCHER
B. SKOLNICK

EXCUSED

ABSENT

A. CAPSOUTO
M. CONNOLLY
M. DONNENFELD
M. FUNG
J. GALLOWAY
J. HENSLEY
J. MENIN
A. NOTARO
R. O'KEEFE
U. PERKINS
L. ROCHE
P. SIPOS
J. KOPEL
M. FEIG

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Youth & Education
9-28-04

PRESENT

J. BROWN SPITZMUELLER
M. DONNENFELD
J. GALLOWAY
T. GOODKIND
P. HOVITZ
J. MORRONE
G. OLSEN
R. SKINNER
B. SKOLNICK
R. TOWNLEY

EXCUSED

ABSENT