

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**OCTOBER 19, 2004**  
**MUSEUM OF JEWISH HERITAGE**  
**36 BATTERY PLACE**

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

**Public Session:**

Elizabeth Edelstein, representative of the Museum of Jewish Heritage welcomed the Board.

Craig Hall, Resident and Catherine McVay Hughes, Board Member - Spoke about WTC Technical Review Committee and advocated for additional environmental testing of both residential and commercial spaces. WTC resident's coalition seeks a firm commitment from EPA relative to the clean up of contaminants. Encouraged the Community Board # 1 to take an active part in the deconstruction of the Deutsche Bank.

Jay Perrella – Phipps Houses – Front Street apartments will be completed in January 2005. A limited number of affordable housing units renting for \$1,649.00 for studios, \$1,766.00 for 1 bedroom and \$2,124.00 for a 2 bedroom are available. Income is 150% of median.

Anita Aboulafia, New York Lawyers Association – Spoke about a free public forum on Caring for Aging Parents: Legal Issues Confronting Adult Children on November 10, 2004.

Tom Hall, NYC Rescue Mission at 90 Lafayette Street - Spoke about Great Thanksgiving Banquet. All invited to volunteer on Monday, November 22<sup>nd</sup>.

Patricia Watler – Introduced herself as the new liaison from the Borough President's office. Spoke about educational funding for the NYC school system. The Office of Emergency Management is accepting new applications for the CERT program.

### **Executive Session:**

The minutes of the monthly meeting held on September 21, 2004 were adopted with two abstentions.

### **Chairperson's Report:**

Madelyn Wils reported on the following issues:

- ULI Retail Conference sponsored by the LMDC, the Port Authority, Friends of Community Board No. 1 and the Downtown Alliance. Best retailers from around the world will be involved in the retail spaces at the WTC site. She will have a full report probably in December which will be presented to the WTC Redevelopment Committee.
- Frank Gerry selected to design the new Joyce Theatre building at the WTC.
- Beekman Street site talks are still on going with our steadfast request for community space at this facility.

### **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. **Executive Committee**

RE: FY 2006 Capital and Expense Budget requests – Resolution

The Community Board recommends implementing the prioritized Budget Requests for FY 2006 as drafted after a friendly amendment to add Staple Street to DOT Capital request. The vote was 38 in favor, 0 opposed and 0 abstaining.

### **Elected Official's Report:**

City Councilmember Alan Gerson spoke about the lack of flu vaccine and the establishment of a youth program in conjunction with The River Project.

He spoke in support of affordable housing in Lower Manhattan, especially Gateway Plaza. Madelyn Wils asked the Councilmember whether we would be allotted any portion of the \$1 billion reported in the newspapers. Councilmember supports the use of \$ 1 billion to save affordable housing in Lower Manhattan.

B. **Tribeca Committee**

RE: ADA upgrade of the Chambers Street/West Broadway subway entrance

By a hand vote of 35 in favor, 0 opposed and 0 abstaining the resolution to approve the MTA NYC Transit's plans to upgrade the Chambers Street Station at West Broadway was approved.

RE: 125 Church Street, application to construct a new entrance in front of 25 and 31 Warren Street including new sidewalk and stairs

By a hand vote of 36 in favor, 0 opposed and 0 abstained. The Board approved the resolution disapproving their application,

C. **Tribeca Licensing Task Force**

RE: 305-309 Church Street, liquor license application for North River

The Board approved a resolution recommending that the SLA not approve the license for 305-609 Church Street unless and until the applicant make a presentation to our Tribeca Licensing Task Force. The vote was vote of 35 in favor, 0 opposed and 1 abstained.

D. **Youth & Education Committee**

Paul Hovitz updated the Board on the progress of the eastside K-8 school and announced that the Youth Fair will be held on November 4<sup>th</sup> at St. John's University, 101 Murray Street during the hours of 4 – 7 PM.

E. **Battery Park City Committee**

Anthony Notaro reported that the BPCA is moving to develop their final three sites. An RFP is out for Site 3 and RFP is expected for Sites 23/24 in January 2005. Kowalski Plaza should open in November.

RE: Preservation of Gateway Plaza as Affordable Housing

The Committee presented a resolution urging that the Lefrak Organization, the Mayor, Governor, Speaker Silver, Councilmember Gerson and BPCA work with GPTA to develop a long term solution for stability and affordability at Gateway Plaza. The resolution was approved by a vote of 29 in favor, 0 opposed, 0 abstained and 5 recused.

F. **Landmarks Committee**

The Committee presented the following resolutions for Board review.

- 77 White Street, to construct a two-story rooftop addition, modify entrances and install a canopy
- 67 Greenwich Street, application to designate as an individual landmark.
- 452 Greenwich Street, application to legalize LPC violations regarding lintels and sills and for pointing.

By a vote of 36 in favor, 0 opposed and 0 abstained on each the Board approved resolutions asking the applicants for the first two items to appear before the Community Board and that the LPC not to approve the third application.

The resolution for 157 Hudson Street, to alter the ground floor and construct a three-story rooftop addition with mechanical equipment and an application to request that LPC issue a report to the City Planning Commission for a modification of use was approved by a vote of 34 in favor, 0 opposed and 1 abstained.

**G. Waterfront Committee**

Linda Roche reported that they need volunteers to come and plant daffodils on Governor's Island on October 30<sup>th</sup>.

Reported on the East River Waterfront Plan recently proposed by the City. Phase I, which they hope to fund via money from the LMDC, features the rebuilding of the area in front of the Battery Maritime Building. The Community Board would prefer more emphasis on the creation of parkland and destinations on the eastside. Phase II calls for the creation of new parks built into the River. They propose to build seven buildings above FDR to pay for these parks. On October 27<sup>th</sup> we will have our next Waterfront Committee meeting and all members were urged to make every effort to attend.

**H. Seaport/Civic Center Committee**

RE: Proposals to co-name

- Elk Street between Duane Street and Chambers Street "African Burial Ground Way"
- Water Street between Fulton Street and John Street "New York Naval Militia Place"

By a hand vote of 36 in favor, 0 opposed and 0 abstained the Board approved the resolutions supporting the co-naming of these streets.

RE: NYU Downtown Hospital site

Discussions are ongoing between Forest City Ratner, NYU Downtown Hospital, CB #1, our elected officials and several impacted residential buildings on this controversial 75 story proposed new building. The Community Board and our officials continue to insist that a community amenity be incorporated into the project. A resolution reiterating this position was approved by a vote of 26 in favor, 3 opposed and 5 abstained.

**New Business:**

The Board drafted a resolution calling on the EPA to clean up the contaminants left behind by the terrorist attack on September 11, 2001. The resolution was approved by a vote of 35 in favor, 0 opposed and 0 abstained.

The meeting was adjourned.

**COMMUNITY BOARD #1 MEETING**  
**ATTENDANCE, OCTOBER 19, 2004**

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

**COMMITTEE MEETING ATTENDANCE**  
**FOR THE MONTH OCTOBER 2004**

**Battery Park City**  
**10-5-04**

**PRESENT**

L. BELFER  
J. GALLOWAY  
T. GOODKIND  
A. NOTARO  
S. ROSSI  
P. SCHER  
B. SKOLNICK  
A. ALDAMUY

**EXCUSED**

**ABSENT**

R. TOWNLEY

**Executive**  
**10-13-04**

**PRESENT**

A. CAPSOUTO  
M. DONNENFELD  
B. EHRMANN  
R. KENNEDY  
J. LERNER  
A. NOTARO  
R. O'KEEFE  
S. ROSSI

**EXCUSED**

M. WILS

**ABSENT**

P. HOVITZ  
L. ROCHE

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**Landmarks**  
**10-14-04**

**PRESENT**

R. BYROM  
M. CONNOLLY  
C. DESARAM  
M. DONNENFELD  
B. EHRMANN  
R. LANDMAN  
P. SIPOS  
E. ANDERSON

**EXCUSED**

**ABSENT**

M. AMERUSO  
A. CAPSOUTO  
T. LANNAN  
P. SIPOS

**Seaport/Civic Center**  
**10-12-04**

**PRESENT**

M. DONNENFELD  
J. HENSLEY  
P. HOVITZ  
R. LANDMAN  
J. LERNER  
V. PAPA  
U. PERKINS  
H. REED  
M. SKIDMORE  
H. HOBSON  
J. MORRONE

**EXCUSED**

**ABSENT**

J. FRATTA  
A. GREGORY  
L. ROCHE  
M. FEIG

**Tribeca**  
**10-7-04**

**PRESENT**

M. AMERUSO  
J. BROWN SPITZMUELLER  
A. CAPSOUTO  
M. FUNG  
G. OLSEN  
R. PEPE  
P. SCHER  
P. SIPOS  
E. ANDERSON  
N. JEFFERSON

**EXCUSED**

**ABSENT**

R. ALEXANDER  
R. BYROM  
M. CONNOLLY  
C. DESARAM  
B. EHRMANN  
A. GREGORY  
T. LANNAN

**Waterfront**  
**10-6-04**

**PRESENT**

R. ALEXANDER  
A. NOTARO  
L. ROCHE  
S. ROSSI  
N. JEFFERSON  
J. HENSLEY

**EXCUSED**

**ABSENT**

A. CAPSOUTO  
J. FRATTA  
A. GREGORY  
J. LERNER  
J. MORRONE  
E. SHEFFE  
R. TOWNLEY  
M. FEIG  
G. ALDAMUY

**Tribeca Licensing Task Force**  
**10-7-04**

**PRESENT**

M. AMERSUO  
J. BROWN SPITZMUELLER  
A. CAPSOUTO  
M. FUNG  
G. OLSEN  
R. PEPE  
P. SCHER  
P. SIPOS  
E. ANDERSON  
N. JEFFERSON

**EXCUSED**

**ABSENT**

R. ALEXANDER  
R. BYROM  
M. CONNOLLY  
C. DESARAM  
B. EHRMANN  
A. GREGORY  
T. LANNAN

**Waterfront**  
**10-26-04**

**PRESENT**

R. ALEXANDER  
A. NOTARO  
L. ROCHE  
E. SHEFFE  
N. JEFFERSON  
G. ALDAMUY  
J. HENSLEY

**EXCUSED**

**ABSENT**

A. CAPSOUTO  
J. FRATTA  
A. GREGORY  
J. LERNER  
J. MORRONE  
S. ROSSI  
R. TOWNLEY  
M. FEIG

**Youth & Education**  
**10-26-04**

**PRESENT**

J. BROWN SPITZMUELLER  
J. GALLOWAY  
T. GOODKIND  
P. HOVITZ  
G. OLSEN  
R. SKINNER  
B. SKOLNICK  
J. KOPEL

**EXCUSED**

**ABSENT**

M. DONNENFELD  
J. MORRONE  
R. TOWNLEY

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