

COMMUNITY BOARD NO.1
MONTHLY MEETING MINUTES

DATE: Tuesday, April 17, 2007
TIME: 6:00 PM
PLACE: Museum of Jewish Heritage
36 Battery Place, Battery Park City

I. Public Session

James F. VarnHagen (Executive Director, NYC Rescue Mission)
Says the NYC Rescue Mission at 90 Lafayette Street is strongly opposed to a cabaret license being granted to 100 Lafayette Street. Urged the CB not to approve the application.

Katy Cheung (Chinese Christian Assembly)
Represents Chinese Christian Assembly at 90 Lafayette Street which is opposed to a cabaret license being granted to 100 Lafayette Street. Asked the CB not to grant the license.

Reverend Ben Ing (NY Chinese Baptist Church)
Represents NY Chinese Baptist Church at 84 Walker Street which is opposed to a cabaret license being granted to 100 Lafayette Street.

Jim Wintner (Seaport District Cultural Association)
Wants to promote Jazz at the Seaport and children's concerts on Fri. Sat. and Sun.
The website is www.seaportdistrict.org.

Matt Viggiano (Office of State Senator Martian Connor)
Bill S-4207 would change the law for a City Council election so that a candidate must be a resident on the day they file.

Sayar Lonial (Office of NYC Councilman Alan Gerson)

- There will be a City Council hearing on the WTC Performing Arts Center
- The Councilman is working on legislation to help residents in buildings surrounding the WTC site get double pane windows to lessen noise.

Scott Stringer (Manhattan Borough President)

- Welcomed the new board members.
- After a long effort, he helped 255 Rector Street tenants win rent stabilization status.

II. BUSINESS SESSION:

A) Adoption of Minutes

- Correction; change Marc Ameruso from absent to excused for the April TriBeCa committee.
- The board unanimously adopted the April 2007 minutes with the above amendment.

B) Chairperson's Report - Julie Menin

- Thanked the board members for their sympathy and letters with regard to the passing of her grandmother.

- Welcomed the new board members:

Mark Costello

Ann De Falco

Dennis Gault

Michael Ketring

PJ Kim

Elizabeth Lamere

Chelsea-Lynn Rudder

Michael Skidmore

Mariama James

Kristen Wentreck

- (the new members said they were happy to be appointed and excited to get to work)
- April 30 will be Community Board orientation.
- Said that talks regarding siting a school on Site 2B are proceeding well but there is no formal decision or announcement yet.
- There were 251 submissions for the \$45 million in Lower Manhattan Development Corporation community enhancement grant money. The Chair announced that she has been appointed as a member of the panel to recommend how the funds will be allocated.

C) District Manager's Report

- Said welcome to new board members and encouraged them to call him if they have any questions.
- Information regarding Borough President's orientation will be emailed.
- Nominating committee will hold its first meeting on 4/25 at 6:00pm.
- Joel Kopel is out of town and will give the treasurer's report in May.
- DOT is requesting bus shelter sites from public, please send to CB office.

III. Committee Reports

A) BPC Community Center Task Force A. Notaro

- 1) Review of Programming Elements – Report
 - Construction on Sites 23 and 24 west of ballfields will start in fall 2007. Opening of buildings including Community Center will take place in 2009 or 2010.
 - B. Skolnick: CB1 should be able to review RFP.
- 2) Downtown Little League – Resolution
 - New gymnasium should not have a hardwood floor.
 - M. Ameruso: there will be no basketball.
 - G. Olsen: construction should not interfere with the season.
 - B. Townley: BPCA did not oppose.
 - A. Notaro: MOU states all parties can have input.Passed: Vote 39-0-0.
- 3) Fund Raising and membership fee structure – Report
 - This matter was tabled until next meeting. There is no RFP or RFEI as of yet.
- 4) Review of CB1's annex resolution – Report
 - SCA and DOE have refused to meet with CB1 to discuss proposal to include an annex for PS89 in the BPC Community Center.
 - P. Hovitz: overpopulation will be an issue in the schools soon.

B) Battery Park City Committee L. Belfer

- 1) 21 South End Avenue, liquor license application for MJK Restaurant Inc. – Resolution
 - Add: Whereas; *“owner will not park his delivery bicycles on the side walk.”*Passed: 39-0-0.
- 2) Proposed street closure on Saturday September 29 and Sunday September 30, 2007, Vesey Street between North End and West Street by the Tunnel to Towers Run – Resolution
 - Passed: Vote 39-0-0.
- 3) Storage of Vesey Street Staircase on Site 2B – Resolution
 - J. Menin: should add language from a previous resolution that CB1 supports the LMDC plan.
 - M. Ameruso: that was not correct, the previous CB1 resolution did not support the position of the LMDC.
 - B. Skolnick and P. Sipos: agreed with M. Ameruso.
 - B. Love: opposes the staircase being moved to Site 2B.
 - J. Menin: withdrew the friendly amendment.
 - Add: *‘strongly opposes’* to Therefore Be It Resolved That.The resolution passed unanimously as presented: Vote: 40-0-0
- 4) Presentation on Traffic Impacts Resulting from the Search for Human Remains – Report
 - the left turn from West St. to Liberty has been restored and the #20 bus stop is now back in use.
- 5) West Thames Dog Run design – Report

- The committee supported the design.

6) Ballfields Task Force – Report

- No report at this time.

7) Security Issues in BPC – Report

- Security has been increased due to a dog walker being assaulted.

- M. Ameruso: it was reported at the 1st Precinct Community Council that the victim refused medical attention and declined to file a police report.

- B. Townley: a former student at Manhattan Youth was hit by a car on West Street.

C) Arts & Entertainment Task Force

H. Reed

1) Release of remaining cultural funds from LMDC to support Lower Manhattan arts organizations - Resolution

- M. Connolly: call for release of money to the applicants.

- L. Belfer: resolution is too vague, wants to know which arts.

- H. Reed: this will only start the process.

Passed: 39-1-0 (1 recusal)

2) Support for joint proposal by Lower Manhattan Cultural Council and Downtown Alliance for LMDC Community Enhancement funds for construction mitigation – Resolution

- G. Olsen: is this permanent or temporary?

- H. Reed: this will be over a 7 year period.

- M. Fung: there are other projects waiting for funding.

- M. Ameruso: 42nd Street is an example.

- H. Reed: this was successful on 42nd Street.

- Downtown Alliance: this will improve the quality of the street life.

- A. Neale: there are better uses for this money.

- G. Olsen: add; “*pedestrian improvements*” to fourth whereas.

- J. Lerner: made a motion to table.

- The motion did not pass.

- L. Braddock: take out “\$5 million” from Therefore Be It Resolved That.

Passed: 26-6-4 (4 recusals)

D) Small Business Task Force

A. Capsouto

1) Meeting with South Street Seaport Merchants – Report

- General Growth and the merchants are currently in litigation.

- CB introduced the merchants to elected officials and the Downtown Alliance to perhaps help find them a new location.

- Because the two parties are in litigation the CB can not become involved.

E) 197A Planning Task Force

R. Landman

1) Status report;

- In August there will be needs assessment wish list.

- April 26 will be the next meeting.

F) WTC Redevelopment Committee

C. McVay Hughes

- 1) Port Authority Redevelopment of World Trade Center site – Resolution
Passed 36-2-1
- 2) World Trade Center Health Registry – Resolution
 - New guidelines.
 - B. Townley: more mental health services are needed.
 - Paul Hovitz: agrees with B. Townley and post-traumatic stress disorder is an issue in local high schools.
 - R. Skinner: add in first Therefore Be It Resolved That “*WTC physical and mental health guidelines...*”
 - M. Ameruso: agreed that more help is needed with PDSD.Passed 39-0-0
- 3) Double-paned Windows Legislation – Report
 - S. Lonial (office of Councilman Gerson) will have more information next month).
- 4) Community Representation on the Lower Manhattan Development Corporation – Resolution
 - M. Ameruso, said it was agreed at the committee meeting to change second-to-last Be It Further Resolved That to; “*CB#1 recommends that Julie Menin who is the current Chair of CB#1 and/or any other future Chairperson be appointed to the LMDC Board, and*”, this correction was agreed to.Vote 38-0-0 (1 recusal)

G) Seaport/Civic Center Committee

H. Reed

- 1) 76 Fulton Street, application for transfer of restaurant wine license for Greennara, Inc. from Lisa’s Pizza- Resolution
 - The resolution passed unanimously as presented: Vote 39-0-0
 - 2) 142-144 Beekman Street, application for unenclosed sidewalk café application for Rose Restaurant Group – Resolution
 - The resolution passed unanimously as presented: Vote 39-0-0
 - 3) Proposed street closure on Sunday, October 7, 2007, John, Water and Front Streets between Fletcher/South Street and Fulton Street by the Association of Indians in American Inc. – Resolution
 - The resolution passed unanimously as presented: Vote 39-0-0

H) Seaport/Civic Center Committee
Landmarks Committee

H. Reed
R. Byrom

- 1) Peck Slip Design – Resolution
 - There was a meeting with CB1, Speaker Silver, and NYC Parks Department to try to come to a sensible compromise.
 - P. Hovitz: there were only 4 members of the Seaport committee at the meeting. Also he has concerns about the lack of greenery.

- U. Perkins: agrees with P. Hovitz, why weren't more committee members invited to the meeting?
 - R. Byrom: this needs to go before the LPC and they are resistant to more landscaping at the site.
 - J. Lerner: there is not enough grass and only 17 benches.
 - J. Menin: we should request in the resolution that more grass and benches be added.
 - P. Goldstein (Office of Assembly Speaker Sliver): the LPC will not accept a more traditional park and is opposed to tree plantings. April 24 is the LPC hearing.
- Vote 31-4-3

I) Landmarks Committee

R. Byrom

- 1) 25 Broad Street, LPC application to demolish the rear wing and restore ground floor storefronts – Resolution
Vote 36-1-2
- 2) 330 Pearl Street, LPC application to install unenclosed balconies on floors three, four and five of a 5 story residential building – Resolution
Vote 38-0-0
- 3) 381 Broadway, LPC application for approval of storefront renovation, Resolution
Vote 38-0-0
- 4) 108 South Street, LPC application for approval of renovation of five story loft building for residential use – Resolution
Vote 38-0-0
- 4) 47-49 White Street, LPC application to alter the entrance, Resolution
38-0-1
- 5) 323a Greenwich Street/190a Duane Street – LPC application to install retractable awning – Resolution
38-0-0
- 6) Friends of the Downtown Neighborhood (Little Syria --Washington & Greenwich Streets) – Report
38-0-1

J) Tribeca Committee

A. Neale

- 1) Liquor license renewal, extension, transfer and upgrade applications
 - 253 Church Street, application for renewal of liquor license for Kori Restaurant – Resolution passed 38-0-0
 - 153 Duane Street, application for renewal of liquor license for Bouley Bakery Market – Resolution passed 38-0-0
 - 375 Greenwich Street, application for renewal of liquor license for Home Boy Restaurant passed 38-0-0
 - 33-39 Desbrosses Street, application for renewal of liquor license for Ponte's Restaurant
Resolution passed 38-0-0

- 57 Murray Street, application for transfer of liquor license for Roadhouse Restaurant
– Resolution passed 38-0-0
- 2) 349 Greenwich Street, application for on premises liquor license for Deans Rest. Corp.
–
Add: Whereas: *"that there will be no speakers in ceiling."*
Resolution passed 38-0-0
- 3) 34 White Street, application for unenclosed sidewalk café for Cucina E. Vino, Petrarca
– Resolution passed 38-0-0
- 4) 100 Lafayette Street, application for cabaret license – Resolution
- J. Grillo: add whereas, *"100 Lafayette is within 200' of a house of worship"*
- G. Olsen: there are residents in close proximity.
- M. Ameruso: there were speakers in the public session that were opposed to
the applicant receiving a cabaret license.
Resolution passed 38-0-0
- 5) 40 Walker Street, CPC certification to allow the conversion of the second floor to a loft
dwelling – Resolution
- The resolution passed unanimously as presented:
Resolution passed 38-0-0
- 6) 174 Hudson Street, BSA application for a special permit to allow the operation
of a physical culture and health establishment – Resolution
- Resolution passed 38-0-0
- 7) Jack Parker Corp Site – Report
- A representative came to the committee and was advised to comply with
TPPN DOB #10/88 dealing with the protection of landmark buildings during
construction and to be available to deal with the concerns of nearby residents.
- 8) 433 Greenwich Street, conversion to residential/hotel use – Report
- There were concerns about parking and that the plans showed that entrance
to the bar would be on the side-street. The applicant agreed to come back to
the committee before filing plans.
- 9) Report on discussion with Ben Columbo of Department of Buildings regarding building
permit issued at 415 Washington Street and billboard sign regulations and enforcement.
- DOB is requesting from the community a list of billboards believed to be illegal.
- There are concerns at 415 Washington Street that the construction is causing vibrations
to neighboring buildings. DOB issued a stop work order.
- The owner is required to comply with TPPN DOB #10/88.
- Ben Columbo said he is available to help the CB with these and any other
issues.

K) Financial District Committee

R. Sheffe

- 1) Weekend work at 15 William Street – Report
- There was a meeting about noise complaints. Ken Saldibar, the contractor's site
manager, will now have a Blackberry and will be available to address complaints by
email to Ken.Saldibar@bovislendlease.com.
- 2) 100 Maiden Lane, application for on premises liquor license for Chipotle Mexican Grill
of Colorado, LLC – Resolution

Passed: Vote 35-3-0

- 3) Proposed street activity by Downtown Independent Democrats – Resolution
Passed: Vote 35-3-0

L) Waterfront Committee J. Nadel

- There will be a boat trip to view the East Side waterfront Saturday at 10 am.

- 1) East River Esplanade and Piers ULURP – Resolution
- G. Olsen is concerned about the 3,000 square foot building on Pier 15.
 - A. Neale agreed with G. Olsen.
 - B. Ehrman liked the plan and does not want to tamper with the project.
 - R. Sheffe agreed with G. Olsen that open space should be maximized.
 - B. Townley: the east side piers are smaller than those on the west side.
 - J. Nadel: we will keep pushing for open space.
 - A. Notaro: perhaps the building should be moved more inland and the envelope reduced.

Resolution passed 37-1-0.

- 2) Update on Hudson River Park Trust
- Connie Fishman did not come to the committee meeting. A letter was sent and the response is being awaited.
 - The Pier 26 boathouse as designed is not big enough to accommodate the kayaks. The estuarium has been eliminated from the plan. The committee wants it returned to the design.
 - The next meeting will on April 30.
- 3) Coalition to Preserve our Parks - Report
- Al Butzel requested that CB1 join his coalition.
- The matter has been tabled.

M) Youth & Education Committee R. Skinner
and New School Task Force

- 1) Additional space needs at PS89 – Report
- Lower Manhattan demographic survey showed there will be significant growth in number of new residents.
- 2) Ballfields - Report
- J. Galloway said he expects that the ballfields will have turf.
- 3) Effect of New School Bus Route Schedule – Report
- There is a concern about the wait times for the new school bus routes.
- 4) Status of Youth Directory- Report
- When CB1 is able to hire a new staff member, they will be assigned to work on this project.
- 5) Borough of Manhattan Community College Anti-Violence Program – Report
- The board agreed following their presentation to send a letter in support of a grant from the Federal Government.
- 6) New Schools Status - Report

- Beekman School
 - Expected to open in September of 2009.
- Update on Site 2B
 - No update.

NOTE: IF YOU WISH TO RECEIVE A COPY OF A RESOLUTION SUMMARIZED IN THE MINUTES, PLEASE CONTACT THE CB 1 OFFICE AT 212 442-5050

IV. Old Business
None

V. New Business
None

VI. Adjournment
There being no old or new business, the Chair adjourned the meeting at approximately 9:00pm.

Respectfully submitted,
Marc Ameruso, Assistant Secretary