

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
NOVEMBER 20, 2007
P.S. 234
292 GREENWICH STREET, AUDITORIUM

I. Public Session

- A) - Deborah Glick, NYS Assembly Member
- 200 million dollars has been found in the MTA budget.
 - Traffic control device is needed at the intersection of Greenwich and Duane Streets.
 - Junk food policy is ill-conceived.
- Liz Berger, Downtown Alliance
- Announced that the Alliance's Downtown map is available.
 - Spoke about Re: Construction, the new Downtown Alliance initiative presenting public art at Lower Manhattan construction sites.
 - Announced the times for the Downtown Alliance walking tours.
- Senator Martin Connor
- There is still a shortage of classroom space in Lower Manhattan.
 - We should continue to monitor the Deutsche Bank building to ensure that decontamination is done safely.
- Councilman Eric Gioia
- Wants to cut out the red tape for people who qualify for food stamps. Also, wants to make people aware that there are thousands of people who qualify for food stamps who do not apply. People can call (718) 383-9566 to check.
- Cathy Chambers, Greenmarket
- Gave an update on Greenmarket locations and.

- Gregory Brender (BP Stringer's office)
 - o Reminded CB members to return their renewal application to the BP's office.
 - o New members can call (212)669-8774 for an application.
 - o The BP will be glad to help with the new school on site 2B.

- Ian Hartman-O'Connell (9/11 Heath Survey)
 - o Encouraged people to please respond to the follow up survey by calling (866) 692-9827. There is a Dec. 31 deadline.
 - o Announced the public meeting on Nov. 27th, 6 pm at Pace. People can go to www.nyc.gov/911heathinfo for info.

- Erin Drinkwater (Congressman Nadlers office)
 - o Discussed the 911 Healthcare bill sponsored by Rep. Nadler, with 5.2 million dollars for 9/11 residents, office workers, first responders, and all volunteers.

- John Ricker (Comptroller Thompson's office)
 - o The Comptroller will oppose the MTA fare increase.

- Donald Jenner
 - o Resident opposes the location of bathroom building in Washington Market Park.
The Parks Dept. should find another location for the bathroom building so they do not destroy the community gardens.

- Margaret Flanagan (South Street Seaport Museum)
 - o The Museum wants to continue to serve the community and waterfront and invites the public to participate in their programming.

- Bob Townley
 - o Wants to extend condolences to Ellen Foote, Principal of I.S. 89, whose son Sam died in an accident on the Manhattan Bridge.

- Barry Rosenthal
 - o A Beaver Street resident, he said that street fairs in and around Beaver Street and other street closings are causing disruptions in the neighborhood.

- William Kern
 - o A Beaver Street resident, he said the street is extremely congested with many street fairs and NYPD and FDNY street closings, and check points are causing disruptions to the neighborhood.

- Larry Wasser (Washington Market Park Community Gardens)
 - o Says the Friends of Washington Market Park did not communicate with the Community Gardeners when deciding placement of the bathroom building. He says the park is not just for children but has a multi-generational demographic.

If the garden is destroyed it will not be recouped.

- Elizabeth Williams

- o Another Beaver Street resident, she said that street fairs and street closings make it very difficult to get around the neighborhood to get deliveries.

- Robert Ripps and Robert's son Oliver

- o He and his son use the community garden at Washington Market Park and another site should be picked for the bathroom building so the gardens are not destroyed. Noted that the gardens are used by adults and children.

- Sayar Lonial (Councilman Gerson's office)

- o There should be 150 laptop computers for I.S. 89 by the end of December.
- o A City Council hearing will take place on Nov. 30th at 1 pm on South Street Seaport development.
- o There will be a meeting with stakeholders who have concerns with the Fulton Street reconstruction project.
- o The Councilman is looking into how to reduce noise from the WTC construction site.

- Mariama James

- o Reminded residents and workers to complete the follow-up 9/11 health survey.

II. Business Session

A) Adoption of Minutes:

The minutes were adopted with one abstention.

B) Chairperson's Report:

J. Menin

- o Lower Manhattan won an important victory with the decision to build a new school at Site 2B. The school is slated for the year 2010. Thank you to Board member Barry Skolnick, who proposed the idea.
- o 37 million dollars in community enhancement funds were distributed. 2 million dollars were allocated for ball fields, 4.5 million for public schools, 5 million to NY Downtown Hospital for a new MRI machine, 1.5 million to Manhattan Youth and other grants were made. There is 8 million dollars left to allocate.
- o LMDC says the decontamination at the Deutsche Bank building will soon be finished.

C) District Manager's Report:

N. Pfefferblit

- o Received a letter from OMB asking CB1 to reduce its budget by 2.5% for FY'08 and 5% for FY'09. CB1 responded to the letter by proposing a plan to make this reduction in FY08 but said the reduction could not be made in FY09 in a way

that would enable the board to continue to carry out its City Charter-mandated responsibilities.

- o The panel reviewing Expressions of Interest for not-for-profit space available in the Financial District will meet on Tuesday.

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

III. Committee Reports

A) WTC Redevelopment Committee C. McVay Hughes

- 1) Report on update by Lower Manhattan Development Corporation
 - David Emil discussed the work at 130 Liberty Street and gave the current status of the decontamination and deconstruction.
- 2) Report on update by Lower Manhattan Construction Command Center
 - The City's Emergency Community Notification plan will be ready in December.
- 3) 9/11 Health and Compensation Act of 2007 - Resolution
BOARD VOTE: 43 In Favor 0 Opposed 0 Abstained 0 Recused

B) Battery Park City Committee L. Belfer

- L. Belfer thanked Barry Skolnick for his help with the new school at Site 2B.
- 1) Application for a Special Permit pursuant to Sections 74-52 and 84-031 of the NYC Zoning Resolution for development of a 100-space public parking garage at 70 Little West Street – Resolution
 - B. Skolnick: opposed, thinks it sends the wrong message to add more parking.
 - M. Connolly: agrees with Skolnick, would be in favor of accessory resident parking, but not a commercial garage.
 - J. Lerner: agrees with Connolly.
 - B. Ehrmann: agrees accessory parking would be okay.
 - Chris Albanese: presenting for the applicant, said 50 -100 residents will fill up the as-of-right garage, but additional spaces are needed.
 - P. Glazier: agrees with accessory parking and parking for people visiting residents of the building.
 - J. Galloway: does not agree with Skolnick that it would increase congestion. It is very difficult to find street and garage parking in BPC.
 - A. Neale: we also lose parking downtown from government workers taking spaces.
 - J. Gault: is in favor, fewer cars on the street.
 - A. Capsouto: agrees with accessory parking.
 - M. Connolly: made a friendly amendment to only allow accessory parking only.
 - B. Skolnick: seconded friendly amendment.
 - L. Belfer: did not accept amendment as friendly

- The amendment was changed to a substitute motion to allow accessory parking only and the question was called. The substitute motion did not carry.

- The original motion was carried by a vote of

BOARD VOTE: 22 In Favor 19 Oppose 0 Abstained 0 Recused

2) Update on Route 9A

- L. Belfer: Port Authority and NYSDOT closed Liberty Street to even the grade with West Street. There will be construction work on nights and weekends.

- P. Moore: there is new technology to deal with the back-up beeping noise from construction vehicles.

- R. Landman: a plywood fence can be used instead of a chain link fence to retain noise better.

C) Financial District Committee R. Sheffe

1) 123 William Street, application for wine license for Soma by Nature, Inc. – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

2) 114 Pearl Street a/k/a 10 Hanover Square, application for on-premises liquor license for Starjem Foods, LLC – Resolution

- P. Sipos, there should not be any music speakers fixed to the ceiling when residents live above.

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

3) 20 Maiden Lane, application for liquor license for Wyndham Garden Maiden Lane Hotel – Resolution

BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

4) Report on proposal to move some CB1 street fairs to one or more of the following locations:

a. Beaver Street between Whitehall and Wall Streets

b. West Broadway between Chambers and Barclay Streets

c. Whitehall between Beaver and Water Streets

- There was a discussion about these proposed locations, and it was determined that West Broadway might work as long as the LMCCC reviewed the application to determine that the event would not interfere with simultaneously planned construction. Beaver was found to be more problematic because of security checkpoints and other issues. Whitehall required further discussion.

D) Financial District and R. Sheffe

Planning and Community

Infrastructure Committees R. Landman

1) Report on the Establishment of Community Principles for the Development of the Brooklyn Battery Tunnel Approach

- R. Landman: the committees will continue discussion of this report this is coming next month.

E) Quality of Life/Affordable Housing and Planning and Community Infrastructure Committees R. Landman

1) Affordable Housing - Resolution

- R. Landman: we want to encourage elected officials to work to preserve affordable housing.
 - J.Nadel: asked who this resolution is going to and said it is too long.
 - J. Galloway: agreed it should be shorter.
 - B. Ehrmann: this should apply to the NY Law School site.
 - M. Ameruso: agrees that this and many other resolutions are too long, and then become too convoluted when read by the intended recipients.
- BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 1 Recused

F) Quality of Life/Affordable Housing Committee P. Moore

- 1) Update on Construction Projects in Lower Manhattan
 - P. Moore: reminded everyone that LMCCC comes to the committee every month to give us an update.
- 2) Update on NYC Street Furniture Program
 - P. Moore: the MTA will be installing self-cleaning public toilets with a 15 minute time limit.
 - M. Ameruso: this type of pay toilet is used in France and works very well.
- 3) Update on fireworks
 - P. Moore: it is easy to get a permit from the FDNY as long as one can pay for the permit.

G) Planning and Community Infrastructure Committee R. Landman

1) Yards Zoning Text Amendments – Resolution

- C. DeSaram: text amendment agenda items should be sent to the other committee chairs for comment and consideration.
- R. Landman: said there is a deadline of Nov.22nd to make a recommendation on the proposed amendment
- J. Menin: said it was important that this type of issue is reviewed by all the appropriate committee chairs prior to vote at the full board.
- M. Ameruso: questioned whether it makes sense to give the DOB bureaucracy any more responsibility, since it would most likely result in self-certification with no oversight.

BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

- 2) Street Tree Planting Zoning Text Amendments - Resolution
- R. Landman explained that CB1 is asking for increased coordination among city agencies for the planting and care of street trees.

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

H) Landmarks Committee R. Byrom

- 1) 451 Washington Street, removal of shaft way shutters – Resolution

BOARD VOTE: 34 In Favor 0 Opposed 1 Abstained 1 Recused

- 2) 16 -18 N. Moore Street, LPC application for restoration of storefront – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 3) 6 Varick Street, LPC application for approval of renovation of existing solarium – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 4) 130 Beekman Street, LPC application for alterations to existing terrace doors – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 5) 45 Lispenard Street, LPC application for rooftop addition and addition of two new lot- line windows – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 6) 46 Laight Street, LPC application for restoration of front façade with modifications and rebuilding of rear facade and construction of two story addition – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 7) Battery Maritime Building – Report
- There will be a boat trip November 27th at 1:00pm to view the building from the Harbor.
- The Landmarks Committee will discuss a resolution at its December meeting. There will be no decision at the Landmark Preservation Commission prior to CB1's December vote.

I) Seaport/Civic Center Committee J. Fratta

- 1) 229-231 Front Street, application for on-premises liquor license for 229-231 Front Street Inc. – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) 288 Pearl Street Taxi and Limousine Commission application for a For-Hire Vehicle Base for Go Green Ride – Resolution

BOARD VOTE: 32 In Favor 4 Opposed 0 Abstained 0 Recused

- 3) No Permit Parking Issues – Report
 - Permit parking is not being enforced. A representative of CB3 came to the meeting, and the staffs of the two boards will work together and discuss a joint approach to this problem, especially in the areas near the border of the two boards.
- 4) Wintermarket – A One Day Sustainable Food Celebration – Report
 - The organization planning this event in the Seaport area will come back when they have a date and details are set.

J) Waterfront Committee J. Nadel

- 1) SEIU presentation on the practices of the General Growth Company – Report
 - Organizers from the union representing workers at many of General Growth’s malls around the country spoke about problems with the way the company treats its workers.
- 2) Landfill proposal for Battery Park City north to Pier 25 – Resolution
 - The Committee opposed the proposal by Charles Urstadt, a member of the Board of Battery Park City Authority, to create an extension north of Battery Park City using landfill.

BOARD VOTE: 28 In Favor 4 Opposed 2 Abstained 0 Recused

- 3) Pier A status/development – Report
 - Deferred until next month.
- 4) Presentation from EDC on their designs for the East River Waterfront Plan – Report
- 5) Report on in-water enhancements to the East River Waterfront Plan
- 6) Governor's Island design competition announcement and update – Report
- 7) Presentation from the Pier 40 Partnership – Report

K) TriBeCa Committee C. DeSaram

- 1) Traffic Signal at Greenwich Street and Duane Street – Resolution
 - Add; “Flexibility in Highway Design” and “red flashing light”

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) Proposed Washington Market Park Comfort Station – Resolution

- Tabled by the co-chairs until next month.

- 3) New York City Council Intro No. 623 – Advertising on Sidewalk Sheds – Resolution

BOARD VOTE: 35 In Favor 1 Opposed 0 Abstained 0 Recused

- 4) 25 North Moore Street, application for on-premises liquor license for 200 Water Group LLC Inc. – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 5) 101 Murray Street, application for caterer’s establishment liquor license for Sodexho Management, Inc d/b/a St. John’s University – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 6) 241 West Broadway, application for renewal of unenclosed sidewalk café for 241 W B Cafe, Inc d/b/a Cercle Rouge Inc. – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

- 7) Street activity permit application by Manhattan Youth Recreation and Resources Inc. on Thursday, April 10, 2008, Warren Street between Greenwich Street and West Street. Closure of street during the hours of 3 PM to 9 PM; event will take place during the hours of 3 PM – 9 PM – Resolution

BOARD VOTE: 35 In Favor 0 Opposed 1 Abstained 0 Recused

- L) Youth & Education Committee/
New School Task Force

P. Hovitz
R. Skinner

- 1) Report on discussion with Community School Superintendent
 - The Committee had a discussion with Daria Rigney, the School Superintendent for the area. She discussed many areas of interest to the committee, including the middle school application process, student age population projections for Lower Manhattan, and the conduct of high school students in the community after they leave school facilities.
- 2) Site 2B – Update
 - The new school was discussed in the Chairperson’s report.
- 3) Beekman Street School – Status
 - There have been rumors that the Beekman Street School may be delayed as a result of construction delays affecting the building in which it will be located. But there has been no official statement about this from the Department of Education or other sources.
- 4) Millennium High School gym – Status
 - A LMDC grant was made for the gym and the issue of community use will be raised in discussion with the school.

5) Ballfields – Update

- A task force convened by the Battery Park City Authority is continuing its work. A vote was taken recently and the membership supported use of artificial turf to increase playing time for youth. The Authority will review the Task Force's findings.

6) Middle school application submissions for the 2008-2009 – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

M) Street Fair Task Force

B. Love

1) CB #1 Street Fair events – Report

- Proposed and alternate locations for the fairs are being discussed with the appropriate geographical committees. It is expected that votes on CB1 fair locations will be taken in January.

- Fairs scheduled in past years on Fulton Street will need to be relocated as a result of reconstruction work on that street.

IV. Old Business

None.

V. New Business

None.

VI. Adjournment

9:00pm.

Respectfully submitted,

Marc Ameruso – Assistant Secretary