

MINUTES FROM THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
SEPTEMBER 27, 2011
SOUTHBRIDGE TOWERS
90 BEEKMAN STREET, COMMUNITY ROOM

Marc Ameruso, Assistant Secretary, will be acting chair pending the arrival of Julie Menin who is attending an event at her children's school. Anthony Notaro has volunteered to take the minutes until Julie arrives.

Marc Ameruso, we will also defer the discussion on the Sukkah issue until then as well as the chairperson's report.

We will start the public session, each speaker has two minutes to speak, if you have not signed up please do so.

Public Session:

Emma Roszko (Assembly Member Glick) Regarding tour bus situation since opening the 9/11 Memorial, is asking NYPD for more signage and enforcement for idling. DEC hydro-fracking hearing comment period extended for 90 days -- keep in mind with all the flooding from the hurricane what damage could have been caused.

John Ricker (NYC Comptroller's Office) Welcome back from summer break. Asked people to look at website www.comptroller.nyc.gov to view financials for all elected officials and impact of Obama's jobs bill on NYC, also a report on economic trends before and after 9/11. Know of any waste or fraud call their office, 212-669-3916.

Edgar Yu (LGBT coordinator for DA's office) this summer, internship program with 38 participants, applications for 2012 will start in January. Hired 41 new ADA's. October is domestic violence awareness month.

Mary Cooley (Sen. Squadron). Update on Marriage Equality Act took place August 16th. Updated parent resource guide is available. Road curbside ponding is a problem.

Arthur Piccolo (Resident) Discussed Pier A. Claims that the BPCA came to CB#1 over 2 years ago before they released the RFP. He claims they did not seek public input. The RFP got 7 applications. They did not come to CB#1 to seek input about their decision and did not come back to CB1. The lease is 25 years for a restaurant at \$10 per square foot. Thirty million dollars worth of renovations with public money at this point. Believes that the rent is well below market value. He requests that BPCA come to CB#1 next board meeting.

John Fratta, filed a FOIL request to BPCA that was ignored. CB1 passed a resolution about the lack of cooperation on the part of the BPCA and supported Arthur's position and request.

Marc Ameruso, we can ask Julie to send a letter.

Alec Schierenbeck (BP Stringer). Newly released report called "Arrested Development" covering all

stalled construction sites, many are in CB1 and are a blight, affect safety and quality of life. Includes ideas for temporary uses for vacant spaces.

T. J. Gilmartin (9/11 first responder). NYC owes first responders and residents a ticker tape parade to say thank you. You all live down here. Other groups have been recognized.

John Fratta, It was shameful that first responders were not allowed at the 10th anniversary event.

Yume Kitasei (Councilmember Chin) as of two hours ago, the Chinatown BID was signed into law. M. Chin will have a hearing next month on the continuing effects of 9/11 on small business. 10/6, 10 am 250 Broadway, 14 Floor hearing of Transportation Committee about inter-state bus issues in Lower Manhattan

Paul Hovitz, would like to invite Councilmember Margret Chin to a breakfast on the new DOE zoning.

Susan Henshaw Jones (Director of Museum of City of New York) Jerry Gallagher has ceded to me his time. Future of the Seaport museum. They are to sign an interim agreement for a maximum of 18 months to test the feasibility of management of the Seaport Museum. Jerry Gallagher will be the day to day manager. In 1972, when the Seaport district was created, Susan was staff member of the Lower Manhattan Development agency. She is aware of the intent and mission. The model of private business supporting the Seaport Museum is broken. EDC is now landlord and in 2007 the City terminated the license at Pier 15 and could no longer generate revenue for docking fees. She seeks support to return to the original mission of the buildings and ships to tell the story of New York's past. Wants CB#1 support. Expenses exceed income. The 1991 lease prohibits the Seaport from income-producing uses. Need to lease space.

The current lease needs to be addressed. We will activate the space with school programs, exhibits, and seaport-related activities that can take place on the 3rd to the 5th floor on Fulton Street as well as reactivate the library. We welcome suggestions and need to let people know we are down there.

Andrew Berks (resident 45 Wall Street) Complaining about Police barricades set up on Wall Street because of Occupy Wall Street protest. The sidewalks are extremely narrow for residents and tourists. Believes it is overkill and concerned that this may be a permanent fixture. The stock exchange has also set up barricades. Asked elected officials to help have the barricades removed.

Noah Pfefferblit, we have been in contact with NYPD and Mayor's office on this issue.

Laurie Hanin (Director of Hearing & Communication Center) At 50 Broadway. Hearing loss is a significant issue. Affects one out of six baby boomers and causes isolation. Services are provided on Wednesdays 12 pm-2 pm and Thursday 4 pm-6 pm by appointment. Free screens are available, quick tests.

Theodore Scull (South Street Seaport Museum) Member for 20 years. Watched seaport sadly spiral downward. Spoke about enthusiasm for Susan's Leadership at the MCNY.

Michael Ketring (Board Member and Downtown Alliance) Spoke about Downtown Alliance Green Around Lower Manhattan initiatives for the fall; Adopt a Geranium 10/12, 10 am to 12 pm., and Plant a Bulb 10/22.

Jennifer Jager (20 year resident of community) with Justin, Occupy Wall Street organizer. Pleased with our decision to support Park 51 and now asks for CB1 to support Occupy Wall Street in Zuccotti Park. Asks that CB1 ask Brookfield Properties to let them remain until protest is done. Thinks police presence is overkill. Says protesters are peaceful.

Mike Kenny (District 37) Supports what T.J. Gilmartin asked about the first responder/resident ticker tape parade. Mike is part of District 37 with 7000 members.

Marc Ameruso, public session will remain open for the Sukkah issue only, other than that the public session is closed.

Business Session:

The minutes of the monthly meeting held on July 26, 2011 were adopted as presented.

District Managers Report:

- Noah welcomed our new staff member, Andrew Brokman, filling Yume's position. But is being hired as a temporary consultant and we will need to pass a resolution in new business to authorize him to be hired permanently.
- The Hand in Hand event was a great success for 9/11. Also t-shirts are available
- Passes are available for the 9/11 memorial for Sunday community night.
- Impacts on the surrounding blocks are reported since the opening of the 9/11 Memorial with 7,000 new pedestrians each day. Working with NYCDOT. Meeting will be set up with Q of L.
- Annual budget consultations are starting and members with expertise and interest will be asked to participant where appropriate.
- Foley Square has new way-finding signs thanks to Liz Williams and Seaport committee.
- Michael Levine introduces our new urban fellow (for 6th year in a row). We have the best of the pick, Diane Switaj. She has worked with other community boards before on land use issues. She will work with 3 committees, finical, planning, and housing.
- Diane Switaj, picked CB1 as her first choice. She has a degree in anthropology from UCONN.

Committee Reports:

NOTE: IF YOU WISH TO OBTAIN A COPY OF A RESOLUTION SUMMARIZED IN THE MINUTES, PLEASE VISIT OUR WEBSITE AT WWW.NYC.GOV/HTML/MANCB1

Landmarks Committee

- 1) 407-411 Greenwich Street, application for rooftop addition and mechanicals and façade revision – Resolution
- 2) 40 Lispenard Street, application for Storefront Replacement - Resolution
- 3) East River Waterfront Esplanade, application for modification of building at John Street under FDR Drive – Resolution
- 4) 142 Duane Street, application for rooftop terrace – Resolution
- 5) 396 Broadway, application for elevator bulkhead and new entrances and canopy – Resolution

- 6) 403 Greenwich Street, application for demolition of existing building and construction of new building – Resolution
- 7) 46 Warren Street, application for elevator bulkhead – Resolution

The above resolutions passed with a vote of 39 In Favor 0 Opposed 0 Abstained 0 Recused

- 1) 7 Harrison Street, application for installation of A T & T Antennas – Resolution
- 2) 88 Franklin Street, application for enlargement of penthouse floor – Resolution
- 3) 87 Chambers Street/71 Reade Street, application to construct new building – Resolution

The above resolutions passed with a vote of 38 In Favor 0 Opposed 1 Abstained 0 Recused

Planning and Infrastructure Committee

- 1) Community Board Public Payphone Workgroup – Resolution
- 2) Newsrack Box Enforcement Initiative by Civitas – Resolution

The above resolutions passed with a vote of 38 In Favor 0 Opposed 0 Abstained 0 Recused

Report on green space around CB#1. Very little active recreation space in Lower Manhattan for children and adults of a growing community; need to integrate the management of the parks. Almost all are passive.

Youth and Education Committee

Report on the following:

- 1) Review of current issues facing PS 89, PS 234, PS 276, and PS 397 by PTA Presidents, PC's and Principals
- 2) PS 234 has 8 3rd grades. There is a waiting list of about 40 kids.
- 3) WTC Environmental Health Centers of Excellence Medical Research Findings
- 4) More programs are open for youth.
- 5) Presentation on course offerings by Gaby Jordan, The Handel Group
- 6) Programs with DOE to build leadership.
- 7) Presentation on the Harbor School on Governors Island by Murray Fisher, Founder
- 8) Programs and reviving the harbor.
- 9) Bob Townley, benefit on 10/6 at 6 pm.
- 10) Presentation regarding Building Educational Leaders for Life by Timothy Coleman, Deputy Director of Community and School Partnerships.
- 11) Works to build leadership, many want to start in elementary school
- 12) No report from Borough President
- 13) Naming of Spruce Street School Auditorium for New York State Assembly Speaker Sheldon Silver - Naming of room can only be done posthumously according to Jewish tradition. Speaker asked for plaque instead.
- 14) Reported on new zoning. 10/4 at 6:30 PM hearing at PS 234. Google CEC District 2 for zoning maps.
- 15) Request for a commemorative plaque to be placed in the Spruce Street School, P.S. 397, in honor of New York State Assembly Speaker Sheldon Silver – Passed by a vote of 40 In Favor 0 Opposed 0 Abstained 0 Recused

- 16) Reported on new zoning. 10/4 at 6:30 PM hearing at PS 234. Google CEC District 2 for zoning maps.
- 17) Process with CEC started last Thursday. Has power to design zones. New zone needed for Peck Slip School. North of N. Moore would be zoned out as per DOE and students would have to cross Canal Street. PS 234 hearing 10/4.
- 18) Bob Townley, this is just not right for Tribeca residents.

Seaport/Civic Center Committee

- 1) 281 Broadway, application for a new liquor license for Chipotle Mexican Grill of Colorado, LLC d/b/a Chipotle Mexican Grill – Resolution
- 2) Proposed location for postal retail location at 116 John Street – Resolution
- 3) Street activity permit application by National Parks Service on Friday, October 7, 2011 on Duane Street from Broadway to Lafayette Streets, full street closure from 7:00 am to 4:00 pm – Resolution
- 4) Support for Taste of Seaport festival to benefit the Spruce Street School - Resolution

The above resolutions passed with a vote of 40 In Favor 0 Opposed 0 Abstained 0 Recused

Reported on the following issues:

- 1) Amsterdam Market Update by Robert LaValva – Report
- 2) South Street Seaport Museum Follow-up by Save our Seaport - Report

Extension of Seaport Historic District – Resolution

Michael Levine explained that it would include platform and piers 16, 17, and 18 in City’s historic district to match State and Federal districts.

The above resolution passed with a vote of 39 In Favor 0 Opposed 1 Abstained 0 Recused

Financial District Committee

- 1) Street activity permit application by Community Board 1 (Mardi Gras Festival Productions) on Saturday, November 12, 2011, full street closure of Liberty Street between Broadway and Trinity Place – Resolution
- 2) Street activity permit application by Community Board 1 (Mardi Gras Festival Productions) on Sunday, November 20, 2011, full street closure of Broadway between Battery Place and Liberty Street – Resolution
- 3) 32 Water Street, application for restaurant wine and beer license for entity of which Stephen T. Aprinio is principal, d/b/a Pizza Vino Teca – Resolution
- 4) 120 Cedar Street, application for restaurant liquor license for Ruchi Indian Cuisine – Resolution
- 5) Application for newsstand at southwest corner of Park Place and Church Street – Resolution
- 6) NYC DOT pop-up cafe program – Resolution

The above resolutions passed with a vote of 40 In Favor 0 Opposed 0 Abstained 0 Recused

Reported on the following:

- 1) 180 Broadway, update on construction by SL Green Realty - Proceeding as excepted, done in 16 months – Report

- 2) 123 Washington Street, update on construction of public space by Oskar Brecher, Director of Development, The Moinian Group and presentation of modification to previously approved open-air café and kiosk. Building a public space at the end of the year. – Report

WTC Redevelopment Committee

- 1) Thank You First Responders Ticker Tape Parade – Resolution
- 2) Request for Accounting of LMDC's Remaining Funds – Resolution

The above resolutions passed with a vote of 39 In Favor 0 Opposed 1 Abstained 0 Recused

- 1) Small Business in Lower Manhattan – Resolution – Passed by a vote of 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Performing Arts Center – Resolution - Passed by a vote of 39 In Favor 1 Opposed 0 Abstained 0 Recused

Reported on the following:

- 1) MTA, Construction on track - Update
- 2) WTC Environmental Health Centers, There are 3 centers to treat people. New regulations coming up soon. Sickesses are being seen – Update
- 3) LMDC, Grant of 17 million dollars given out for community projects - Update

Speaker Silver arrived to address the community board

This Sunday from 4 – 5 pm for visit to WTC site. Thank you for contributing so much. BPC ballfields are a success. The Spruce Street school opening was great for the kids and the families who chose Lower Manhattan as their home.

Allen Tannenbaum, first responders were not allowed in the memorial on 9/11/11 even though there was plenty of space. The report that there is no link from 9/11 and cancer is not true and the Mayor did not support the first responders. Supports parade for first responders and residents.

John Fratta, aggress with Alan. First responders should be included in the total victims.

Marc Ameruso, Should remove the term 'Ground Zero' and replace it with 'WTC site'. I was a first responder, traveled down to D.C. with Alan, T.J., and Catherine to lobby for the Zadroga Bill.

Pat Moore, has a problem of who is going to pay for it.

T.J. Gilmartin, has an answer, foundations will pay for it. It will be paid for.

M. Ameruso, worked with these folks before and would take their word for it.

Speaker Silver reported on the following:

- Arranged for another community night at the 9/11 Memorial on Sunday Oct. 1
- Last Sunday the BPC Ballfields opened with state-of-the art turf and lights
- Spruce Street school opened but more schools are needed.

Marc Ameruso, Julie Menin has arrived and will now chair.

Julie Menin, apologized for being late, thanked Marc Ameruso for filling in.

Bob Townley, Marc did a great job.

Marc Ameruso resumes his assistant Secretary duties.

Battery Park City Committee

- 1) Street parking restrictions due to the 9/11 commemoration, on 9/11 BPC residents were not allowed to park on streets and this will recur every 9/11. Community was not happy.
- 2) West Thames Park field usage rules and guidelines, nice grass area where children play.

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

- 3) Presentation on ferry exhaust by Dr. Steve Greer - Black smoke from ferry exhaust. Next meeting the stakeholders will be there and we will find out what is going on.
- 4) Review of the response to Hurricane Irene, most were pleased with the response.

Diane Lapson, how many people stayed?

Linda Belfer, about half stayed. Also, the elevators at Gateway were closed.

Julie Menin, people needed more information about how to prepare for the Hurricane.

Pier A; Julie Menin will follow up.

Nominating Committee

- 1) Selection of Committee Chair - Linda Belfer, Noel has left office and her term is unexpired so we need an interim secretary. Marc has volunteered to put his name in the ring and we were informed last Thursday that Anthony Notaro is also willing to run for the office.

Linda Belfer, Anthony do you accept that nomination?

Anthony Notaro, Well that was until I just took the minutes for the last two hours, so I may now reconsider it... That's not an easy job. You want to participate in the meeting but you have to be focused on taking the notes.

Linda Belfer, so are you running?

Anthony Notaro, yes.

Linda Belfer, we have a contested election between Marc and Anthony. Any nominations from the floor?

Ro Sheffe, nominates Noel. Noel does not accept.

- 2) Discussion of Candidates for CB 1 Secretary Position

Between now and next meeting the candidates can send a written statement.

At the next meeting we will have the presentations starting at 6 PM in a separate meeting as the by-laws require.

Housing Committee

- 1) Discussion about initiative to promote rent stabilization for Financial District rental units
We want people who are now stabilized to remain so. There are 5000 units who are now protected no matter what the rent and can stay as part on the community. Looking to get 10.000 more units.
- 2) Hurricane Irene - lessons learned – a discussion on where to go when during an evacuation
Linda Belfer spoke about it. BPC CERT was rendered inactive we are trying to find out why.
- 3) Manhattan Seniors.
We want affordable nursing care, working on that.
- 4) Stabilization Guide and Senior Guide Updates.
Guide is available.

Waterfront Committee

- 1) Urban Assembly NY Harbor School update on current on-water activities on Governors Island and future needs.
- 2) Presentation of Hydrogen Hybrid Vessel by Statue Cruises.

No exhaust from boat.

Tribeca Committee

- 1) Board of Standards and Appeals Variance 87-89 Chambers Street/aka 69-71 Reade Street, application to waive lot coverage and rear yard equivalent requirements of Zoning Resolution sections 23-145 and 23-532 and accessory off-street parking regulations of Zoning Resolution section 13-00 to allow construction of new 8-story building
- 2) 116 Duane Street, application for a new tavern-restaurant liquor license for Corporation to be formed by Mike Hynes d/b/a pending - Opposed by everyone who came to talk about it.
- 3) 13 Laight Street, application for a new restaurant liquor license for Sanne Ytting/Copenhagen LLC d/b/a Copenhagen/Aaman revised hours of operation
- 4) 110 Reade Street, application for a new restaurant liquor license for Lotus Blue LLC d/b/a Lotus Blue
- 5) 54-56 Franklin Street, application for a new restaurant liquor license for Near and Far Food Company LLC d/b/a Near and Far Food Company – Scaled back the hours due to community concerns.
- 6) 62-66 Thomas Street, application for an alteration and application for a new restaurant liquor license for Food Scope New York, LLC d/b/a Megu

7) 311 Broadway, applicant for an alteration of liquor license for Sam Atomic Wings LLC d/b/a Atomic Wings

8) 58 Lispenard Street, application for a new tavern liquor license for an entity to be formed by William Scott Kester

9) 355 Greenwich Street, application for renewal of sidewalk café license for The Harrison

10) 241 West Broadway, application for renewal of sidewalk café license for Cercle Rouge

11) Application for Newsstand, Southwest Corner of Greenwich and Warren Streets

12) Street activity permit application by The Rescue Mission on Monday, November 21, 2011 on Lafayette Street from White to Walker Streets, sidewalk closure from 7:00 am to 8:00 pm

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

13) Application for installation of Sukkah in Duane Park from October 12, 2011 to October 19, 2011

Julie Menin, application to put a Sukkah in Duane Park would conflict with fundraiser for Friends of Duane Park and size of park was concern. BP Stringer asked Parks for approval. Many people in community called. I found an alternative at vacant lot at 70 Warren Street, landlord agreed from 7 am to 7 pm with a bathroom at Church Street school, and insurance is covered. Overtime pay needed to keep lot open over the weekend will be paid for by the Friends of Duane Park. So the application has been withdrawn.

Alec from Stringer's office, this was a good faith effort to resolve this. The BP was concerned that this application was rejected because it was a religious observance. That would be discrimination. This is not way the system is supposed to work: view applications neutrally. We would like to have a discussion on how the board is to treat religious applications in the future.

Bruce Ehrmann, Understands conceptually the BP's position. Another side is strict separation of church and state.

Rabbi, we are very satisfied with the resolution. Thank everyone for your support and look forward to the celebration.

Carrie, Friends of Duane Park, A lot of people worked on this and thank you for everyone's help. Thank you Julie.

Peter Braus, this is a fine example of the CB at its best.

Marc Ameruso, the public session is officially closed.

14) Commuter Buses on Watts Street in Community Board 2

To study traffic pattern and proposal to move buses off Watts on to Canal.

Marc Ameruso, buses will clog up Canal Street

John Fratta, says Canal Street is a disaster.

Old Business

None

New Business

1) Authorization of offer of employment to new CB1 Community Liaison

BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused

2) Occupation of Zuccotti Park

Ro Sheffe, need to balance free speech with the quality of life.

They have no permit or right to sleep in the park, they moved in beds, it's like a dorm.

Every day hundreds of people beat drums and chant, we do not deserve this.

We did not cause the global financial collapse.

Julie Menin, my concern is we did not take this to committee with a major resolution, we need to hear it at a committee.

Paul Hovitz, move to table. John Fratta, second

Motion to table; 23 -14 in favor to table.

Julie Menin, we need to work with the Mayor's office and get the resident complaints addressed with a task force.

Ro Sheffe, will have a special committee meeting.

Adjournment

Approx. 9 pm.

Respectfully amended and submitted by Assistant Secretary Marc Ameruso