

**CB1 MONTHLY MEETING MINUTES**  
**JANUARY 2016**

DATE: Tuesday, January 26, 2016

TIME: 6:00 PM

PLACE: One World Observatory - One World Trade Center  
285 Fulton Street

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Chairperson Catherine McVay Hughes called the meeting to order at 6:00pm, EST.

I. **Public Session**

1) Senator Daniel Squadron

- Lower Manhattan is getting a new school in the Financial District.
- Thanked CB1 Chair McVay Hughes for work on storm defense.
- Introduced a bill to add more Battery Park City residents to the Battery Park City Authority.
- Question: Should the Battery Park City authority continue to be controlled by the state?  
Answer: City control should be explored and would have benefits, however adding additional residents to the Authority would be an improvement.
- Question: Is there anything locals can do to assist this cause? Answer: get involved.

2) Maryam Aleem (Assemblymember Deborah Glick)

- Paul Goldstein has joined the Assemblymember's staff on a part-time basis.
- Wrote a letter with Senator Squadron in support of more community representation on the BPCA.
- Congratulated the community on getting a new school on Greenwich Street.

3) Ed Sullivan (Public Advocate Leticia James)

- Concerned about reports that the New York City Housing Authority turns off heating after 10 p.m. unless temperature goes below 21 degrees.
- Advocating for the SEC to increase disclosures by gun manufacturers about use of guns in crimes.

4) Ranger Jim (National Parks Service)

- Please visit national parks in the area.

5) Morris Chan (Borough President Gale Brewer)

- Happy New Year.
- Please make sure to reapply to community board. You can do so on the BP's website.
- State of the Borough will be on January 31, 2016 at the New School. Please RSVP online.
- BP is planning a youth council.

6) Arthur Piccolo (Bowling Green Association)

- Thanked the Financial District Committee for supporting need for additional lighting at Bowling Green.

7) Patrick Kennell and Vik Lulla (FiDi Neighborhood Association)

- Starting a community organization for the Financial District neighborhood.

8) Justine Cuccia (Battery Park City Authority Resolution)

- Thanked Senator Squadron for supporting more community representation on the BPCA.
- Started [democracy4bpc.org](http://democracy4bpc.org) Please sign petition.

9) Lynn Goswick (Trinity Wall Street)

- Hosting 5<sup>th</sup> community conversation on new building design on February 20, 2016

10) Allison Floor (Physique 57)

- Excited to open in the community.

11) Mary Perillo (World Trade Center Health Program)

- Congratulations on extending the Zadroga Act.
- [911ea.org](http://911ea.org)

12) Stacey Haefele and Bernard Urban (20 Pine Street FedEx Ramp)

- Ramp adjacent to building was constructed against wishes of residents. Thanked CB1 for supporting resolution.

13) Theo Chino (Toll Dish Encryption)

- Would like phones not to be unencrypted.

14) Carl Friedberg (165 Williams Street)

- Facing eviction.
- 15) Joanne Gorman, Maureen Koetz, Rona Kluger, Caroline Miller (Friends of South Street Seaport)
- Opposed to Howard Hughes Corporation's plans for the Tin Building until there can be a public review of the plans for the whole Seaport area.
- 16) Young Teo (Councilmember Margaret Chin)
- Working to improve elevator safety following recent tragic death in nearby building.

### **Welcome**

John Urban, Vice President and General Manager, One World Observatory  
Eric Gelfand, Senior Vice-President, Communications, One World Observatory

- Welcomed CB1 to One World Trade Center Observatory.

## II. **Business Session**

The Business Session began at 6:55pm, EST.

### A) Adoption of December 2015 minutes

- Adopted as presented

### B) Chairperson's Report

- <http://www.nyc.gov/html/mancb1/downloads/pdf/chairperson-reports/Chair%20report%20January%202016.pdf>. A few highlights:
- Elementary School coming to Downtown Manhattan to be sited at 77 Greenwich Street. Announcing the site for the much needed school is a critical first step of many to opening; thank you to elected officials and all involved.
- \$176 million awarded for storm protections from Montgomery Street through the Battery Park City northern tip – announcement made by the United States Department of Housing and Urban Development's (HUD) National Disaster Resilience Competition (NDRC) to guard against another storm like Hurricane Sandy. Thanks to elected officials and others involved. No details yet about how much will be spent south of Brooklyn Bridge for the "Manhattan Tip" nor the engineering study winner for City's Request for Proposal so that the two year planning process can finally begin.
- Battery Park City Authority granted Downtown Little League spring field permit for the dates and times requested – many thanks to all involved for your support of the families and more than 1,100 children who will make great use of BPCA fields, but

especially the BPCA team and DLL President/CB1 member Andrew Zelter for their collaboration and partnership with Senator Squadron who organized the stakeholder meeting last year.

C) District Manager's Report

- Meeting next week for board leadership and staff with the Lower Manhattan transportation commissioner regarding construction activity in CB1 and transition in which the Lower Manhattan Commissioner's office is expected to be phased out. CB1 will fall under the office of Manhattan Commissioner Margaret Forgione and she will be present at the meeting.
- Thanked Susan Wu for arranging students to help with check in tonight.
- CB1's Community Planning Fellow is back and working on projects.

D) Treasurer's Report

- Quarterly report was emailed out.
- Diana Switaj has been made full time and has joined a civil service union.
- Finally able to pay Consulting Planner Michael Levine after 4 months.
- Used budget surplus for new computers.

III. **Committee Reports**

A) **Executive Committee – C. McVay Hughes**

- 1) Committee Accomplishments for 2015 for CB 1 – Presentation  
<http://www.nyc.gov/html/mancb1/downloads/pdf/Studies%20and%20Reports/2015%20Accomplishments.pdf>

B) **Personnel Committee – R. Byrom**

- 1) Contract for CB1 Land Use Consultant – Resolution *Passed*  
BOARD VOTE:      41 In Favor    0 Opposed    0 Abstained    0 Recused

- 2) Application for CB1 Public Membership – Report

- Public member reappointment process is underway and they will be notified of reappointment.

C) **Street Fair Task Force – D. Charkoudian**

- 1) Protocol of how to submit an application to the SAPO – Report

- Discussed procedure for street fair permits.

- 2) Discussion regarding street fairs in Lower Manhattan with Downtown Alliance – Report

- DA spoke with committee regarding possibility of additional street fairs that would be sponsored by CB1 in locations that would not affect traffic in area.
- There will be two street fairs that will raise money for CB1 this year.

D) **Tribeca Committee – E. Lewinsohn**

- 225 West Broadway, application for tavern liquor license for C. Rendell on behalf of an entity to be determined – Resolution *Passed*  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 86 Chambers Street, application for HJBNYC LLC d/b/a Hank’s Juicy Beef – Resolution *Passed*  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 184 Duane Street, Street Seats installation at Laughing Man Coffee – Resolution  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
  - The resolution was defeated and a substitute resolution was proposed that includes approval for six months and a requirement for the applicant to notify CB1 if it applies again in future years.
- 111 Murray Street, request for permission to start work on Saturdays at 8:00 a.m. instead of 9:00 a.m. – Resolution *Passed*  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
  - The resolution strongly opposed an earlier work start on Saturdays.
- 67 Murray Street, request for extended hours for Kinjo Inc. d/b/a Gunbae – Report
  - The applicant needs to make improvements in venting and crowd control.

E) **Financial District Committee – R. Sheffe**

- 1) Proposal for Water Street Pilot Bike Lane – Resolution *Passed*  
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) N 160119 PXM, 195 Notice of Intent to Acquire Office Space, DCAS/DYCD, 123 William Street – Resolution *Passed*  
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused
- 3) Lighting at Bowling Green – Resolution *Passed*  
BOARD VOTE: 41 In Favor 0 Opposed 0 Abstained 0 Recused

- 4) Coenties Slip Greenmarket street activity permit application for Coenties Slip between Water Street and Pearl Street, Thursday, June 2, 2016 6:00 am to Thursday, November 16, 2016 7:00 pm (Thursdays only) – Resolution *Passed*

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

- 5) Traffic noise and congestion in Hanover Square area – Report

- There have been many complaints.
- Off duty officers have been helping keep things quiet.

F) **Landmarks Committee – R. Byrom**

- 1) 1 Wall Street, application for creation of new windows and doors and window replacement, rooftop addition on lower setback floors along Broadway and rooftop mechanical enclosure – Resolution *Passed*

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

- 2) 72 Reade Street, application for façade restoration, storefront replacement and new windows – Resolution *Passed*

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

- 3) 385 Greenwich Street, application for new storefront, signage, awnings and lighting, and new and altered door and window openings – Resolution *Passed*

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

- 4) 90 Franklin Street, application for window replacement – Resolution *Passed*

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

- 5) 108-110 Franklin Street, application for removal of rear yard extension – Resolution *Passed*

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

- 6) 209 Broadway, application for approval of installation of replica sculpture of St. Paul Chapel – Resolution *Passed*

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

- 7) 11 Hubert Street, application for additions to existing building – Report

G) **Youth & Education Committee – T. Joyce**

- 1) Assault on Youth in Battery Park City – Resolution *Passed*

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

- 2) Free after-middle school programs at PS 397, Spruce Street School – Resolution *Passed*

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 1 Recused

- 3) Future of the School Overcrowding Task Force – Report
  - The taskforce will be reinstated and will resume February 5.
- 4) 75 Morton Street – Report
  - CB2 has a task force. CB1 has had low turnout at the meetings. CB1 residents will have priority in the school admissions process.
- 5) Borough President Seminars on Mental Health in Our Schools and Reso A Borough President Funding Grants – Report
  - Funds are available for CB1 schools. This can be used for non-personnel expenses. A link will be sent out.
- 6) Sinkholes in PS 234 Playground – Report
  - There is a lawsuit filed against the developer that may have caused the problem.
- 7) Removal of Food Carts Which Created Safety Hazards at PS 234 – Report
  - They have been removed.
- 8) Gehry Parking Garage Concerns – Report
  - Concerned that garage will impact health and safety of students at the Spruce Street School.

H) **Battery Park City Committee – A. Notaro**

- 1) Battery Park City Authority Board composition – Resolution *Passed*  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Battery Park City Affordable Housing Information – Resolution *Passed*  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused
  - Information regarding rent-regulated housing in Battery Park City is being requested from the BPCA and New York State Housing and Community Renewal. A FOIL request will follow requesting this information for all relevant buildings in BPC.
- 3) Asphalt Green – Report
  - There will be a tour on February 17 to assess senior programming.

- 4) Press conference calling for the inclusion of a ferry route serving the west side of Manhattan in the Mayor's citywide ferry plan, January 6, 2016 at 10:30 AM on the steps of City Hall – Report
- 5) Parks Department MulchFest to recycle holiday trees, Saturday and Sunday, January 9 and 10, 10:00 a.m. to 2:00 p.m., downtown drop-off location between the Hudson River & South End Avenue, south of Liberty Street – Report

I) **Quality of Life Committee – P. Moore**

- 1) NYC Department of Transportation construction update – Report
  - 90 projects are being tracked in CB1 and there are others.
- 2) Discussion with 311 representative – Report
  - Upgrades are expected soon and will return back to present.
- 3) Proposed legislation regarding scaffolding permit renewal for ongoing construction projects – Report
  - Ongoing conversation within the Senate and Assembly.
- 4) Drones registration – Report
  - They have to be registered.
- 5) March 20, 2016 United Airlines NYC Half – Report
  - Continuing discussion from last year.
- 6) Non-working lights in district – Report
  - Send in locations to the office.
- 7) Formation of a construction forum – Report
  - Work in progress.

J) **Seaport/Civic Center Committee – M. Pasanella**

- 1) N 160118 PXM, 195 Notice of Intent to Acquire Office Space, DCAS/DOF, 375 Pearl Street – Resolution *Passed*  
BOARD VOTE: 39 In Favor 0 Opposed 0 Abstained 0 Recused
- 2) Street safety on Beekman Street – Resolution *Passed*

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

3) New York-Presbyterian/Lower Manhattan Hospital – Report

4) City Hall Greenmarket – Report

- They would like to move the market to the northeast corner of the park.

K) **Joint Seaport/Civic Center Committee – M. Pasanella**  
**Landmarks Committee – R. Bryom**

1) Landmarks Preservation Commission application: Modification of previously approved plans for the Tin Building – Resolution *Passed*

BOARD VOTE: 36 In Favor 1 Opposed 1 Abstained 1 Recused

L) **Planning Committee – M. Connolly**

1) World Trade Center – Report

- Glenn Guzi, Program Director for The Port Authority of New York and New Jersey, reported on progress made at the World Trade Center, which we can all see from here, of course, including a detailed update on the Transit Center, where the oculus is expected to open to the public at some point in the second quarter of 2016. We now know from a Port Authority press release that this will be open the first week of March 2016. There have been incremental openings of Platforms A and B and Liberty Park, which is expected to open upon the completion of the refinished and rehabilitated Liberty Park Bridge. There was a discussion of the retail that will be located in the Transit Center (to be followed up with a future report from Westfield) and planned Special Events, which are expected to make it a very vibrant space.

2) Neighborhoods.nyc – Report

- Marjorie Weinstein, from the NYC Office of Strategy and Innovation, reported on
- Neighborhoods.nyc, which is a top-level website development project, sponsored by the city and available to non-profit public interest organizations. Potential developers may submit applications to the city to license neighborhood names reserved by Neighborhoods.nyc. The beta period will continue until February 12, 2016 and applications are currently being processed as they come in.

IV. **Old Business**

No Old Business conducted.

V. **New Business**

No New Business conducted.

VI. **Adjournment**

There being no further business, the meeting concluded at 8:45pm

Respectfully submitted by Adam Malitz, secretary.