

**CB1 MONTHLY MEETING MINUTES**  
**MARCH 2016**

DATE: Tuesday, March 22, 2016  
TIME: 6:00 PM  
PLACE: Manhattan Youth Recreation and Resources  
120 Warren Street at West Street

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

**Public Session**

1) Sean O’Leary (Vote Better NY)

- You can still register to vote. Forms are available at the table near the entrance.
- Supporting a change to permit early voting.
- There will be a lobbying day and a petition to advocate for this and other progressive changes to the process.

2) Comptroller Scott Stringer

- The economy of NYC is very strong.
- Currently analyzing the Mayor’s Preliminary Budget. Advocating for a four year financial plan and for more money in the rainy day fund.
- Looking for better policies to help homeless people.
- We need more affordable housing developments. NYCHA needs better management. Supports policies to transfer revenues from BPCA to NYCHA.
- Paul Hovitz: how do we get developers to put money into a fund for new schools?  
Comptroller Stringer: we need to do better planning.
- Wendy Chapman: please add School Construction Authority to list of audits?  
Comptroller Stringer: we are working on lots of related issues including school overcrowding.
- The rent is too damn high.

3) Borough President Gale Brewer

- Gave proclamations to departing long-time CB1 members Michael Connolly and Ro Sheffe. Each of them received a standing ovation.
- 450 people were personally interviewed for community boards. 796 new applicants this year.
- The City Council voted to pass the new city-wide zoning plan.
- Thank you for working on school issues. The Borough President's Office is participating with other elected officials in the School Overcrowding Taskforce.

- Citywide Ferry Service plan may be an issue for the South Street Seaport Museum because the contract was issued to a new operator and there may be significant financial impacts to the Museum as a result.
- Commended Chairperson Catherine McVay Hughes for efforts on resiliency planning.
- Defended people who collect cans and bottles for recycling who were criticized by the Sanitation Department in a recent NY Times article. The criticism was inappropriate.

4) Maryam Abdul (Assemblymember Deborah Glick)

- The NYPD will be providing all CB1 schools with crossing guards until a permanent solution can be implemented.

5) Eric Mayo (Senator Daniel Squadron)

- Advocating for the BPCA to permit public comments at its board meetings. Currently the public is unable to speak at the meetings.

6) Roxanne Earley (Councilmember Margaret Chin)

- The City Council passed Mandatory Inclusionary Housing and Zoning for Quality and Affordability text changes.
- Praised CB1 for work on resiliency.

7) Ed Sullivan (Public Advocate Leticia James)

- Explained the role of the NYC public advocate.

8) Jenna Jaffe (Representative Jerrold Nadler)

- The Congressman proposed an amendment to the refugee resettlement program to increase the cap from 60,000 people.
- Shared concerns about the Apple phone encryption debate.

9) Ranger Jim (National Parks Service)

- Please visit the national parks in NYC.

10) Sharon Pope (Five Boro Bike Tour)

- She is doing community outreach for the event.
- Bike tour is May 1, 2016. Will pass out information.
- They offer free bike lessons and classes.

11) Tom Goodkind (Tribattery Pops)

- Introduced and distributed new CD.

12) Graeme Birchall (NY Downtown Boathouse)

- Boating season has arrived. LMDC grant will fund new kayaks.

13) Alexandra Silver (Animal Care Centers of NYC)

- Pets are available for adoption.

14) Tammy Meltzer (PS/IS 276 Fundraiser 3/3)

- Please come to the fundraiser on March 3. Donations are tax deductible.

15) Wayne Turett (M1-5 Lounge)

- Neighbors are strongly opposed to the application by M1-5 to the New York State Liquor Authority.

16) Justine Cuccia (Democracy 4 BPCA)

- We need local residents on the BPCA.

17) Justine Cuccia, Diane Manning, Ed McLaughlin, Jessica Dixon, Elizabeth Barna (St. Joseph's Chapel)

- We need support to save St. Joseph's Chapel in BPC.

18) Jessica Lappin (Downtown Alliance)

- Please support zoning text amendment.

### **Welcome**

- Bob Townley, Executive Director, Manhattan Youth Recreation and Resources, Inc.
- Musical performance by two of Manhattan Youth's after school programs from IS 276 and from The Lower Manhattan Middle School.

### **Guest Speaker**

- Commissioner Loree Sutton, Mayor's Office of Veterans Affairs
- They are building a veterans affairs team to assist with all veterans affairs in NYC.

### **Business Session**

The Business Session began at 7:15pm, EDT.

A) Adoption of February 2016 minutes as presented

## B) Chairperson's Report – C. McVay Hughes

- A moment of silence was observed for the victims of the Belgium attacks
- The Chairperson's Report can be found at:  
<http://www.nyc.gov/html/mancb1/downloads/pdf/chairperson-reports/Chair%20March%202016%20report.pdf> . A few highlights:
- Lower Manhattan Development Corporation grants – phasing down of LMDC continues with announcement by Governor Cuomo that the LMDC will fund 14 key projects through a \$50 million legal settlement with Lend Lease Construction LMB Inc. (formerly Bovis Lend Lease LMB Inc.). The settlement, which was originally reached in spring of 2015, marked the resolution of a lawsuit between LMDC and Lend Lease concerning the demolition of the Deutsche Bank Building. Lend Lease agreed to pay LMDC \$40 million and to forgive more than \$10 million in outstanding payments.
- WTC Transportation Hub Oculus Opened – exit opened at Liberty Street and Church Street (03/03/16); connections to Dey Street subway concourse to open later in spring and retail will be phased in starting this summer.
- 75 Morton School Zoning (Middle School opening Fall 2017) – Department of Education has proposed two scenarios for 75 Morton middle school zoning: Scenario A will place the southern boundary of the zone in northern Tribeca, which will not zone any elementary school in CB 1 into the new middle school and Scenario B will extend the zone to include PS 276, PS 234 and PS 89 zones. Remainder of CB 1 will remain zoned for JHS 104 Simon Baruch Middle School at 21st Street and First Avenue.
- Michael Connolly and Marva Craig will not be seeking reappointment and Ro Sheffe will be resigning; many thanks for your volunteer service over the years. Presented citations to Mr. Connolly and Mr. Sheffe and noted that a citation would be sent to Marva Craig as she was unable to attend the meeting.
- Announced following changes to committee leadership: Financial District and Planning Committee – Susan Cole/Michael Ketring and Patrick Kennell/Keith Markel will become Chair and Co-chair, respectively, effective immediately.

## C) District Manager's Report – Noah Pfefferblit

- Went to a hearing at the City Council to thank the Council for its past support for adequate community board budgets and to request an increase for the coming fiscal year.
- Board members will have to submit an oath of office to support the U.S. and NY State Constitutions and the NYC Charter.

## **Election of Nominating Committee**

- Distribution of ballots and voting (ballot box to remain open until 7:15 PM sharp)
  - The following CB1 members were elected by unanimous consent to serve on the Nominating Committee: Susan Cole, Mariama James, Patrick Kennell, Keith Markell, Ninfa Segarra.

## **Committee Reports**

### A) **Personnel Committee**

R. Byrom

- Completed review of CB1 public members.
- Working on renewal of planning consultant.
- Noah will cover Quality of Life Committee meetings for the remainder of Tamar Hovsepian's child care leave.

### B) **Seaport/Civic Center Committee**

M. Pasanella

- 1) Community Board 1 Resiliency & Task Force – Resolution *Passed*  
BOARD VOTE:        40 In Favor    0 Opposed    0 Abstained    0 Recused
- 2) 111 Fulton Street, application for a liquor license upgrade for FiDi District LLC d/b/a Bareburger – Resolution *Passed*  
BOARD VOTE:        40 In Favor    0 Opposed    0 Abstained    0 Recused
- 3) 11 Fulton Street, Suite 1705, application for seasonal tavern liquor license with outdoor seating for Flea Productions LLC – Resolution *Passed*  
BOARD VOTE:        40 In Favor    0 Opposed    0 Abstained    0 Recused
- 4) Request for Proposals for John Street Service Building at John St. & South St. – Report
  - There will be a food service added. Half of proceeds will go to funding staff at Imagination Playground.

### C) **Planning Committee**

M. Connolly

- 1) Water Street Upgrades Text Amendment N 160166 ZRM – Resolution *Passed*  
BOARD VOTE:        19 In Favor    11 Opposed    7 Abstained    1 Recused

The Committee Chair explained the resolution and the changes that have been made to the resolution presented last month.

- 2) Lower Manhattan Resiliency – Report

### D) **Tribeca Committee**

E. Lewinsohn

- 1) Street permit application by Taste of Tribeca on Saturday, May 21, 2016 Duane Street between Greenwich and Hudson Streets and Greenwich between Reade and Jay Streets – Resolution *Passed*  
BOARD VOTE:        38 In Favor    0 Opposed    0 Abstained    0 Recused
- 2) 399 Greenwich Street, application for new sidewalk cafe for Greenwich Street Tavern – Resolution *Passed*

BOARD VOTE: 36 In Favor 0 Opposed 1 Abstained 1 Recused

- 3) 370 Canal Street, application for hotel liquor license for Tribeca TRS LLC dba Sheraton Tribeca NY Hotel – Resolution *Passed*

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

- 4) Worth Street Coordination by Mayor’s Task Force – Resolution *Passed*

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

- 5) Worth Street testing by Con Edison – Resolution *Passed*

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

- 6) Street permit application for Love Compost on Saturday, May 7, 2016 Duane Street between Greenwich and Hudson Streets – Resolution *Passed*

BOARD VOTE: 38 In Favor 0 Opposed 0 Abstained 0 Recused

- 7) 52 Walker Street, application for reconsideration of liquor license application by KNH Enterprises LLC d/b/a M1-5 – Resolution *Passed*

BOARD VOTE: 37 In Favor 0 Opposed 1 Abstained 0 Recused

- 8) 404 Broadway, application for liquor license for Chipotle Mexican Grill – Report

- 9) 60 Hudson Street – Report

- 10) Zoning for Morton Street School – Report

- 11) Temporary public art project in Finn Square – Report

E) **Financial District Committee**

R. Sheffe

- 1) First Police Precinct Explorers Block Party - street activity permit application for Liberty St between Broadway and Trinity Pl, Sunday, August 14, 2016 12:00pm – 6:00pm – Resolution *Passed*

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

- 2) First Police Precinct Block Party - street activity permit application for Maiden Ln between South St and Water St, Friday, November 18, 2016 12:00PM – 6:00PM – Resolution *Passed*

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

- 3) Sons of Italy Freedom Block Party - street activity permit application for Liberty St between Broadway and Trinity Pl, Sunday, October 9, 2016 12:00pm – 6:00pm – Resolution *Passed*

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

- 4) Bowling Green Association - street activity permit application for Whitehall St between Stone St and Water St, Broadway between Morris St and Stone St and Broadway

between Liberty St and Battery Pl, Monday, October 10, 2016 11:00am – 6:00pm – Resolution *Passed*

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

- 5) Veteran’s Day Festival - street activity permit application for Broadway between Liberty St and Battery Pl, Friday, November 11, 2016 12:00pm – 6:00pm – Resolution *Passed*

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

- 6) Oysterfest – street activity permit application for Stone Street between Hanover Sq and Broad St, Mill Ln between S William St and Stone St, and Hanover Sq between Pearl St and S William St, Saturday, September 24, 2016 11:00AM – 10:00PM – Resolution *Passed*

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

- 7) Stone Street Pedestrian Mall – street activity permit application for Stone St between Broad St and Hanover Sq, Mill Ln between S William St and Stone St, Friday, March 11, 2016 to Friday, November 18, 2016 11:00AM – 10:00PM – Resolution *Passed*

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

- 8) “Daredevil” trespassing and building scaling – Report

- Building owners are concerned; working with NYPD to deter and prosecute “daredevil” trespassers.

- 9) 1 Wall Street – Report

- Modifications are being done as of right.

- 10) Broadway Reconstruction Project – Report

- Certain details in presentation are now out-of-date.

F) **Combined Financial District and Seaport/Civic Center Committees**

P. Kennell  
M. Pasanella

- 1) Deepavali Festival 2016 – street activity permit application for Water St between Fulton St and Fletcher St, John St between Front St and Water St, Front St between John St and Maiden Ln, Sunday, October 2, 2016 12:00PM – 7:00PM – Resolution *Passed*

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

- 2) Seaport Community Coalition – Summer Seaport Festival – street activity permit application for Water St between Fulton St and Broad St, Saturday, August 6, 2016 11:00AM – 6:00PM – Resolution *Passed*

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

- 3) CB1 – Great July 4<sup>th</sup> Fair – street activity permit application for Fulton St between Water St and Gold St, Monday, July 4, 2016 11:00AM – 6:00PM – Report

- 4) CB1 – Fulton Street Follies – street activity permit application for Fulton St between Gold St and Broadway, Saturday, September 10, 2016, 11:00AM – 6:00PM – Report

G) **Combined Financial District and Youth and Education Committees**

R. Sheffe  
T. Joyce/P. Hovitz

- 1) 42 Trinity School – Resolution *Passed*  
BOARD VOTE:        36 In Favor    0 Opposed    0 Abstained    0 Recused

H) **Landmarks Committee**

R. Byrom

- 1) 22 Barclay Street, application for ADA ramp and emergency generator – Resolution *Passed*  
BOARD VOTE:        36 In Favor    0 Opposed    0 Abstained    0 Recused
- 2) 175 Franklin Street, application for elevator bulkhead – Resolution *Passed*  
BOARD VOTE:        36 In Favor    0 Opposed    0 Abstained    0 Recused
- 3) 346 Broadway application to relocate historic staircase into banking hall – Resolution *Passed*  
BOARD VOTE:        36 In Favor    0 Opposed    0 Abstained    0 Recused
- 4) Peck Slip Design Concepts – Resolution *Passed*  
BOARD VOTE:        36 In Favor    0 Opposed    0 Abstained    0 Recused

I) **Youth & Education Committee**

T. Joyce

- 1) Gehry Building Garage – Report
- Opened with no incidents.
- 2) Update on breakfast in the classroom issue at Peck Slip School – Report
- We succeeded in getting breakfast back into the cafeteria as an option.
- 3) Update on crossing guard safety issues at downtown schools – Report
- Thanked elected officials for efforts to secure crossing guards.
- 4) Report on meeting with elected officials concerning BPCA security force – Report

J) **Battery Park City Committee**

A. Notaro

- 1) The future of St. Joseph's Chapel in Battery Park City – Resolution *Passed*  
BOARD VOTE:        33 In Favor    0 Opposed    0 Abstained    1 Recused

The Committee heard from numerous BPC residents who attend the Chapel about the importance to the community of the facility and the significant role it played following 9/11. The Chapel faces large rent increases that would make it impossible to remain in its current location. The Committee passed a resolution to urge the property owner and the BPCA to do everything possible to enable the Chapel to remain.

- 2) 225 Liberty Street, Store 245A, application for upgrade from wine and beer to liquor license for Tartinery Liberty LLC at 225 Liberty Street – Resolution *Passed*  
BOARD VOTE:        34 In Favor    0 Opposed    0 Abstained    1 Recused
- 3) 225 Liberty Street, Store 245A, application for a wine and beer permit for a seasonal popup bar for Tartinery Liberty LLC at 225 Liberty Street – Resolution *Passed*  
BOARD VOTE:        34 In Favor    0 Opposed    0 Abstained    1 Recused
- 4) Asphalt Green Renovation and Programming Changes – Resolution *Passed*  
BOARD VOTE:        33 In Favor    0 Opposed    0 Abstained    1 Recused
- 5) Poet’s House – Report
- 6) BPCA permit request American Heart Association/Eventage, May 19, 2016 – Report

**K) Quality of Life Committee**

P. Moore

- 1) Request for support for application by NYU Medical Center to expand their service area for emergency service – Resolution *Passed*  
BOARD VOTE:        31 In Favor    0 Opposed    0 Abstained    0 Recused
- 2) Request for support for application to extend World Trade Center Registry, NYC Department of Health and Mental Hygiene – Resolution *Passed*  
BOARD VOTE:        31 In Favor    0 Opposed    0 Abstained    0 Recused
- 3) Council Intro 17 Regarding After Hours Construction Variances and request to create a City-wide Construction Coordinator – Resolution (TABLED)
- 4) Age-friendly Neighborhood Action Plan – Report
- 5) Construction Forum – Report
- 6) New York Civilian Complaint Review Board Updates and General Agency Overview – Report

**Old Business**

No Business to report.

**New Business**

No Business to report.

**Adjournment**

There being no further business the Chairperson ended the meeting at 9:10pm, EDT.

Respectfully submitted by Adam Malitz, Secretary.