



# COMMUNITY BOARD No. 1

Anne Compocchia  
Chairperson

CITY OF NEW YORK

Paul Goldstein  
District Manager

MINUTES  
OF THE MONTHLY MEETING OF  
MANHATTAN COMMUNITY BOARD #1  
HELD  
MARCH 8TH, 1988

The meeting was called to order by the Chairperson, Anne Compocchia.

Public Hearing:

67-73 Vestry Street

No Speakers

Joe Baiamonte - Seaport Community Coalition - Gave an update on the group's activities and efforts towards solving problems at the Seaport and invited concerned residents to join the group.

Arthur Piccolo - Bowling Green Association - Announced a celebration scheduled for 1:00 PM on March 11th, to mark the 255th anniversary of Bowling Green Park, the oldest park in New York City. He extended an invitation to an event to be held in the U.S. Custom House.

The following residents spoke in opposition to the proposed site for the "Drop-In-Center" at 44 Beaver Street to accommodate the homeless:

Elyn Rosenthal - 26 Beaver Street  
Jan Thiede - 26 Beaver Street  
Rick Vogt - 26 Beaver Street  
Michele Forzley - 3 Hanover Square

Eleven residents and representatives of community groups expressed opposition to the tower proposed for 105-107 Duane Street. A petition containing 1200 signatures opposing the construction of this 52 story tower was submitted. Remarks included possible flooding, street collapse, damage to existing buildings, and threat to maintaining the character of the neighborhood. The following expressed their opposition and requested approval of a resolution to "down zone" this area:

Jean Grillo - Duane/Thomas Neighborhood Committee  
Carole DeSaram - Tribeca Community Association  
Jacquelyn Sanchez - 116 Duane Street  
Philip Govrevitch - 120 Duane Street  
Tom Weiss - 110 Duane Street  
Dia Scholvinck - 132 Duane Street  
Mel Kendrick - 134 Duane Street  
Mel Furukawa - 116 Duane Street  
William Bowser - 23 Bank Street  
Joan Furukawa - 116 Duane Street  
Mary Satter - 134 Duane Street

Gary Hack - Carr Lynch Associates - Gave a presentation on the concept design plan for North Park at Battery Park City. The 7 acre park will run 1/3 of a mile along the esplanade from Chambers Street to Vesey Street and will be 200' wide at its widest point. Activities have been organized to accommodate various users with flexible space to allow a variety of games. A recreation staff will program the open space. A park office is included for the staff as well as rest room facilities. The design includes 25,000 square feet for hard surface activities, 3 play areas for younger children, a continuous walkway which can function as a jogging track or for skateboards, a performance area, a lily pond for a purely aesthetic experience and a large open field. Planted areas will be situated to provide protection from the wind off the river. Construction is scheduled to begin this fall and will take one year. Two permanent tennis courts will be constructed on West Street rather than in the park in order to allow for the large open playing space.

Kathy Drew - The River Project - Reported on the status of the plans for a promenade on the riverfront west of the highway along the westside.

#### Executive Session:

The minutes were adopted after an amendment to clarify Janna Townsend's request in the Public Session of the monthly meeting held February 9th, 1988 that the Tribeca Community Task Force be included in meetings for the development of sites 5B and 5C.

#### Reports of Elected Officials:

Miriam Friedlander - City Council Member - Reported on the following issues:

1. 52 Duane Street - She attended the community meeting. Buildings Department is the agency to take action; inspectors will check for vibrations and flooding possibilities.
2. Funds are to be included in the budget for the library. The Council is trying to avoid budget cuts because the evidence does not show a decrease in income to the City as had been announced.
3. Women, domestic violence and child abuse; a hearing is scheduled for March 15th. Programs are being established to assist women in the procedures to go to court.

Gary Hoyt - Representative of Congressman Ted Weiss - Reported the Governor has petitioned repeal of the one-way toll on the Verrazano Bridge and implementation of a two-way toll for trucks and one-way for cars. Federal funds will be available for Medicaid payments for AIDS patients. She distributed a newsletter on "Homeport".

**Meg Reed** - Representative of State Senator Manfred Ohrenstein - Distributed a press release on the tolls on the Verrazano Bridge and expressed commitment to have the esplanade constructed along the river on the westside. She also spoke in support of the "drop-in-center" to provide services for the homeless population and urged that discussions with nearby residents continue.

**Borough President's Report** - Michael Kharfen - Congratulated the board for the extraordinary results of discussions for design of North Park. Discussed the Borough President's concern and position on reversing the toll on the Verrazano Bridge for all vehicles. A communications process should be set up while the results of the experiment to change the toll are analyzed. Expressed support for the "drop-in-center" and will consider the residents' concerns about security in the neighborhood. Distributed monthly "By-Line".

**District Manager's Report** - Paul Goldstein - Distributed a written report and addressed the Duane Street issue. The Landmarks Commission will be meeting with the developer with regard to 8 Thomas Street.

**Chairperson's Report** - Anne Compocchia - Attended the community meeting on the proposed tower on Duane Street. Congratulated the Battery Park City and Parks/Environment Committees on the results of their efforts for North Park. Announced a working session will be scheduled with the community groups to organize an approach to deal with Community issues and concerns in a unified way.

#### **Committee Reports**

Note: See resolutions at end of the Minutes.

**Executive Committee** - Lloyd Merrill - Presented a resolution to delete the By-law restricting the term of the Chairperson to two years. The vote on the resolution was laid over to the April meeting. In the meantime copies of the By-laws will be distributed to all Board members.

**Housing Committee** - Harold Donohue - Presented five committee resolutions for the Board's approval.

1. Re: Mitchell Lama Buyout, "the Sullivan Bill", was tabled by a vote of 24 in favor, 14 opposed and 1 abstention after discussion to amend the resolution to limit it to Mitchell Lama rental developments.
2. Re: BRAC Payments - approved 37 in favor, 0 opposed, 3 abstentions
3. Re: Hardship Applications in M-Zone Lofts approved - 34 in favor, 0 opposed, 2 abstentions
4. Re: Antiwarehousing Bill - approved - 32 in favor, 0 opposed, 2 abstentions
5. Re: Succession Rights for Rent-stablized Tenants - approved - 31 in favor, 0 opposed, 2 abstentions

Traffic and Transportation Committee - Barry Abramowitz - Presented a committee resolution favoring narrowing the roadbed along Greenwich Street from Barclay Street to Hubert Street. The resolution was approved by a vote of 28 in favor, 0 opposed and 6 abstentions. Reported on a meeting with representatives of Port Authority and the Green Market. The "ring road" around the World Trade Center was discussed. The Green Market will be located on Liberty Street. The Department of Transportation is pursuing the idea of keeping the street closed and converting the strip along Church Street into a park.

Social Services Committee - Maureen Flatley - Explained the Board's role in the development of the Drop-In-Center for the benefit of new Board members and concerned residents in attendance. A resolution was passed in September, 1987 to pursue development of this facility and to seek funding. Rev. Gibson explained the role of Trinity Church. Federal funds are available under the McKinny legislation to open a facility at 38 Beaver to accomodate the homeless. A meeting will be scheduled to discuss the concerns of the residents and the appropriateness of the Beaver Street site.

Landmarks, Arts and Cultural Affairs Committee - Jenny Dixon - Reported on the committee's discussions for a cultural policy. Hal Bromm presented a committee resolution in support of the reappointment of Anthony Tung to the Landmarks Preservation Commission. The resolution was approved by a vote of 32 in favor, 0 opposed and 1 abstention.

Washington Market Committee - Jim Stratton - Presented four committee resolutions to the Board for approval.

1. Re: Opposition to the proposed 52 story building on Duane Street - approved - 30 in favor, 0 opposed, 1 abstention
2. Re: Special permit for 67-73 Vestry Street (ULURP 850122ZCM) approved - 24 in favor, 0 opposed, 0 abstentions
3. Re: Extension of the Downzoning Proposal approved - 30 in favor, 0 opposed, 1 abstention
4. Re: Application for a Minor Modification for 7-9 Lispenard Street (CPC N831917ZCM) approved - 24 in favor, 0 opposed, 0 abstentions.

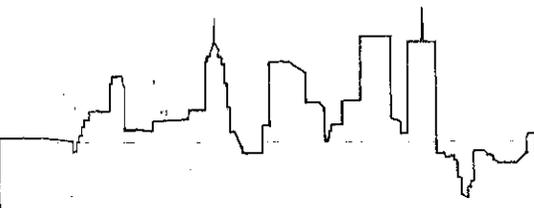
New Business:

Chuck Delaney made a motion to have the Executive Committee discuss the need for a study to validate "as-of-right" development and to develop a proposal to be presented to the appropriate City agencies.

The meeting was adjourned at 9:30 PM.

cb

(minutes.mar1-4/5cb)



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## District Manager's Report March 8, 1988

### South Street Seaport Plans Major Changes

On February 25th the South Street Seaport Museum and the Rouse Company publicly announced their intention to dramatically redesign many of the existing Seaport buildings and exhibits, both inside and out, in an effort to revitalize this struggling waterfront development. The changes are intended to make the Seaport more visible and attractive and to make it a more common destination for non-tourists.

The outdoor spaces will feature many more signs and awnings both for individual stores and for the overall Seaport development. Large signs will be posted atop Pier 17 and along their Water Street entrance. Additional trees, lights and 50% more seating is planned. Another proposal calls for the lighting of the historic buildings at night.

The inside of the Fulton Market Building will be redesigned with plans calling for fewer food stalls on the second level - only 8-10 booths - and many new non-food retail stores established in their place. These upper-scale stores are intended to attract native New Yorkers to the Seaport. New chairs and tables for the smaller food court will be installed. Another important change is the addition of a second escalator in the south side of the Market Building to replace the staircase.

Pier 17 will have fewer alterations. Here too, however, the Rouse Company intends to reconfigure the third floor food court and establish more outdoor seating areas, particular for fast-food eaters, along the pier.

Many of the proposed alterations require Landmarks approval and Community Board review. A meeting for the Community Board to further explore the planned changes is scheduled for Monday April 4th at 6PM at 19 Fulton Street.

### P.S. 234 Completion Date Delayed

The Board of Education has informed the Community Board that the new P.S. 234 building at Chambers and Greenwich Street will not be completed until late June. The new three month delay is due to a number of "change orders" required in the construction drawings and specifications. Change orders generally are necessary when specified materials are unavailable or when unexpected conditions on the site require changes in the planned construction.

On a more positive note, the Board of Education has indicated that the school will be ready to accept furniture and equipment in May so that everything should certainly be in place for the anticipated September 1988 opening.

In a somewhat related matter Lloyd Merrill and I testified at a NYS Legislative hearing on school construction practices and on a proposal to establish a new State agency to oversee the construction of school buildings.

We testified to the panel on our rather successful involvement in the "fast-track" design and construction of P.S. 234 and urged the legislators not to exclude the Community Boards (as some have suggested) from the review process as a means of getting schools built more quickly.

### Sexual Assault

Two Community Board members, Madeline Pantzer and Sasha Greene, called me a few weeks ago after hearing reports of a woman having been sexually assaulted in Tribeca. In fact flyers had been posted in the neighborhood reporting several incidents and warning women to beware because the perpetrator was still on the loose.

I subsequently called Capt. Lee of the First Precinct and learned that there had been one incident in Tribeca in which a woman had been followed by an unknown man for one block and when she reached her destination, a building in the Washington and Hubert Street area, was approached by the man who pinched her on the backside. Another woman who lived in the neighborhood and was walking her dog at the time witnessed the incident and started screaming at the man who then ran away. While the witness reported the incident to the First Precinct the woman actually involved (who was visiting a friend in this neighborhood) did not. Police officers then began a search for the woman who was soon located at the friend's house. This woman and the witness were brought to the station where they were interviewed by a female detective and viewed pictures of possible suspects. They were unable to identify their victim, however, and police have not made any arrests.

A second incident was also reported by the witness involving an alleged intentional bumping of a female by an unknown man. No complaint was filed in this incident.

Neither the police nor Community Board #1 are aware of any subsequent incidents.

### Seaport Tour Buses

At my request, the Mayor's Office called a meeting last month of City agencies and organizations involved in the South Street Seaport tour bus problem. I'm pleased to report that some progress finally appears to be occurring.

An initial step which all parties agreed to take was to move the official bus drop-off and pick-up locations from Pearl Street/Water Street to South Street. Implementation is scheduled for the spring.

Our long term solution of providing a parking lot for the buses under the FDR Drive and within walking distance of the Seaport is also finally being seriously considered. The Department of Ports, International Trade and Commerce (PITC) is extremely hesitant to give up this space (which they control) because of the loss of revenue. I am working, however, to put together a package in which the Rouse Company at the Seaport would subsidize and operate the bus parking lot and also charge buses a small fee so that PITC will still generate some revenue for the sites. Negotiations are continuing.

#### Pearl Street Park/Coenties Slip

Two local park projects are making progress. The Pearl Street Park at Fulton Street is scheduled to be redesigned thanks to funds obtained by Borough President Dinkin's Office. The new design is to be reviewed by the parks committee tomorrow night.

Further down Pearl Street a new park at Coenties Slip is also approaching final design. The Downtown Lower Manhattan Association and the Landmarks Conservancy have put together a design and maintenance proposal to build this small park west of Water Street and adjacent to the Fraunces Tavern block. The Community Board is now scheduled to review this project next month.