



# 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  
APRIL 12th, 1988  
BOROUGH OF MANHATTAN COMMUNITY COLLEGE

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

Public Hearing:

480 Canal Street - No Speakers

Public Session:

Battery Park City, South Gardens - Tom Koslowski and Alex Cooper gave a presentation on the South Gardens. Located next to Pier A, the area will comprise approximately 4 acres and consist of 24 gardens in a variety of sizes. A wall will protect it from the river on the west and it will be bordered by a hedge on the east. The esplanade will continue in from the river around the garden along the hedge border on the upland side. Buildings inside the garden will include a glasshouse, a facility which will be used for public functions, a combined building to house staff and restroom facility, a boathouse and a rosehouse. The garden will accommodate up to 750 persons; it will have a single entry. The garden will provide views of the Hudson River and the experience of seeing nature through various flower gardens, and orchards connected by water, a lily pond and reflecting pool, at the river's edge.

Drop-In Center - Charles D'Arcy of the Human Resources Administration and Rev. Joel Gibson of Trinity Church - Gave a presentation on plans for a drop-in center which would accommodate the homeless population in the district. The choice of the site at 38 Beaver Street is the result of a lengthy search for a centrally located, city-owned space. Trinity Church's proposal was recognized and selected for its quality from among responses to an RFP by HRA. The proposal was developed and submitted in conjunction with the Social Services Committee. The Center is designed to accommodate 100 people throughout the day and will offer meals, hygienic services, medical and social work components, clean clothing and job training. The goal is to assist homeless persons in getting back into the mainstream of society. Neighborhood concerns about security, sanitation and street lighting have and will continue to be addressed. The Borough President remains committed to the creation of the center. An advisory board will guide the direction of the center and address problems which may arise.

Twenty-nine residents spoke in opposition to the site selected for the drop-in center and requested that the Board delay taking action to allow time to search for another site. Reasons for opposition to the site included: its effect on real estate values, heavy traffic already existing on narrow streets especially during rush hours, a problem will be introduced into an otherwise safe neighborhood which is quiet and empty in the evening hours, impact on this historic area and tourists, an increase in a "criminal element", as well as a belief that area residents and commercial interests were not included in the planning process. The following is a list of speakers opposing the site:

Michael Forzley - 3 Hanover Square  
Robert Sullivan - 89 Pearl Street  
Barbara Sullivan Parry - 130 Water Street  
El Huber - Delmonier's Restaurant  
Harry Poulakakis - Harry's at Hanover Square  
Gil Gross - 26 Beaver Street  
Richard Duffer - 26 Beaver Street  
Lisa Zinna Duffer - 26 Beaver Street  
Arthur Piccolo - Bowling Green Association  
William London - 3 Hanover Square  
Paul Carberry - 3 Hanover Square  
San Juan Soon - 3 Hanover Square  
Joseph Cosinza - 3 Hanover Square  
Debra Kasar-Sands - 3 Hanover Square  
Philip Grieve - 3 Hanover Square  
Antonino Cappola - 40 Beaver Street  
Elyn Rosenthal - 26 Beaver Street  
Justin Murphy - President - Downtown Lower Manhattan Association  
Patrick Foley - 130 Water Street  
Michael Tranner (unknown)  
Vincent Torre - 3 Hanover Square  
Capt. Philip Lee - 1st Precinct - New York City Police Department  
Michael Schwartz - 10 Hanover Square  
Cor Van Herman - 3 Hanover Square  
Mitchell Ross - 26 Beaver Street  
Mara Pollinger - 3 Hanover Square  
Emanuel Grottano - 3 Hanover Square  
Israel Cohen - 26 Beaver Street  
Kathleen Wilde - 26 Beaver Street

In addition, a number of residents attended the meeting but did not speak so as not to duplicate concerns already expressed.

Two individuals spoke in support of the project and the selected site:

Rev. Winfield Peacock - First Moravian Church - Spoke from his experience as program director of a drop-in center for the church. He expressed support and explained that the homeless will "protect their nest and not ruin it".

~~Ira Landsman - 310 Greenwich Street - Spoke in support of the proposal from his experience as a volunteer at the shelter at St. Paul's Chapel, also a of program of Trinity Church.~~

**Executive Session:**

The minutes of the monthly meeting held March 8th, 1988 were adopted as presented.

**Reports of Elected Officials:**

**Miriam Friedlander** - City Council Member - Discussed the seriousness of the homeless problem. All communities are faced with this problem which is increasing. Supports an advisory board to assist in the functioning of the center. She also reported on: the status of the jail barge and the rehabilitation of the old U.S. Custom House as the New York City site for the American Indian Museum.

**Bill Passannante** - State Assemblyman - Submitted a written statement in opposition to the proposed site for the drop-in center and requested that an alternative site be identified.

**Borough President's Report** - Michael Kharfen - The Board of Estimate will be considering the contract between Trinity Church and the City for the operation of the drop-in center at 38 Beaver Street. The long term solution to the problem of homelessness is the creation of permanent, affordable housing. The goal in creating this drop-in center is to develop services which meet the needs of the homeless while at the same time considering seriously neighborhood resident's concerns. Distributed the monthly **By-Line**.

**District Manager** - Paul Goldstein - Reported that the disco located at 368 Broadway was evicted from the premises on March 17th, 1988. The lights for the tennis courts at Washington Market Park have been approved by the City; they will be installed shortly. Seaport tour buses are scheduled to be relocated from Pearl Street to South Street sometime in May. The Parks Council will be conducting a meeting about the proposal esplanade along the West Side Highway replacement roadway on Monday at 51st Street and Madison Avenue. Those interested in attending should make arrangements through the Board office. Two street fairs are planned for May. One is for the benefit of the Washington Market School, the other for Independence Plaza.

**Chairperson's Report** - Anne Compocchia - Two taskforces have been established. One will consider sites 5B and 5C and the other the South Ferry Plaza site. A meeting is scheduled for April 28th between the Executive Committee and representatives of community groups. The goal is to develop a united strategy to approach issues, needs and solutions for the district.

## Committee Reports

**Executive Committee** - Lloyd Merrill presented a committee resolution to amend the By-laws so as not to place a limit on the number of successive terms that could be served by the Board's Chairperson. Joe Lerner requested a report from those who dissented on the committee vote. Peggy Sentner reported she opposed the deletion of Section III, A-2 because she feels there should be a change of officers. The resolution was approved by the required two thirds majority; the vote was 25 in favor, 8 opposed and 3 abstentions. Further discussion resulted in the establishment of an ad hoc committee to study the entire By-laws. Anne Compocchia appointed Lloyd Merrill as chairperson of the committee; Jim Stratton will serve as vice chair.

Anne Compocchia made a statement with regard to the amendment to the By-laws. She had abstained from voting in committee and stated that she did not plan to run for another term as Chairperson. She urged Board members to run for office rather than leaving leadership to the same people all the time.

Anne presented an Executive Committee resolution to hire Doris Diether as a zoning consultant to study building plans and zoning issues relating to 105-107 Duane Street. The resolution was approved by a unanimous vote.

The Chairperson announced the following Board members will serve on the Nominating Committee:

Joe Lofaso, Chairperson  
Louis DeSalvio  
Rev. Joel Gibson  
Charles Gaines  
Mafa Edwards  
Barbara Minsky

**Social Services Committee** - Maureen Flatley and Rev. Joel Gibson clarified statements made in the Public Session before a vote was taken on the drop-in center resolution.

The drop-in center is designed to accommodate 100 people and will be open 24 hours a day. Approximately one hundred and sixty homeless people have been identified in the area. A social worker will be employed full time. Strict rules will be in force at the facility. Locating the center away from the World Trade Center and Battery Park will in fact lessen the impact of the homeless on tourists. The Community Board, Trinity Church and others have worked on this project for over six months. The Social Services Committee has kept the Board apprised of the project throughout. A resolution approving the site selection for the center was adopted by a vote of 28 in favor, 1 opposed and 4 abstentions.

**Housing Committee** - Harold Donohue presented two committee resolutions for approval. Both resolutions were approved by the following votes.

Mitchell Lama Buyout - 21 in favor, 1 opposed and 1 abstention.

Freight Elevators in Interim Multiple Dwellings - 21 in favor, 0 opposed 1 abstention. Chuck Delaney abstained for cause.

**Landmarks, Arts and Cultural Affairs Committee** - Hal Bromm presented 5 committee resolutions for approval. The resolutions which covered the following issues were approved with no opposition:

Bond Hotel

105 Duane Street

White Street Detention Facility - Percent for Art Project

City Hall Park Art Exhibition

Temporary Installation of Public Art at:

1. Greenwich Street, Trinity Place and Morris Street
2. Avenue of the Americas, White Street and Church Street.

**Washington Market Committee** - Jim Stratton - A resolution approving the application by Department of General Services for a 12 year lease renewal at 480 Canal Street to operate a testing laboratory was approved by a vote of 22 in favor, 0 opposed and 1 abstention. Joe Lofaso abstained for cause.

A resolution approving a minor modification at 5 Worth Street was approved by a vote of 22 in favor, 0 opposed and 1 abstention. Jim Stratton abstained because of his business interest on the same block.

The "Downzoning" resolution was approved unanimously.

**Civic Center** - Lloyd N. Merrill - A resolution opposing installation of a newsstand on the S/E/C of Ann Street and Broadway was approved with no opposition.

**Financial District** - Chuck Delaney - A resolution in opposition to the installation of a newsstand on the S/W/C of Trinity Place and Liberty Street was unanimously approved.

**Battery Park City Committee** - Kathryn E. Freed - Reported on the South Garden project. The committee will continue to negotiate with the Battery Park City Authority on the design as presented. In the Committee's view the garden would block access to the riverfront, interrupt the continuous esplanade along the water's edge and the proposed wall would block views of the harbor.

The meeting was adjourned at 9:30 P.M.

cb

(minutes.may1-5/5cb)