



# COMMUNITY BOARD No. 1

James A. Stratton  
Chairperson

CITY OF NEW YORK

Paul Goldstein  
District Manager

MINUTES  
OF THE MONTHLY MEETING OF  
MANHATTAN COMMUNITY BOARD #1  
HELD  
DECEMBER 13, 1988  
SPECTOR HALL

The meeting was called to order at 5:30 P.M. by Chairperson, James Stratton.

Public Session

**Doris Diether** - Tribeca Community Association - Discussed improvements made to the plans for 55 White Street. Since the proposed elevator shaft will not go below the present foundation, the effect from construction on the surrounding buildings will be reduced. Expressed concern that new plans could be filed since the building is for sale.

**Jean Grillo** - Duane Thomas Neighborhood Committee - Discussed the contents of a letter written regarding the negative impact of the tower on Duane Street even though it is an "as of right" building. She opposes permits allowing work on weekends and evenings for safety reasons.

**Jim Wilson** - Duane Thomas Neighborhood Committee - Spoke in opposition to permits allowing work on weekends and evenings. Noise and vibrations are being experienced.

**Carole DeSaram** - Tribeca Community Association - Discussed the disturbances created by the Demattis Construction Company. The fragile foundations of the surrounding buildings are shifting. The file for 55 White Street has been removed and the "Objection Sheet" has not been seen.

**Virginia Millheiser** - Owner 55 White Street - Reported the "Objection Sheet" is on file at the Landmarks Commission.

**Renee Levine** - Stuyvesant High School - Discussed plans for the new high school which is to include a verticle club and theater. Expressed support for the fill required at Battery Park City and the extension of the platform.

**Raeanne Rubenstein** - 8 Thomas Street - Discussed the effect of construction of the Duane Street tower on 8 Thomas Street. Requested safety precautions be taken because of the noise, vibrations, and falling bricks. While the building is reportedly shaking, seismographs are showing no readings. She fears the collapse of 8 Thomas Street.

**Alix Molli** - 76 Reade Street - Discussed "downzoning" and the effects of the proposed building at 105 Duane Street.

**John P. Clark** - John J. Clavin Place Committee - Requested street name change of White Street between Centre and Baxter Streets to "John J. Clavin Place." John J. Clavin, a retired corrections officer now deceased, was an advocate of the homeless.

**Executive Session:**

The minutes of the monthly meeting held November 17th, 1988 were adopted as presented.

**Reports of Elected Officials:**

**Miriam Friedlander** - City Council Member - Discussed the following:

1. 105 Duane Street - Action will be taken to insure safety. After-hour-permits are issued only to allow the clean up of the site and delivery of materials.
2. South Ferry Plaza - Supports Community Board's letter to PDC. Opposed to the traffic plaza being changed into a plaza for the developers because the Department of Transportation can correct the traffic problem.
3. Barges to house prisoners are installed without community review.
4. The Committee on Women is focusing on women in prison and in uniformed services.

**Meg Reed** - Representative of State Senator Manfred Ohrenstein - Reported legislation is to be introduced in the State Senate which would include New York City in the Hudson River Valley Greenway Study. It is a study of public land and parkland aimed at improving access to the shoreline from, Troy to New York City. Negotiations are underway to address the deficit in the State budget so that cuts in cultural programs will not so seriously effect local groups.

**Borough President's Report** - Michael Kharfen - Preliminary studies of existing land use and development plans for the West side corridor will address the appropriate height of buildings. The construction at 105 Duane Street is being monitored to insure safety. A march will take place on December 18th for Housing Action Week.

**District Manager's Report** - Paul Goldstein - Reported the following items:

1. After hours construction - A letter has been sent to the Department of Buildings regarding all construction sites and a meeting will be scheduled because waivers should only be issued in the case of an emergency.

2. South Ferry Plaza - A letter has been sent to the Public Development Corporation stating objections to the proposal as we understand it. The Board is insisting on an EIS and additional information before making a decision.
3. Swimming pool barge - the owner of the health club at Gateway Plaza may pursue this.
4. 173 Franklin Street - vacant firehouse to be auctioned; the building contains 4,000 square feet of space on three stories.
5. 250 Water Street - will be coming before the Board for the fourth time.
6. Brooklyn Bridge Arches - An inter-departmental agreement has been reached regarding ongoing maintenance.

**Chairperson's Report** - James Stratton - Reported on meetings attended. The methodology of the writing of an EIS will be reviewed by the Borough Board. Discussed importance of attendance at meetings because a quorum is necessary to conduct Board business. Attendance is reviewed by the Borough President's Office when reappointments are being considered.

**Committee Reports:**

**NOTE: See resolutions at end of minutes.**

**Battery Park City**

Linda Belfer

A Presentation of an application to place fill in a sewer outfall ditch adjacent to the Hudson River and relocate it 150 North was made by Gary Dean. Relocation of the outfall is better because of movement of the river. Research conducted by the Battery Park City Authority showed there was not a significant impact so no EIS is necessary. There was a discussion by Board members of the need for an EIS with regard to the extension of the platform which is a separate issue. The determination of the need for an EIS will be taken into consideration by the Army Corp of Engineers when it reviews the application.

An amendment made to the resolution by James Stratton was approved by a hand note of 18 in favor, 8 opposed and 2 abstentions. It read:

BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 supports the application by the Battery Park City Authority to the US Army Corps of Engineers to place fill within a sewer outfall ditch adjacent to the Hudson River.

AND BE IT  
FURTHER  
RESOLVED  
THAT:

Community Board #1 urges that the sewer outlet be extended out to the westernmost end of the landfill so the sewage will flow into the free flowing river.

An amendment was proposed by Mafa Edwards to include:

"That an EIS be prepared by Battery Park City Authority and that the Army Corp of Engineers require an EIS be conducted for this sewer outlet."

The amendment was defeated by a vote of 12 in favor, 10 opposed and 4 abstentions. The amended resolution was approved by a vote of 16 in favor, 10 opposed and 2 abstention.

Civic Center Committee

C. Gaines for L. Merrill

A presentation was made of the proposed new headquarters of Seaman's Church Institute to be located at 237-243 Water Street; it is to include a chapel and a multi-purpose facility which will be open to the public. The committee was delighted with the proposal. The resolution was approved by a vote of 27 in favor, 0 opposed and 0 abstentions.

A resolution regarding the reinstatement of funds for the renovation of the Brooklyn Bridge Arches and Plaza was approved by a vote of 26 in favor, 0 opposed and 1 abstention.

55 White Street Ad-hoc Committee

Hal Bromm

Presented a committee resolution approving the application for 55 White Street with suggested modifications. The resolution was improved by a vote of 26 in favor, 0 opposed and 1 abstention.

Traffic and Uniformed Services Committee

Anne Compocchia

Anne Compocchia - Two committee resolutions were approved by the Board:

1. A proposal by the Nassau Street Mall Association to extend lunch-time (M-F 11-2) vehicle restricted zone to include Dey Street. Approved 16-3-3.
2. A proposal by the Corrections Department to rename White Street between Centre and Baxter Streets and make it a restricted use street Approved 16-3-3.

A presentation was made by the New York City Department of Transportation regarding a proposed study of a possible Liberty Street Transitway which would provide a transit link across town by a franchise jitney type service. The Community Board recommended that UMTA funds be allocated to undertake the study. Vote: 15-3-1.

Youth Committee

Mafa Edwards

Presented 5 committee resolutions for approval. Three resolutions relating to the funding of programs were approved by a vote of 15 in favor, 0 opposed, and 0 abstentions.

The other two resolutions related to continued use of P.S. 234 by the Puppet Loft and School Construction Reform Legislation and these were approved by votes respectively of 15 in favor, 0 opposed and 0 abstentions and a vote of 12 in favor, 2 opposed and 1 abstention.

Social Services Committee

Maureen Flatley

Reported Heuss House, the drop in center for the homeless, will open December 16th, 1988.

The meeting was adjourned at 9:00 P.M.

(min.dec/jc2)

**COMMUNITY BOARD #1 MEETING**  
**ATTENDANCE, DECEMBER 13, 1988**

**PRESENT**

Iris Alex  
Linda Belfer  
Hal Bromm  
Howard Chan  
Margaret Chin  
Anne Compoccia  
Sidney Coron  
Charles Delaney  
Harold Donohue  
Mafa Edwards  
Maureen Flatley  
Margaret Fung  
Charles Gaines  
Sasha Greene  
Alan Howard  
Martin Joffe  
Joseph Lerner  
Joseph Lofaso  
Lloyd Merrill  
Barbara Minsky  
Madeline Pantzer  
Ralph Pepe  
Ronald Peracca  
Una Perkins  
Joseph Ritorto  
Barbara Sahlman  
Margaret Sentner  
James Stratton  
Randy Warsager

**EXCUSED**

Louis DeSalvio  
Kathryn Freed  
Kathleen Gupta  
Meyer Hager  
Ronnie Moskowitz  
Christopher Poussaint  
Donald Rappaport  
Madelyn Wils

**ABSENT**

Barry Abramowitz  
Jenny Dixon  
Joel Gibson  
Howard Hertzberg  
George Keller  
Michael Reed  
Jo Ellen Sheffield  
Fred Teng

**GUESTS**

Hon. M. Connor, J. Gittin  
Hon. D. Dinkins, M. Kharfen  
Hon. M. Friedlander, M. Singer  
Hon. M. Ohrenstein, M. Reed  
Hon. H. Goldin, S. Pinto  
Patricia Dillon

COMMITTEE MEETINGS  
ATTENDANCE FOR DECEMBER

SOUTH FERRY PLAZA (AD-HOC)  
12-1-88

PRESENT

Charles Delaney  
Martin Joffe  
Ralph Pepe  
Margaret Sentner

EXCUSED

George Keller  
Roland Peracca  
Joseph Ritorto  
Una Perkins

ABSENT

Jo Ellen Sheffield

250 WATER STREET (AD-HOC)  
12-5-88

PRESENT

Lloyd Merrill  
Louis DeSalvio  
Howard Hertzberg  
Joseph Lofaso

EXCUSED

Charles Gaines  
Hal Bromm

ABSENT

Iris Alex  
Charles Delaney  
Margaret Chin  
Joseph Lerner

CIVIC CENTER  
12-5-88

PRESENT

Lloyd Merrill  
Iris Alex  
Louis DeSalvio  
Maureen Flatley  
Margaret Fung  
Howard Hertzberg  
Martin Joffe  
Joseph Lofaso  
Jo Ellen Sheffield

EXCUSED

Charles Gaines

ABSENT

TRANSPORTATION & UNIFORMED SERVICES  
12-6-88

PRESENT

Anne Compocchia  
Hal Bromm

EXCUSED

Barry Abramowitz  
Margaret Chin

ABSENT

James Stratton  
Sidney Coron  
Kathryn Freed  
Joseph Lofaso  
Donald Rappaport  
Joseph Lerner

BATTERY PARK CITY  
12-7-88

PRESENT

Linda Belfer  
Kathryn Freed  
Sidney Coron  
Joseph Ritorto  
Margaret Sentner

EXCUSED

Hal Bromm  
Madelyn Wils

ABSENT

Howard Chan  
Donald Rappaport  
James Stratton

YOUTH  
12-14-88

PRESENT

Mafa Edwards  
Randy Warsager  
Kathleen Gupta

EXCUSED

ABSENT

Howard Chan  
Harold Donohue  
Una Perkins  
Joel Gibson

BPC NORTH PARK DESIGN (AD-HOC)  
12-8-88

PRESENT

Roland Peracca  
Mafa Edwards  
Kathryn Freed  
Madelyn Pantzer  
Randy Warsager  
Margaret Sentner

EXCUSED

Linda Belfer  
Hal Bromm  
Sidney Coron  
Madelyn Wils

ABSENT

Howard Chan  
Joseph Ritorto  
Jo Ellen Sheffield

HOUSING  
12-15-88

PRESENT

Harold Donohue  
Margaret Chin

EXCUSED

Christopher Poussaint

ABSENT

Louis DeSalvio  
Sasha Greene  
Barbara Minsky  
James Stratton  
Charles Delaney

LANDMARKS, ARTS & CULTURAL AFFAIRS  
12-21-88

PRESENT

Hal Bromm  
Jenny Dixon  
Iris Alex

EXCUSED

Una Perkins  
Barbara Sahlman

ABSENT

Charles Delaney  
Sasha Greene  
Ronnie Moskowitz  
Jo Ellen Sheffield  
Fred Teng  
Anne Compocchia  
Kathleen Gupta

lma  
(min.dec/7)