



James A. Stratton
Chairperson

COMMUNITY BOARD No. 1

CITY OF NEW YORK



Paul Goldstein
District Manager

MINUTES
OF THE MONTHLY MEETING OF
COMMUNITY BOARD #1
HELD
DECEMBER 12TH, 1989
DEPARTMENT OF CITY PLANNING
22 READE STREET

The meeting was called to order by Vice-chairperson, Roland Peracca.

Public Hearing:

Application (ULURP #890464 VTM) by Manhattan Cable Television, Inc., for renewal (20 years) of an existing franchise to continue to construct, maintain and use a cable television system.

Sandy Colony and John Fogarty - Manhattan Cable Television Inc., - Presented plans for changes and improvements to provide a state of the art cable system. Channels will increase from 35 to 70 on four separate trunk lines serving various geographic locations. This work, being done during the night, is expected to be completed in August, 1992. An agreement has been made with the union to expand its involvement. Service calls require that someone be in the apartment with the repairman. Service calls to 9:00 PM weekdays and on Saturdays can be arranged to accommodate customers not at home at other times. To arrange for credit when service has not worked, the customer must advise MCTV of the outage and specifically request credit. Charges may be revised to allow discounts to low income groups. The monthly \$2.00 charge for remote may be eliminated, and "pay per view" may be initiated.

John Hanks, Director - Bureau of Franchises (BOF) - Agreed that Community Board #1 may want to consider recommending denial of the franchise due to serious breaches of the current contract. The Company had to be forced to make night service calls. Much of the area has only lately been wired. MCTV appears only to cater to the community after much insistence.

The Cable Television Act requires that the franchise be renewed for at least 3 years. Certain conditions should be required: the basic fee be trimmed down, and free cable be made available for low income persons. The City has the right to purchase the system if the franchise is denied and, in turn, sell or lease it to another company. Responses received to the BOF questionnaire will help shape the recommendation the Bureau makes to the Board of Estimate. All twelve Manhattan community boards have been asked to comment.

Public Session:

24-28 Peck Slip, application to the Landmarks Preservation Commission for a Certificate of Appropriateness to allow a new 6 story building incorporating elements of the previous structure.

Hisham Youssef and Paul Vaughn, architects - gave a presentation on the proposed design for a building to replace one which burned down. The design includes retail on the first floor, conference rooms and a fitness room on the second floor, and executive suites with limited cooking facilities on the third through sixth floors. The facade will be brick.

11 Vestry Street, application (N 891070 ZCM) for a minor modification to allow one loft dwelling unit on the second floor.

Mitchell Low, applicant - argued hardship in renting the space for permitted uses. The best use of the space is a loft dwelling. All procedures to fulfill application requirements have been completed. He advertized for 13 months. Having listed the space with brokers, only one solicitation was received.

Application for minor modification to allow Use Group 6 on the ground floor and/or accessory storage space in the cellar at:

71 Warren Street (N 891070 ZCM)
137-9 Reade Street (N 890915 ZCM)
141 Reade Street (N880742 ZCM)
143 Reade Street (N 880739 ZCM)
143 Duane Street (N 880740 ZCM)

John Furth Peachy, architect and Harvey Lubar, owner's representative - The buildings have not been rented for the mandated use, light manufacturing, after two years of advertising and listings with brokers and the Office of Economic Development. The facades of the buildings have been restored and new windows installed. Permission to allow Use Group 6 is requested so the space can be rented for retail.

Helen Petkas - 137 Duane Street - Spoke in support of the committee resolution. She stated that the condition of the buildings is bad; they are not maintained, and people hide in doorways. The police have been called at least four times.

Arthur Piccolo, Bowling Green Association - Reported on the Christmas tree lighting ceremony at Bowling Green.

Executive Session:

The minutes of the monthly meeting held November 14th, 1989 were adopted as presented.

Reports of Elected Officials:

Miriam Friedlander, City Councilmember - Reported a bill to protect the working conditions of computer operators has been passed. A pier is to be built at Rikers Island for the jail barge. The Department of Corrections is requesting permission to remain at the present Hudson River site for 24 months. She wished everyone a happy holiday.

Jonathan Gitlin, Representative of State Senator Martin Connor - Reported a planning process is underway to make changes at the Fulton Street Subway Station at William Street.

Borough President's Report

Michael Kharfen - Distributed the final edition of the "By-Line", and thanked everyone for their efforts on significant projects in the community.

District Manager's Report

Paul Goldstein - Reported on the following items:

- Greenwich Street: the width of the roadway near PS 234 will be narrowed; designs are being prepared for the excess space.
- 250 Water Street: the Landmarks Preservation Commission maintains that the design for the proposed Milstein building is too large. The LPC chairman formed a sub-committee of commission members to negotiate with the developer a building of appropriate size. A letter has been written by the Board to protest these actions.
- Bowling Green: the board has requested documentation demonstrating the need for a kiosk to cover the escalator at the subway entrance as proposed by the NYCTA.
- Foley Square sites: the Federal Government can develop these sites without going through ULURP.
- Thanked Michael Kharfen for all his efforts; he deserves much credit for important achievements in the district.

Chairperson's Report

James A. Stratton - A Christmas party is scheduled for December 13th. Michael Kharfen will host. A discussion of the effects of Charter Revision on the community board will be led by William Floyd who represents both the commission and incoming Borough President, Ruth Messinger. Donations of new toys and outer-wear will be collected and given to Henry Street Settlement and John Heuss House.

Committee Reports

NOTE: SEE RESOLUTIONS AT END OF MINUTES.

Executive

J. Stratton

A committee resolution opposing renewal of the franchise of Manhattan Cable Television, Inc. was approved by a vote 27 in favor, 0 opposed and 2 abstentions. Board members discussed their experiences of poor service and outages by MCTV.

Parks & Environment

R. Peracca

A committee resolution in opposition to the proposal by the Parks Department to create a miniature golf concession at Battery Park was approved by a vote of 29 in favor, 0 opposed and 0 abstentions.

The Committee met with David Emil and a newly hired consultant to discuss the design for the South Park. Battery Park City Authority representatives will meet with the committee again when the BPCA board has approved a design which may include a colonnade instead of a wall as originally proposed. The Community Board will write a letter reiterating the Board's position. The Board has previously condemned the proposed design and wants the esplanade to continue around the southern end to maintain views of New York Harbor.

Transportation & Uniformed Services

P. Goldstein for A. Compocchia

Reported that plans for the Route 9A roadway may include subsurface lanes in the Chambers Street area, an overpass at Canal Street, and an esplanade.

Youth

M. Edwards

Reported that recommendations for funding of programs will be made next month. Three organizations: Trinity Church, the Puppet Loft and the Educational Alliance sponsor programs in Lower Manhattan. The committee had its second meeting to discuss public school needs. Considerations include: a junior high school, the lack of playground space, and changing the borders of the school district to include the balance of the Community Board #1 district.

Landmarks Preservation

D. Hupert

A committee resolution recommending designation of eleven buildings as NYC landmarks was approved by a vote of 22 in favor, 2 opposed and 5 abstentions. A public hearing was held at the time of the committee meeting on December 6th. The primary objection of owners was that landmark designation adds yet another layer of bureaucracy.

A committee resolution recommending that Anthony Tung be appointed the new chairman of the Landmarks Preservation Commission was approved by a vote of 23 in favor, 0 opposed and 5 abstentions.

Arts & Cultural Affairs

K. Gupta for J. Dixon

A committee resolution establishing procedures for review of temporary art was tabled by a unanimous vote. A committee resolution opposing the National Endowment for the Arts' actions with regard to Artists Space Gallery's current exhibit "Witness: Against Our Vanishing" was approved by a vote of 26 in favor, 0 opposed and 2 abstentions.

Civic Center

L. Merrill

Presented two committee resolutions for the board's approval.

- * 24-28 Peck Slip: a recommendation to grant a Certificate of Appropriateness was approved by a vote of 24 in favor, 0 opposed and 0 abstentions.
- * Chung Pak Project: a recommendation to modify the Special Permit was approved by a vote of 24 in favor, 0 opposed and 1 abstention.

With regard to the Millstein proposal for 250 Water Street, South Bridge Towers plans to fight any approval by the Landmarks Commission if there is a substantial change in the design without it coming before the Board for review and recommendation, and the scheduling of a new LPC public hearing. The Community Board has written to the LPC protesting the procedures being used. A resolution was approved by a hand vote of 24 in favor, 0 opposed and 1 abstention which stated:

"Be it resolved that any substantial change or redesign of 250 Water Street be resubmitted to the Community Board as a new application for comment".

Washington Market

K. Freed

A committee resolution recommending approval of a Minor Modification for 11 Vestry Street was approved by a vote of 22 in favor, 0 opposed and 0 abstentions.

A committee resolution recommending denying applications for the following buildings and reserving the right to reconsider them in six months, should certain conditions be met, was approved by a vote of 21 in favor, 0 opposed and 1 abstention:

71 Warren Street (N 891070 ZCM)
137-9 Reade Street (N 890915 ZCM)
141 Reade Street (N880742 ZCM)
143 Reade Street (N 880739 ZCM)
143 Duane Street (N 880740 ZCM)

The Mercantile Exchange is looking at various sites. They favor Site 5C. Site 25/26 at Battery Park City is not appropriate because of an easement granted to Olympia and York.

Financial District

P. Goldstein for G. Keller

Reported on the committee meeting with representatives of 86 West Street. The proposed circulation improvements and subway entrance at Rector Street and Trinity Place impact on truck deliveries on Trinity Place. The owners are negotiating revisions to the design. The committee supported proposed Plan A which creates a plaza. The design changes will have to go through ULURP; a resolution will be presented at that time.

The meeting was adjourned.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE: 4 In Favor 0 Opposed 1 Abstained
BOARD VOTE: 27 In Favor 0 Opposed 2 Abstained

RE: **Manhattan Cable Television, Inc. (MCTV), Application for Renewal of a Franchise**

WHEREAS: Manhattan Cable Television, Inc. (MCTV) has applied for renewal (20 years) of an existing franchise to continue to construct, maintain and use a cable television system, and

WHEREAS: It is the experience of cable television users in the Community Board #1 area that significant shortcomings exist in current service with MCTV, and

WHEREAS: Terms of this franchise require renewal unless violations of the agreement are found, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 opposes renewal of the MCTV franchise. However, should the Board of Estimate decide to renew the franchise, this should be done only after the following conditions are met:

1. That the renewal be limited to three(3)years, during which improvements to service should be evaluated. (If a new franchise is awarded, the agreement should not exceed ten (10) years.)
2. That MCTV automatically provide credit to all cable users on a common line when it is PROBABLE that an outage has occurred, whether or not users have telephoned to demand credit;
3. That MCTV significantly upgrade repair service, establishing call-to-confirm procedures, night service, and better methods for determining whether a trunk line is affected or only an individual station user;
4. That MCTV meet its mandated improvements in telephone response including: installation of state-of-the-art equipment and quicker response in answering phone calls, etc.
5. That MCTV guarantee that the general quality of picture and sound be balanced on all cable channels, and in particular that levels of sound be brought into balance;

6. That MCTV, as it embarks upon its campaign to convert all subscribers to new converters, is required to provide all customers free of charge with remote switching devices which can provide options equal to those offered by remote for most television sets; namely volume control, quick view, and mute; and additionally to give credit for payments made by subscribers who were forced to rent the remotes.
7. That MCTV offer wider options of service, including a more restricted basic service for less money and an expanded basic service (adding current premium channels) at more marketable rates; specifically, that the franchise impose less expensive rates, and not charge customers high rates when each new channel is added.
8. That MCTV initiate a program allowing persons with low-income, the elderly, shut-ins and the handicapped to receive cable service at a minimum service charge.
9. That MCTV provide substantial funding, two to three percent(2-3%), of its profits for "access cable".

HH/ig

res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: PARKS AND ENVIRONMENT

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 29 In Favor 0 Opposed 0 Abstained

RE: **Miniature Golf Concession at Battery Park**

WHEREAS: The Department of Parks has proposed that a miniature golf concession in Battery Park be created, and

WHEREAS: The Parks Department proposal suggested that this concession be located in one of the few open, unobstructed grassy spaces in the park, and

WHEREAS: Community Board #1 has been attempting for many years to locate additional open grassy areas in our fast growing community which are suitable for active recreation and would not favor the elimination of such a space where one now exists, and

WHEREAS: Community Board #1 has consistently gone on record resisting the over-commercialization of our limited park space in, particular Battery Park, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 strongly opposes the proposal by the Parks Department to create a miniature golf concession at Battery Park.

PG/lma
res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: LANDMARKS PRESERVATION

BOARD VOTE: 22 In Favor 2 Opposed 5 Abstained

RE: 11 Proposed Landmark Structures

WHEREAS: Having held a public hearing on the 11 buildings under consideration for designation as landmarks, and

WHEREAS: Having heard 2 objections to landmarking from owners representatives, one being the added bureaucracy of another City agency, and the other the restriction on the demolition of their buildings, and

WHEREAS: Community Board #1 includes many non-landmarked buildings and vacant sites suitable for development, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends that the 11 buildings be designated as landmarks, and

BE IT
FURTHER
RESOLVED
THAT:

That the Landmarks Preservation Commission join with Community Board #1 and building owners to address the issue of administrative delays and possible assistance to owners of landmark buildings.

DH/Ima

res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: LANDMARKS PRESERVATION

BOARD VOTE: 23 In Favor 0 Opposed 5 Abstained

RE: Anthony Tung for Chairman of Landmarks Preservation Commission

BE IT
RESOLVED
THAT:

Community Board #1 recommends that Mayor-elect David Dinkins appoint Anthony Max Tung as chairman of the Landmarks Preservation Commission.

DH/Ima

res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: ARTS & CULTURAL AFFAIRS

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 26 In Favor 0 Opposed 2 Abstained

RE: **Artists Space Gallery**

WHEREAS: In recognition of Artists Space, a valued, non-profit gallery which for 15 years has made an invaluable contribution to the cultural life of the Lower Manhattan community, and

WHEREAS: Community Board #1 respects the right of this cultural institution - and all others - to present art which is thought-provoking, timely and culturally significant, and

WHEREAS: Artists Space's current exhibit: "Witness: Against Our Vanishing" represents work which focuses attention on AIDS, one of the most serious contemporary health and social issues confronting not only the world and nation but our community, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 opposes government intervention, and specifically recent National Endowment for the Art's (NEA) action which challenge the rights of freedom of speech and artistic expression of artists and cultural institutions, and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 is dismayed by the NEA's inappropriate action against the current exhibit at the Artists Space and deplores the Endowment's recent decision to rescind a grant award in partial support of "Witness: Against Our Vanishing", nevertheless

BE IT
FURTHER
RESOLVED
THAT:

At the same time, Community Board #1, commends the NEA's incoming chairman for reversing his decision and reinstating the grant and hopes that in the future the NEA will give more careful consideration to similar decisions which are of enormous consequence to artists and arts organizations in Lower Manhattan who contribute vitally to the national cultural heritage.

HUH/lma
res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 24 In Favor 0 Opposed 0 Abstained

RE: 24-28 Peck Slip, Application for a Certificate of Appropriateness

WHEREAS: The Metropolis Group has previously received approval from Community Board #1 and the Landmarks Preservation Commission (LPC) to renovate and rebuild a number of buildings in the South Street Seaport Historic District which will be used as retail and hotel space, and

WHEREAS: The Metropolis Group is now proposing that a new, six story building be constructed at 24-28 Peck Slip to replace structures which had been destroyed by fire, and

WHEREAS: The proposed new building is to be of a size, scale and design which is consistent with nearby and adjacent structures that characterize the South Street Seaport Historic District, and

WHEREAS: The new building, as per the directions of the LPC, is to incorporate portions of the facade of the old building which survived the fire, and

WHEREAS: This new building, which will be a component of the retail and hotel project, again proves that developers can maintain the sensitive character of the South Street Seaport Historic District and still create an economically viable structure, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends that the LPC grant a Certificate of Appropriateness to the proposed new six story building at 24-28 Peck Slip.

HH/ig
res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 24 In Favor 0 Opposed 1 Abstained

RE: **Modification to Chung Pak (Everlasting Pine) Special Permit**

WHEREAS: In 1983 thousands of community residents protested the proposed detention facility to be located on Walker Street between Centre and Baxter Streets, and

WHEREAS: The City subsequently agreed to sponsor a mixed-use commercial/residential project on the Walker Street side of the site, and

WHEREAS: Community Board #1 has fully supported this mixed-use project which is to include 88 units of senior citizen housing rising above a three story commercial base which will pay for the total foundation costs of the project, and

WHEREAS: This Chung Pak project, after many years, is ready to obtain mortgage financing from Citibank for the commercial base and H.U.D. financing for the senior citizen housing, and

WHEREAS: The original Board of Estimate resolution permits 32,000 square feet of commercial space which will not be exceeded by virtue of the proposed commercial mezzanine in the first floor retail space, and

WHEREAS: It is in the community's interest to finalize the plans and financing for this project, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends the approval of the application by the NYC Division of Real Property to modify the previously approved special permit by adding a commercial mezzanine above the first floor retail commercial space.

HH/lg
res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 13, 1989

COMMITTEE OF ORIGIN: CIVIC CENTER

BOARD VOTE: 24 In Favor 0 Opposed 1 Abstained

RE: 250 Water Street

WHEREAS: The Landmarks Preservation Commission (LPC) is now considering the fifth Certificate of Appropriateness application put forth by the Milstein organization for a new 15 story 480,000 sq. ft. office building at 250 Water Street in the South Street Seaport Historic District, and

WHEREAS: Three of the previous four applications were unanimously rejected by the LPC (the fourth application was withdrawn prior to a vote) due in large part to the overwhelming size, scale, mass and volume of the proposed new structures, and

WHEREAS: The LPC has carefully and properly protected and preserved the character of the entire historic district since its inception by insuring that all proposed new buildings or alterations to existing structures respect and maintain the low scale harmony of the district, and

WHEREAS: It was clear from the LPC discussion of the current application at its December 5th meeting that the Commission finds the proposed 10 FAR building, which is very similar in overall size to the buildings which had been rejected by LPC in the past, to be inappropriate due to its large size and scale, and

WHEREAS: Rather than rejecting the application and referring this issue to City Planning so that the area can be properly downzoned as requested for many years by this Community Board and many other organizations and public officials, the Chairman of the LPC instead took the unusual action of forming a sub-committee to work directly with the developer in order to design a somewhat smaller building for this site, and

WHEREAS: The Community Board is greatly concerned that this new process established to redesign the building will discount the views of so many concerned individuals, organizations and public officials who have fought for the past seven years to prevent this unnecessary and harmful intrusion into the South Street Seaport Historic District, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 again strongly urges that the LPC reject the Certificate of Appropriateness application put forth by Milstein Properties for a 15-story, 480,000 sq. ft. office building at 250 Water Street and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 rejects the notion that the 250 Water Street site can and should accommodate more bulk and height than allowed on other sites in the South Street Seaport Historic District, and

BE IT
FURTHER
RESOLVED
THAT:

The LPC not attempt to redesign this building for the Milstein organization and instead should refer the matter to the City Planning Commission so that the entire district can be properly re-zoned, and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 demands that if the LPC insists upon coming up with its own redesign for 250 Water Street, that the newly configured building be made a new application so that an additional public hearing would be held and the public would have an opportunity to give its input on this matter which has been the subject of a great deal of public concern for the past seven years.

HH/ig
res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: WASHINGTON MARKET

COMMITTEE VOTE: 6 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 22 In Favor 0 Opposed 0 Abstained

RE: **11 Vestry Street, Application for a Minor Modification**

WHEREAS: The applicant has demonstrated and documented a good faith effort to market, for a period of not less than one (1) year, the second floor space as conforming commercial/light manufacturing use, and

WHEREAS: Although the space was advertised at \$15.00 a square foot, but since this was represented by the applicant as having been done in consultation with the NYC Office of Economic Development which deemed this asking price for fully improved space reasonable, and

WHEREAS: It has been the longstanding policy of Community Board #1 to recommend approval of applications for conversion to loft dwellings when the above condition has been met, now

THEREFORE
BE IT
RESOLVED
THAT: Community Board #1 recommends that the City Planning Commission approve the above referenced application for a minor modification.

HH/Ima
res/res12.89

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: December 12, 1989

COMMITTEE OF ORIGIN: WASHINGTON MARKET

COMMITTEE VOTE: 5 In Favor 0 Opposed 1 Abstained *
BOARD VOTE: 21 In Favor 0 Opposed 1 Abstained

* J. Stratton for cause

- RE: Applications for a minor modification at: 71 Warren Street (N 880741 4CM), 137-9 Reade Street (N 890915 ZCM), 141 Reade Street (N 880742 ZCM), 143 Reade Street (N 880739 ZCM) and 143 Duane Street (N 880740 ZCM)
- WHEREAS: The above addresses are owned, or at least managed and operated by the same organization, and have been marketed together, Community Board #1 will treat them as one for the purposes of this resolution, and
- WHEREAS: Community Board #1 has been reluctant to agree to allowing Use Group 6 on the ground floor spaces in the LMM zone because it results, in effect, to spot zoning, and because it increases real estate pressure on existing as-of-right uses on such ground floor spaces, and as these sites are all located on narrow side streets, allowing retail will also increase both pedestrian and vehicular traffic on already overburdened sidewalks and streets, and
- WHEREAS: The above addresses only produced a letter from the **New York Times** stating that these properties were advertised only in the **Sunday Times**, and were advertised in a block rather than individually, and no evidence was presented showing that these properties were advertised in any other publication, although they did show evidence that they were listed with various brokers, and
- WHEREAS: These properties were marketed at the relatively high rate of \$13.00 per square feet at a time when these buildings were totally unrentable, in that they were in most cases either boarded up or allowed to become completely run down and decrepit and at least two were taken over and used by the homeless, showing a general disregard of these properties and even to date these properties remain basically unrentable because they are still badly kept (a Department of Sanitation violation was issued on Monday, December 11th to 71 Warren Street, even though we were assured at our committee meeting that the building had been sealed and cleaned), and

WHEREAS: The owners of these properties have not only shown an obvious reluctance to seriously care for their buildings and to market them, but they have also shown a complete disregard and disrespect to this community by allowing these buildings to become decrepit eyesores which are perceived to contribute to crime in the community, and which pull down the entire neighborhood and encourage disregard by other building owners, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 finds that, since there has been no showing of a serious effort to rent these properties, including the fact that the asking price at the time for advertising was unrealistically high given the state of the buildings and since the advertising was insufficient in that it was only in the *Sunday Times* and not in any local papers, these applications must be denied at this time, and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 finds that it may be willing to reconsider these applications if the following conditions are met: the properties are cleaned up and renovated to such a degree that they are marketable, the properties are advertised not only in major daily but also in local papers and listed separately with brokers at a reasonable market rate, and that such advertising be done for at least six months after these properties are in rentable condition.

HH/lma
res/res12.89

COMMUNITY BOARD #1 MEETING
ATTENDANCE, DECEMBER 12, 1989

PRESENT

IRIS ALEX
LINDA BELFER
HAL BROMM
MARGARET CHIN
BARBARA CHRISTEN
CHARLES DELANEY
LOUIS DESALVIO
PATRICIA DILLON
HAROLD DONOHUE
MAFA EDWARDS
MAUREEN FLATLEY
KATHRYN FREED
CHARLES GAINES
SASHA GREENE
KATHLEEN GUPTA
MEYER HAGER
DAVID HUPERT
JOSEPH LERNER
LLOYD MERRILL
BARBARA MINSKY
MADELINE PANTZER
RALPH PEPE
ROLAND PERACCA
CHRISTOPHER POUSSAINT
BARBARA SHALMAN
MARGARET SENTNER
JO ELLEN SHEFFIELD
JAMES STRATTON
BARNET SULTZER
ROBERT WILLIAMS

EXCUSED

ANNE COMPOCCIA
SIDNEY CORON
JENNY DIXON
RONNIE MOSKOWITZ
UNA PERKINS
JOSEPH RITORTO
RANDY WARSAGER
MADELYN WILS
GEORGE KELLER

ABSENT

BARRY ABRAMOWITZ
LLOYD CASSON
HOWARD CHAN
JOSEPH CUSENZA
MARGARET FUNG
HOWARD HERTZBERG
ALAN HOWARD
MARTIN JOFFE
DONALD RAPPAPORT
MICHAEL REED

GUESTS

HON. M. CONNOR, J. GITLIN
HON. D. DINKINS, M. KHARFEN
HON. M. FRIEDLANDER, B. FELL
HON. W. PASSANNANTE, B. GREEN
GEORGE SORELL, CAU

CIVIC CENTER
12-11-89

PRESENT

LLOYD MERRILL
CHARLES GAINES
IRIS ALEX
JO ELLEN SHEFFIELD
ROBERT WILLIAMS

EXCUSED

MAUREEN FLATLEY

ABSENT

LOUIS DESALVIO
MARGARET FUNG
HOWARD HERTZBERG
MARTIN JOFFE

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FINANCIAL DISTRICT  
12-7-89

PRESENT

JOSEPH RITORTO  
BARBARA MINSKY  
RALPH PEPE  
ROLAND PERACCA  
MARGARET SENTNER  
ROBERT WILLIAMS

EXCUSED

GEORGE KELLER  
MARGARET CHIN  
BARBARA CHRISTEN

ABSENT

CHARLES DELANEY  
LOUIS DESAVIO  
CHRISTOPHER POUSSAINT  
JOSEPH CUZENZA  
MARTIN JOFFE

EXECUTIVE  
12-4-89

PRESENT

JAMES STRATTON  
ROLAND PERACCA  
MAUREEN FLATLEY  
KATHRYN FREED

EXCUSED

HAROLD DONOHUE  
MAFA EDWARDS  
LLOYD MERRILL  
MARGARET SENTNER

ABSENT

LINDA BELFER  
ANNE COMPOCCIA  
JENNY DIXON  
GEORGE KELLER  
DAVID HUPERT

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LANDMARKS
12-6-89

PRESENT

DAVID HUPERT
IRIS ALEX

EXCUSED

HAL BROMM
BARBARA SAHLMAN

ABSENT

ANNE COMPOCCIA
LLOYD MERRILL

PARKS AND ENVIRONMENT
12-14-89

PRESENT

ROLAND PERACCA
MADELYN WILS
HAL BROMM
KATHRYN FREED
MADELINE PANTZER
BARBARA SAHLMAN
MARGARET SENTNER
PATRICIA DILLON

EXCUSED

ABSENT

MAFA EDWARDS
JO ELLEN SHEFFILED
JAMES STRATTON

WASHINGTON MARKET
12-5-89

PRESENT

KATHRYN FREED
HAROLD DONOHUE
MADELYN PANTZER
RALPH PEPE
PATRICIA DILLON

EXCUSED

RONNIE MOSKOWITZ
HAL BROMM

ABSENT

MARTIN JOFFE
BARRY ABRAMOWITZ
ANNE COMPOCCIA
ALAN HOWARD
DAVID HUPERT

~~~~~  
YOUTH  
12-18-89

PRESENT

MAFA EDWARDS  
RANDY WARSAGER  
HAROLD DONOHUE

EXCUSED

ABSENT

HOWARD CHAN  
KATHLLEN GUPTA  
UNA PERKINS

/lma

min/min12.89