



COMMUNITY BOARD No. 1

CITY OF NEW YORK

Paul Goldstein
District Manager

James A. Stratton
Chairperson

MINUTES
OF THE MONTHLY MEETING OF
COMMUNITY BOARD #1
HELD
FEBRUARY 13TH, 1990
49 CHAMBERS STREET, ROOM 610

The meeting was called to order by the Chairperson, James A. Stratton.

Public Session:

Presentations:

305 Church Street, Buffalo Roadhouse, Inc.

Robert Bookman, attorney and Francisco Ramirez, architect - Gave a presentation on the proposed unenclosed sidewalk cafe. Plans call for 9 tables with 18 seats. There will be no platform, and eight feet of sidewalk around the cafe will remain clear. The overall plan has been approved by City Planning. Removable railings are proposed; these will incorporate dark beige canvas decorated with the restaurant's logo. The railings have been approved by the Landmarks Preservation Commission. Landmark's approval is not required for the signage presently on the building. Closing will be as required by law; however, the owners will work with area residents and limit hours if necessary. The presence of the cafe, it was argued, will create a safety factor for the neighborhood. Patrons will not be allowed to congregate outside. Music will be played inside the restaurant only, and windows will remain permanently closed.

Health Club at 311 Greenwich Street

Ralph DiBart - Representing the New York Sports Club - Gave a brief presentation on plans to expand the health club by 15% or 1,294 square feet. The original area is 8,055 square feet.

"Msgr. John J. Kowsky Walk"

Sidney Baumgarten, Rev. Julian F. Duken, William P. Fenty and Shelly Goldfeder - Represented a proposal to name a portion of the walkway from Centre Street to the NYPD headquarters. The New York Finest Foundation has made a formal request to Councilmember, Miriam Friedlander. The procedure is for her to submit legislation to the City Council. The New York Finest Foundation would like to memorialize Msgr. Kowsky for his dedication and devotion to the Police Department. As Police Department chaplain he served the City tending to officers' needs and those of their families. The Foundation feels this would be a wonderful tribute to a great man.

Crafts Fair at Battery Park

Joe Giovanni - Mardi Gras Productions Ltd. - Presented a proposal to have a crafts fair on the west side of State Street at Battery Park two or three days a week from May through September. Exhibitors would be attracted by advertizing in antiques journals. They would pay \$50.00 to set up table top displays of craft items, not general merchandise. A Parks Department ranger would oversee the operation. No storage facilities would be available. The area would be cleaned up each day at closing. If Mardi Gras is selected as operator in response to an RFP, the company would guarantee a donation of \$5,000 a year or a percentage of gross profits to a charity recommended by the Community Board. Fees would also be paid to the Parks Department. The purpose of the proposal is to create an activity for tourists. Joe Giovanni also addressed problems at the recent fair on Greenwich Street.

Comments by Members of the Public

Jere Hester - Battery News - Reported that Battery News and Coenties slip Apartments are sponsoring neighborhood grants form \$200 to \$1,000 to community based groups south of Canal Street. The application process is open ended, and the applications will be judged by a committee. Battery News has moved its offices to a storefront at 159 Franklin Street. The new phone numbers are 941-6888 for editorial services and 941-4900 for advertising.

Doris Diether - Tribeca Community Association - Distributed a New York Times article on new legislation allowing live music in clubs. In M, LM and C districts there are no requirements for regulating noise. Accessory music is allowed in any club. Special permits are only required if there is entertainment and a seating capacity of 200 people or if there are scheduled show times. Doris expressed opposition to the lifting of requirements and special permits.

Arthur Piccolo - Bowling Green Association - Endorsed Arturo DiModica's sculpture "Charging Bull". The sculpture is exciting and is attracting positive attention. Expressed opposition to the Board's resolution requesting that it be removed.

Arturo DiModica, artist - Distributed a written statement documenting the sentiments that inspired him to create "Charging Bull". The sculpture which took two years to complete, uses a business community emblem, the bull, to illustrate the strength and power of the American people during critical times. The artist reprimanded the Board for its action of adopting a resolution, and without first contacting him.

Kay Powell - Soho Alliance - Spoke in opposition to a flea market operating on weekends on Canal Street which is destroying the quality of life of the neighborhood. It is an illegal business because it constitutes double occupancy of a parking lot, which is allowed.

Sara Blackdown - Canal Street Task Force - Spoke in opposition to the flea market on Canal Street; its operation is turning the neighborhood into a "war zone" with a constant barrage of noise.

Jefferson Snider - Canal Street Task Force - Reinforced statements opposing the flea market. Car stereos are being stolen in the neighborhood and

sold at the flea market.

Lorraine Merghart - Lispenard Block Association - Urged that something be done about the flea market because of the unsanitary conditions.

Juerg Bandle - 260 West Broadway Managing Board - Discussed a traffic hazard on Beach Street resulting from police cars being parked on both sides of the street. Traffic cannot get through. Yellow lines have been painted and "No Parking" signs placed on the street.

Executive Session:

The minutes of the monthly meeting held January 9th, 1990 were adopted as presented with a comment by Sid Coron regarding a portion of the Transportation and Uniformed Services Committee report, specifically, that the narrowness of Dutch Street would not allow for alternate side of the street parking. Iris Alex indicated that she was present at the Civic Center Committee meeting on January 3rd, 1990.

Reports of Elected Officials:

Tom Duane, Representative of Comptroller Elizabeth Holtzman - Introduced himself as Community Board #1 liaison. He can be reached at 566-0983. The Community Action Center will assist with constituent problems. The telephone number is 669-3916. Brochures will be distributed detailing loans available to small businesses through a program known as Business Assistance Small Entrepreneurs (BASE). Five major banks will administer the loans.

Blair Fell - Representative of Council Member Miriam Friedlander - Distributed a letter to Mayor Dinkins expressing opposition to the Home Port. A Council hearing will be scheduled regarding changes in legislation controlling noise and discos.

Borough President's Report:

Lillie Carino - Reported the response was 20 to 1 in favor of the recent entertainment zoning measures. A boroughwide task force on the matter will be established; volunteers are invited to apply. A screening panel for appointments will be set up. The Borough President's testimony concerning 250 Water Street is available if anyone wants a copy. A meeting with Community Board #1 is scheduled for March 30th. Applications for board membership are being sent out. A meeting regarding the 1990 census will be held February 28th at John Jay College; an accurate count is important so that the City does not lose Federal funds and Congressional and Assembly seats.

Chairperson's Report

James A. Stratton - The City's Ethics Committee is looking into the issue of district leaders serving as officers of community board. There is no conflict in the Charter on this issue. On February 21st the Channel L show will discuss the concept of a master plan for community boards. Volunteers are needed to serve on the Nominating Committee. Once appointed, the committee can start immediately to seek candidates to serve as officers of the board.

Committee Reports

NOTE: SEE RESOLUTIONS AT END OF MINUTES.

Washington Market

K. Freed

Presented three committee resolutions which were approved by the board:

1. Application for an unenclosed sidewalk cafe at 305 Church Street. The vote was 19 in favor, 2 opposed and 1 abstention.
2. Application for a special permit to expand the health club at 311 Greenwich Street. The vote was 22 in favor, 0 opposed and 0 abstentions.
3. Resolution to encourage action by the Department of Buildings to effect the closing of the flea market on Canal Street and to encourage all City enforcement agencies to increase their efforts to effectively address the problems along Canal Street. The vote was 22 in favor, 0 opposed and 0 abstentions.

Reports were given on the following issues:

Sites 5B/5C – Plans to turn the site over to Battery Park City Authority for \$20,000,000 appear no longer under discussion.

"Entertainment Use Zoning Proposal" – An article published in the New York Times on the "Noise Rules for New Night Clubs" was distributed. A hearing is scheduled for March 6th. The Borough President will set up a task force to work on this issue. The Caberet Association is pushing to eliminate special permits in certain areas and is discussing elimination of cover charges and scheduled performances.

The Westside Waterfront Panel is having an openhouse and presentation on February 15th at their offices, 141 Fifth Avenue. A committee meeting is scheduled for February 22nd.

Civic Center

L. Merrill

Reported on the status of 250 Water Street. There was a significant turnout at the Landmarks Preservation Commission hearing in opposition to the proposal. The only preservation organization which supported the application was the Landmarks Conservancy which had received \$500,000 from the Milstein organization for the destruction of a landmark, midtown hotel. The head of the Conservancy is also chairperson-designate of the Landmarks Commission. A straw vote at LPC showed 5 in favor and 3 opposed. A vote of 6 out of 11 is needed to approve the project. A meeting is scheduled for next Tuesday.

The committee will further review "Msgr. John J. Kowsky Walk" proposal at its next meeting.

Housing

H. Donohue

Presented two committee resolutions concerning code compliance and safety issues in loft buildings. The first dealt with fire and interim multiple dwellings; the second with the landlords right to recapture space. Both resolutions were approved by a vote of 17 in favor, 0 opposed and 0 abstentions.

Youth

M. Edwards

Reported Trinity Church has decided not to take on the Puppet Loft programs because the church argues that an additional \$15,000 in administrative costs would be required. The committee is continuing to monitor the Educational Alliance's programs. The library is conducting year-round programs for toddlers.

Parks and Environment

R. Peracca

Ronald Peracca withdraw the committee resolution re: Mardi Gras Production's proposal to operate a weekly crafts fair at Battery Park from consideration.

The update on the status of the South Garden included a brief presentation of the redesign. Significant changes are: the illumination of the walk, fewer hedges, and the variety of plantings. Opening an entrance to the garden onto the esplanade is being discussed. The garden is said to have to be enclosed because of the nature of maintenance.

Transportation and Uniformed Services

H. Harrington for A. Compocchia

Presented a committee resolution concerning police re-assignment to increase manpower on evening and weekend shifts. Charles Gaines moved to table the resolution. There was no second. The resolution was approved by a vote of 12 in favor, 0 opposed and 1 abstention.

The meeting was adjourned at 8:55 PM.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: February 13, 1990

COMMITTEE OF ORIGIN: WASHINGTON MARKET

COMMITTEE VOTE:	3 In Favor	1 Opposed	1 Abstained
BOARD VOTE:	19 In Favor	2 Opposed	1 Abstained

RE: Buffalo Roadhouse, Inc., 305 Church Street

WHEREAS: As an alternative to curtailing the hours of operation of the sidewalk cafe on week nights from midnight (as allowable by law) to 10:00 PM (as ordinarily requested by the Committee), the applicant has agreed, upon complaint, to consult with neighboring residents and respond in a mutually satisfactory manner, and

WHEREAS: Patrons waiting to be seated in the sidewalk cafe will be required to wait inside the restaurant, and not be allowed to line up or otherwise linger outside the restaurant and sidewalk cafe area, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 recommends that the Department of Consumer Affairs approve, for a period of one (1) year, the application by Buffalo Roadhouse, Inc., to operate an unenclosed sidewalk cafe at the above referenced address.

HH/lma

res/res2.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: February 13, 1990

COMMITTEE OF ORIGIN: WASHINGTON MARKET

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 22 In Favor 0 Opposed 0 Abstained

RE: 311 Greenwich Street Health and Fitness Club

BE IT
RESOLVED
THAT:

Community Board #1 recommends that the Board of Standards and Appeals (BSA) approve an application for an amendment by Town Squash, Inc. to allow the expansion the existing Greenwich Street Health and Fitness Club at 311 Greenwich Street.

NOTE: On 2/14/90 Community Board #1 adopted a resolution recommending BSA approval of an application to operate the club.

PG/ig

res/res2.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: February 13, 1990

COMMITTEE OF ORIGIN: WASHINGTON MARKET

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	22 In Favor	0 Opposed	0 Abstained

RE: Flea Market at 370-374 Canal Street

WHEREAS: Community Board #1 continues to be concerned about a host of problems that exist along Canal Street, including: traffic and pedestrian congestion, illegal vendors and peddlers, air and noise pollution, sanitation, and most recently the proliferation of car stereo installation shops and x-rated video stores, and

WHEREAS: Specifically distressing are the particularly egregious conditions resulting from the operation of a flea market on weekends at 370-374 Canal Street, and

WHEREAS: The Department of Buildings (DOB) has issued a number of violations against the operator(s) for violating the Certificate of Occupancy (C of O)*, and

WHEREAS: The DOB several months ago also advised the operator(s) that a variance from the Board of Standards and Appeals is required for the operation of a flea market at the location; but the flea market still continues to exist in the absence of such variance, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 calls on the DOB to direct the Corporation Counsel to take immediate civil action to effect the closing of the flea market at 370-374 Canal Street, and

BE IT
FURTHER
RESOLVED
THAT:

All relevant City enforcement agencies redouble their efforts until the problems along Canal Street are effectively addressed.

*NOTE: The existing C of O is for a parking lot only; because the flea market is in regular operation, it does not qualify as ancillary use under this C of O.

HH/lma

res/res2.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: February 13, 1990

COMMITTEE OF ORIGIN: HOUSING

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 17 In Favor 0 Opposed 0 Abstained

RE: Fire in IMDs

WHEREAS: Little progress has been made in bringing IMDs up to Code, with the result that many hundreds of lofts have serious safety and fire hazards, and

WHEREAS: Fires have already devastated two IMDs, showing how hazardous conditions in these living spaces already are, and

WHEREAS: The NYC Loft Board has delayed action on this issue, its calendar monopolized by extraneous issues, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 urges the Loft Board to focus its energies on getting landlords to legalize their buildings without delay.

HD/HH/lma

res/res2.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: February 13, 1990

COMMITTEE OF ORIGIN: HOUSING

COMMITTEE VOTE: 3 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 17 In Favor 0 Opposed 0 Abstained

RE: **Landlord Recapture of Space**

WHEREAS: Landlords of IMDs have requested of the Loft Board the right to recapture space for personal or business use prior to bringing their buildings up to Code, and

WHEREAS: This issue has monopolized the Loft Board's calendar since the beginning of the year, and

WHEREAS: In the meantime, little progress has been made in bringing IMDs up to Code, with the result that many hundreds of lofts have serious safety and fire hazards, which leave them open to the disasterous fires which swept two IMDs late last year, and

WHEREAS: By current judicial rulings, the right to recapture is not limited to one space, but can encompass a whole building, and

WHEREAS: The ability to recapture is part of a constellation of balancing privileges and obligations granted to compliant landlords of rent-stabilized apartments, and of dubious legality when granted in isolation, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 urges the Loft Board not to grant unilaterally to the landlord the ability to recapture space prior to bringing buildings up to code.

HD/HH/lma

res/res2.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: February 13, 1990

COMMITTEE OF ORIGIN: TRANSPORTATION & UNIFORMED SERVICES

COMMITTEE VOTE: 4 In Favor 0 Opposed 0 Abstained
BOARD VOTE: 12 In Favor 0 Opposed 1 Abstained

RE: First Precinct Personnel Assignments

WHEREAS: The continued growth of our residential, business, tourist and student population places ever greater burdens on our local police manpower, and

WHEREAS: The number of calls for police assistance has mushroomed in recent years, particularly during evening and weekend hours, and

WHEREAS: The First Precinct continues to assign most of its manpower to daytime, weekday hours to handle the large worker influx, and

WHEREAS: Crime throughout the Community Board #1 district has been growing steadily in recent years, and the board believes that a greater police presence would be a deterrent to criminals, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 calls on the First Precinct to shift additional manpower from daytime, weekday duty to evening and weekend assignments, and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 urges the precinct to assign additional CPOP, scooter and anti-crime personnel to work evening and weekend hours, and

BE IT
FURTHER
RESOLVED
THAT:

Community Board #1 strongly urges Mayor Dinkins to make additional police officers for each precinct a very high priority in finalizing the new City budget.

HH/lma

res/res2.90

COMMUNITY BOARD #1 MEETING
ATTENDANCE, FEBRUARY 13, 1990

PRESENT

IRIS ALEX
LINDA BELFER
HAL BROMM
BARBARA CHRISTEN
ANNE COMPOCCIA
SIDNEY CORON
PATRICIA DILLON
HAROLD DONOHUE
MAFA EDWARDS
MAUREEN FLATLEY
KATHRYN FREED
CHARLES GAINES
SASHA GREENE
DAVID HUPERT
GEORGE KELLER
JOSEPH LERNER
LLOYD MERRILL
MADELINE PANTZER
ROLAND PERACCA
BABARA SAHLMAN
MARGARET SENTNER
JAMES STRATTON
BARNET SULTZER
ROBERT WILLIAMS
MADELYN WILS

EXCUSED

MARGARET CHIN
CHARLES DELANEY
LOUIS DESALVIO
JENNY DIXON
MARGARET FUNG
KATHLYN GUPTA
BARBARA MINSKY
RONNIE MOSKOWITZ
CHRISTOPER POUSSAINT
JO ELLEN SHEFFIELD

ABSENT

BARRY ABRAMOWITZ
LLYOD CASSON
HOWARD CHAN
JOSEPH CUZENSA
MEYER HAGER
HOWARD HERTZBERG
MARTIN JOFFE
RALPH PEPE
UNA PERKINS
MICHAEL REED
JOSEPH RITORTO
RANDY WARSAGER

GUEST

HON. M. FRIEDLANDER, B. FELL
HON. M. OHRENSTEIN, M. REED
HON. W. PASSANNANTE, B. GREEN
HON. T. WEISS, S. SHAEFFER
GEORGE SORRELL, CAU

COMMITTEE MEETINGS ATTENDANCE FOR
THE MONTH OF FEBRUARY

EXECUTIVE
2-28-90

PRESENT

JAMES STRATTON
ROLAND PERACCA
ANNE COMPOCCIA
JENNY DIXON
MAUREEN FLATLEY
DAVID HUPERT

EXCUSED

GEORGE KELLER
LLOYD MERRILL

ABSENT

LINDA BELFER
HAROLD DONOHUE
MAFA EDWARDS
KATHRYN FREED
MARGARET SENTNER

LANDMARKS
2-20-90

PRESENT

DAVID HUPERT
IRIS ALEX
HAL BROMM

EXCUSED

ABSENT

ANNE COMPOCCIA
LLOYD MERRILL
BARBARA SAHLMAN

HOUSING
2-6-90

PRESENT

HAROLD DONOHUE
ROBERT WILLIAMS

EXCUSED

LOUIS DESALVIO
CHRISTOPER POUSSAINT

ABSENT

HOWARD CHIN
CHARLES DELANEY
SASHA GREENE
BARBARA MINSKY
JAMES STRATTON

PARKS AND ENVIRONMENT
2-5-90

PRESENT

ROLAND PERACCA
MADELYN WILS
PATRICA DILLON
MADELYN PANTZER
MARGARET SENTNER
JO ELLEN SHEFIELD

EXCUSED

ABSENT

HAL BROMM
MAFA EDWARDS
KATHRYN FREED
BARBARA SHALMAN
JAMES STRATTON

PARKS AND ENVIRONMENT
2-27-90

PRESENT

ROLAND PERACCA
MADELYN WILS
HAL BROMM
MADELYN PANTZER
MARGARET SENTNER
JO ELLEN SHEFIELD
JAMES STRATTON

EXCUSED

ABSENT

PARTICIA DILLON
MAFA EDWARDS
KATHRYN FREED
BARBARA SHALMAN

WASHINGTON MARKET
2-8-90

PRESENT

KATHRYN FREED
HAL BROMM
PATRICIA DILLON
HAROLD DONOHUE
DAVID HUPERT
RALPH PEPE

EXCUSED

RONNIE MOSKOWITZ
MADELINE PANTZER

ABSENT

BARRY ABRAMOWITZ
ANNE COMPOCCIA
MARTIN JOFFE

YOUTH
2-5-90

PRESENT

MAFA EDWARDS
RANDY WARSAGER
KATHLEEN GUPTA

SOCIAL SERVICES
2-20-90

PRESENT

MAUREEN FLATLEY
SASHA GREENE
MADELYN WILS

EXCUSED

ABSENT

JOSEPH CUZENSA
MEYER HAGER
RANDY WARSAGER

WESTSIDE WATERFRONT
2-22-90

PRESENT

PATRICIA DILLON
KATHRYN FREED

EXCUSED

ANNE COMPOCCIA
MAFA EDWARDS
HAROLD DONOHUE
ROLAND PERACCA

ABSENT

LINDA BELFER
HAL BROMM
GEORGE KELLER

EXCUSED

UNA PERKINS

ABSENT

HOWARD CHAN