



Anne Compocchia
Chairperson

COMMUNITY BOARD No. 1

CITY OF NEW YORK



Paul Goldstein
District Manager

MINUTES
OF THE MONTHLY MEETING OF
COMMUNITY BOARD #1
HELD
NOVEMBER 13, 1990
ST. MARGARET'S HOUSE
49 FULTON STREET

The meeting was called to order by the Chairperson, Anne Compocchia. She thanked the administration of St. Margaret's House for allowing the Board to use their conference room.

Public Session:

Yvonne Morrow - Access-A-Ride/Easyride - Reported fares for Access-A-Ride have been reduced to 55 cents one-way, and are now the same as NYCTA fares. Registration can be done by phone Monday through Thursday from 9 AM to 3 PM. The phone numbers are (212) 240-4119/4120. An I.D. card and application form will be mailed to the applicant. The application must be completed, certified and returned within 90 days.

Executive Session:

The minutes of the monthly meeting held October 9, 1990 were adopted as presented.

Reports of Elected Officials:

Deborah Glick - State Assemblywoman Elect - Introduced herself as the district's new representative in the Assembly. She is not a stranger to the district, and pledged not to forget Lower Manhattan.

Denise Woodin - Representative of Congressman Ted Weiss - Reported the Congressman was in Washington for briefings on the Middle East. He opposes offensive military action there. He is urging his colleagues to override the President's veto of the civil rights legislation. The Congressman's staff is researching the procedures to obtain a payback waiver of \$90 million on Westway funds.

Borough President's Report:

Lillie Carino - Representative of Borough President Ruth Messinger - Reported the Borough President's "Strategic Policy Statement" has been released. A public hearing is scheduled for December 4th in conjunction with the Voter Assistance Commission.

District Manager's Report:

Paul Goldstein - Reported on the following issues:

1. Franklin St. - The Board recently approved a resolution in support of replacing the cobblestones; while the Department of Transportation is reconsidering its pledge to retain the stones due to expense.
2. 247-249 Water St. - A demolition notice had been issued; but the Board was able to save this landmark building.
3. Rezoning of the South Street Seaport Historic District - A special subcommittee of the Board has been set-up to hold discussions with the Department of City Planning regarding their ongoing study of the matter.
4. Foley Square - The EIS has been received for the two proposed large-scale Federal Government buildings.
5. School Board - Letters have been sent to CSB #2 regarding rezoning of the school district and continued access to the schoolyard. No responses have been received.
6. Discos - A meeting of the Uniformed Services Committee has been scheduled to discuss shootings and vandalism by patrons of various establishments.
7. Pearl St. Park - Discussions have begun on the redesign of the park.
8. Newsletter - CB #1 will publish soon a newsletter covering issues of concern in the district.

Chairperson's Report:

Anne Compocchia - A meeting was held with representatives of PDC and the mercantile exchanges. An agreement has been made between the City and the exchanges to develop Site 5B. The Board is on record holding that the site is needed for open recreation space, and is concerned that the development will cast a shadow across Washington Market Park. A public information meeting on the issue will be held the first week of December. Elected officials will be invited to help address major issues.

Anne urged Board members to volunteer to serve on the Social Services Committee. The members are actively pursuing issues of homelessness and the elderly. Anne also reported that she is the Chair of the Borough Board's Youth Committee.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES.

Executive

A. Compoccia

Sidewalk Newsstands

Committee Report:

A Committee resolution authorizing the District Manager to reject future sidewalk newsstand applications within Community Board #1 was approved by a vote of 23 in favor, 0 opposed and 1 abstention.

Construction Activity on Saturdays, City Council Intro. #470

Committee Report:

A Committee resolution opposing adoption of Intro. #470 by the City Council which would permit all construction activities on Saturdays was approved by a vote of 21 in favor, 0 opposed and 3 abstentions.

NYC Districting Commission

Committee Report:

A resolution, urging the Districting Commission in redrawing the Council Districts to keep CB #1 within a single City Council District and to preserve borough boundaries, was approved by a vote of 24 in favor, 0 opposed and 0 abstentions.

Social Services

M. Flatley

Thanked the Chairperson for urging Board members to serve on the committee. Reported a public hearing is scheduled on November 20th, 10 AM to 12 Noon at Southbridge Towers, and on November 27th, 1 PM to 3 PM at Independence Plaza to determine needed services of seniors. The Committee is discussing the reported deterioration of conditions at the Whitehall Ferry Terminal building, concerns over the homeless there and ways to increase the level of safety.

Youth

R. Townley

P.S. 234 Schoolyard

Committee Report:

By a vote of 24 in favor, 0 opposed with 0 abstentions the board approved a committee resolution calling upon the Community School Board #2 to keep the school yard at P.S. 234 open on weekends and afterschool including the summer months until dusk for use by community youth.

Financial District

P. Goldstein for G. Keller

Zoning Amendment for C5 Districts (N 900678 ZRY)

Presentation:

Irv Gotbaum representing, Brown and Wood, presented a revised proposed amendment to the Zoning Resolution that would remove a location restriction prohibiting some uses in Use Group 6 on buildings with special permits. The only tenant available for a small space on the ground floor of 60 Wall St. was a shoe shine/repair shop. Present zoning does not allow this use on the ground floor.

Committee Report:

The Board approved a resolution in support of the proposed amendment to the Zoning resolution to allow a shoe shine/repair shop at 60 Wall St. The resolution was approved by a vote of 24 in favor, 2 opposed and 0 abstentions.

Battery Park City

L. Belfer

Site 11 Accessory Parking Garage (N 99000396 ZAM)

Presentation:

Ross Moskowitz, attorney for Strook, Strook and Lavan, presented a proposal for an accessory parking garage at Site 11. South Cove Associates has the ability to have 33 parking spaces and would like to transfer 36 spaces from Site K. The entrance to the garage would be on Third Street.

Committee Report:

Site 11 is the site proposed for a movie theater. Public parking is not convenient for Battery Park City residents. Residents are opposed to an accessory parking garage that would be used by patrons of the movie theater, unless the developer first goes through procedures to obtain a variance to allow the garage to be open to the public. The Board approved a committee resolution recommending approval of the application by a vote of 28 in favor, 0 opposed and 0 abstentions.

Waterfront and Environment

K. Freed

Special Account for Maintenance of Piers

Committee Report:

The Committee Chairperson reported on a recent meeting to discuss "Pay Back Waivers". CB #1 is on record as being in favor of a 100% waiver.

A committee resolution was presented calling upon the State Department Transportation to make a public accounting of revenues generated from leases of piers and bulkheads and deposited into a special account to be used for maintenance to prevent deterioration of piers and bulkheads. The Board approved a resolution by a vote of 29 in favor, 0 opposed and 0 abstentions.

The meeting was adjourned.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: November 13, 1990

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	8 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	23 IN FAVOR	0 OPPOSED	1 ABSTAINED

RE: Sidewalk Newsstands

WHEREAS: Community Board #1 has for years expressed its concern regarding the proliferation of sidewalk newsstands, and gone on record opposing the placement of additional stands in the district because streets and sidewalks - many very narrow - are normally heavily trafficked and already replete with existing sidewalk furniture and obstructions, namely: newsstands, newspaper vending boxes, telephone booths, bus shelters, mail boxes and vendors - legal and otherwise, and

WHEREAS: The Department of Consumer Affairs, Department of City Planning, Department of Transportation, the Art Commission, the City Council and the Office of the Mayor have not approved and implemented new guidelines for sidewalk newsstands - languishing since August 1989 - and thereby have allowed antiquated and inadequate guidelines to rule, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 authorizes the District Manager to disapprove all applications for sidewalk newsstands on behalf of the Board, and

BE IT
FURTHER
RESOLVED
THAT:

The District Manager shall report the locations of all applications for newsstands during his report at the Board's monthly meetings prior to sending out the disapproval letter.

HH/lma
res/res11.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: November 13, 1990

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	8 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	21 IN FAVOR	0 OPPOSED	3 ABSTAINED

RE: **Construction Activity on Saturdays, City Council Intro. #470**

WHEREAS: In June 1990 the City Council's Committee on Housing and Buildings proposed a local law to permit home improvement work on Saturdays, and

WHEREAS: Following a public hearing and "in recognition of the current construction slump" the bill has been redrafted and would now permit "all construction activities to be undertaken during certain hours on Saturdays", and

WHEREAS: The Department of Buildings (DOB) presently has at its disposal a mechanism, "After Hour and Weekend Variance", whereby it can authorize extraordinary and emergency construction work on weekdays and evenings, and

WHEREAS: The DOB already too liberally interprets the stated requirements necessary to qualify for the granting of these variances, and issues them perfunctorily, and

WHEREAS: Should Intro. #470 be adopted, CB #1 is skeptical that the DOB would be able to deploy sufficient inspectors to monitor construction and investigate complaints regarding Saturday work, and

WHEREAS: City residents are entitled to some relief from the noise and annoyance of construction activities on weekends and evenings, and

WHEREAS: CB #1 receives numerous complaints about both authorized and unauthorized weekend and evening construction work, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 strongly urges that the City Council not adopt either Intro. #470 as originally drafted, "to permit home improvement work during certain hours on Saturday" or the Intro. as redrafted, to permit "all construction activities to be undertaken on Saturdays", and

BE IT
FURTHER
RESOLVED
THAT:

CB #1 urges that the DOB desist from their practice of routinely issuing any requested "After Hour and Weekend Variance" in residential and mixed-use areas.

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: November 13, 1990

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	8 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	24 IN FAVOR	0 OPPOSED	0 ABSTAINED

RE: NYC Districting Commission

WHEREAS: Community Board districts have established clear and accepted neighborhood boundaries and have given people an important sense of community which must be preserved, and

WHEREAS: Residents and workers in Manhattan share common interests and concerns which are unique to this borough, and

WHEREAS: It is important to maintain this borough identity which naturally encourages coalitions of various groups and neighborhoods to work together and more effectively lobby for their common interests, now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board #1 urges that the NYC Districting Commission, in redrawing the Council District lines, maintain this community's unique identity and effectiveness by keeping our community board district within a single City Council district, and

BE IT
FURTHER
RESOLVED
THAT:

The Districting Commission make every effort to preserve the traditional importance of each borough by creating council districts which represent residents of only one borough.

PG/lma
res/res11.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: November 13, 1990

COMMITTEE OF ORIGIN: YOUTH

COMMITTEE VOTE:	9 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	24 IN FAVOR	0 OPPOSED	0 ABSTAINED

RE: P.S. 234 Schoolyard

WHEREAS: The CB #1 district suffers from an acute shortage of active recreation spaces, and

WHEREAS: CB #1 has advocated keeping the P.S. 234 schoolyard open for use by community youth on weekends and afterschool, including summer months since 1984 and reaffirmed this position in our July 26, 1988 resolution, and

WHEREAS: The City Planning Commission and Board of Estimate also went on record in 1985 urging that the schoolyard be "made available for active recreation use on weeknights and weekends, and during summer months when school is not in session", and

WHEREAS: In response, Community School Board #2 Superintendent Anthony Alvarado decided to open the yard from March 15, 1989 to November 15, 1989 for a one year trial, and

WHEREAS: The Community Board has not received a single complaint resulting from the yard being opened and has only received complaints when the yard has been locked, and

WHEREAS: The Community Board has contacted the School Board on several occasions requesting that he make good on his pledge to open the yard year-round if there are no serious problems during the trial period and he has failed to respond to our calls and letters, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 again calls upon the Community School Board to open the P.S. 234 schoolyard for use by community youth on weekends and afterschool including summer months until dusk, and

BE IT
FURTHER
RESOLVED
THAT:

The Community Board is disturbed by the inaction of the School Board and demands an immediate response so another year does not pass with the yard needlessly closed and locked for much of the year.

SB/lma
res/res11.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: November 13, 1990

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	4 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	24 IN FAVOR	2 OPPOSED	0 ABSTAINED

RE: Zoning Amendment for C5 Districts (N 900678 ZRY)

BE IT
RESOLVED
THAT:

CB #1 recommends that the City Planning Commission approve the following zoning amendment language intended to legalize Use Group 6 within C5 districts in buildings (such as 60 Wall St.) which have received special permits pursuant to Section 74-87 and meet certain other specific criteria as indicated below:

In C5 districts, a use in Use Group 6 marked with an asterisk, except in buildings which have received special permits pursuant to Section 74-87 and which use in such buildings cannot be directly entered from the street and does not utilize any exterior signage, shall not be located on the ground floor of a building unless such use is at least 50 feet from the street wall of the building in which it is located, as provided in Section 32-423 (Limitation on ground floor location).

HH/lma

res/res11.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: November 13, 1990

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	2 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	28 IN FAVOR	0 OPPOSED	0 ABSTAINED

RE: Site 11 Accessory Parking Garage (N 9900396 ZAM)

WHEREAS: South Cove Associates, L.P. is requesting authorization for residential, off-street, accessory parking to be located in a parking garage (max. 69 spaces) on the north side of Third Pl., between South End Ave., and Battery Pl., of which 33 spaces are as-of-right, and the remaining 36 spaces are to be transferred from the unused as-of-right allocation of Site K, and

WHEREAS: Representatives of Strook, Strook & Lavan, representing the applicant, have made assurances that parking will be limited to building residents and their guests only, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 recommends that the City Planning Commission approve the above referenced application.

HH/Ima
res/res11.90

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

Date: November 13, 1990

COMMITTEE OF ORIGIN: WATERFRONT AND ENVIRONMENT

COMMITTEE VOTE:	8 IN FAVOR	0 OPPOSED	0 ABSTAINED
BOARD VOTE:	29 IN FAVOR	0 OPPOSED	0 ABSTAINED

RE: Special Account for Maintenance of Piers

WHEREAS: At a meeting with officials of the Federal Highway Administration it was learned that there exists a special account into which revenues from leases of piers and bulkheads are deposited, and

WHEREAS: This account was established specifically for maintenance of piers and bulkheads to prevent their deterioration, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 calls upon the NYS Department of Transportation to make a public accounting of the amount of money which currently exists in this special account, and the monies which have been thus far been expended, and

BE IT
FURTHER
RESOLVED
THAT:

The Community Board calls upon the NYSDOT to use these dedicated revenues to maintain piers and bulkheads, giving special attention to Piers 25 and 26 which are both revenue producing.

HH/lma
res/res11.90

COMMITTEE MEETINGS ATTENDANCE FOR
THE MONTH OF NOVEMBER 1990

BATTERY PARK CITY
11-8-90

PRESENT
LINDA BELFER
BARNET SULTZER

EXCUSED
BARBARA CHRISTEN
MADELYN WILS
SIDNEY CORON

ABSENT
JOSEPH RITORTO
KATHRYN FREED
MARGARET SENTNER
NANCY PAGE

SOCIAL SERVICES
11-1-90

PRESENT
MAUREEN FLATLEY
SASHA GREENE
MADELYN WILS

EXCUSED

ABSENT
MEYER HAGER

PARKS
11-20-90

PRESENT
ROLAND PERACCA
MADELYN WILS
PATRICIA DILLON
KATHRYN FREED
MARGARET SENTNER

EXCUSED
BARBARA SAHLMAN
NANCY PAGE
ROBERT TOWNLEY

ABSENT
HAL BROMM
JO ELLEN SHEFFIELD

TRANSPORTATION &
UNIFORMED SERVICES
11-19-90

PRESENT
SIDNEY CORON
KATHRYN FREED
DAVID HUPERT
BARNET SULTZER
ROBERT WILLIAMS

EXCUSED
JOSEPH LERNER
ROCCO D'AMATO

ABSENT
ELIZABETH KRIEGSMAN

WATERFRONT &
ENVIRONMENT
11-7-90

PRESENT

KATHRYN FREED
HAROLD DONOHUE
PATRICIA DILLON
ROCCO D'AMATO
NANCY PAGE
BARBARA MARKS

EXCUSED

LINDA BELFER
GEORGE KELLER
MADELYN WILS

ABSENT

ROBERT GOLDSTEIN

YOUTH
11-19-90

PRESENT

KATHLEEN GUPTA
ROBERT TOWNLEY
ROCCO D'AMATO
NANCY PAGE

EXCUSED

ABSENT

JOHN DESMARAIS
UNA PERKINS
ELIZABETH KREIGSMAN

/lma

min/min11.90