



COMMUNITY BOARD No. 1

CITY OF NEW YORK

Anne Compocchia
Chairperson

Paul Goldstein
District Manager

MINUTES
OF THE MONTHLY MEETING OF
COMMUNITY BOARD #1
HELD
MARCH 12, 1991
DC #37 HEADQUARTERS
125 BARCLAY STREET

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

Public Session:

No Speakers

Executive Session:

The minutes of the monthly meeting held February 14, 1991 were adopted after a correction by Sid Coron that Florence Daniel's statement include: "The hours of the Fulton St. subway station should be 24 hours a day; and the NYC Transit Authority should adhere to these hours as so agreed. Also, the M-15 buses should go to South Ferry on Saturday and Sunday to provide sufficient service to the area."

Reports of Elected Officials:

Miriam Friedlander, City Councilmember - Reported on the following issues:

1. Pedestrian Bridge over West St. - The Board of Education and the BPCA must resolve the outstanding issues.
2. Budget Hearings - Are scheduled to identify priorities for the 1992 budget.
3. Unused Project Funds - Accruals amounting to \$8 million, not used by agencies for projects, are rolled over. Cuts made in December were returned to the budget.
4. Library - Funds have been restored and the New Amsterdam Branch Library will be open 4 days per week.

Denise Woodin, Representative of Congressman Ted Weiss - Reported the Congressman was elected Chairman of the Congressional Arts Caucus. The 250 member Caucus is the largest caucus in Congress. Funds for the prevention and surveillance of AIDS transmission have been increased. Originally \$5.1 million was dispensed through grants. NYC will now receive \$15.4 million directly. The Congressman supports the Human Rights Commission's efforts to pass legislation to curb bias related crimes against gay men and lesbians.

Meg Reed, Representative for State Senator Manfred Ohrenstein - Reported there is no good news concerning the budget. She gave testimony at the LPC hearing in support of the landmark designation of 416-424 Washington St. A meeting is to be scheduled to discuss the lease of Pier 25.

Borough President's Report:

Lillie Carino - Representative of Borough President Ruth Messinger - Reported on a meeting with the Department of Transportation, the Board of Education, Councilmember Miriam Friedlander and representatives of BPCA regarding the pedestrian bridge. Funding is not in place for improvements for the at-grade crossing of West St. and for the additional hours of operation of the bridge. The Borough President will recommend the bridge not be approved if the at-grade crossing is not funded, simultaneously.

District Manager's Report:

Paul Goldstein - Reported the Department of Environmental Protection has plans to construct a water tunnel shaft at 250 Water St. Complaints have been received concerning a new disco called "Club Shelter" located on Hudson St. near Laight St. A Fulton St. transitway is under discussion by the DOT.

Chairperson's Report:

Anne Compocchia - Reported Maureen Flatley is serving on the Mayor's Task Force on Substance Abuse and Margaret Sentner is serving on the Manhattan Solid Waste Advisory Board. The following Board members have been appointed to the Nominating Committee.

Lloyd Merrill, Chair
Barbara Christen
Charles Gaines
Madelyn Pantzer
Barnet Sultzer

The Sites 5B/5C Committee will be shown the proposed design for the COMEX project in Miriam Friedlander's office on March 18th.

The Board's resolution concerning the pedestrian bridge and at-grade crossing on West St. states that we do not approve it unless certain conditions are met. Anne will testify that the Board does not approve the plans if, by March 20th, these conditions haven't been met.

The City Council upheld the landmark designation of the building at 359 Broadway which once housed the studio of photographer, Matthew Brady. The LPC's vote on the designation of 416-424 Washington St. has been delayed until May.

In recognition of Women's History Month, Anne thanked the women serving on the Board and those who represent elected officials. A rose was presented to each.

A gift was presented to Iris Alex who is not seeking reappointment to the Board after 20 years of service. Anne also thanked Ralph Pepe and DC #37 for the use of the room for the meeting.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES.

Financial District

R. Peracca

Public Hearing:

Royal Bank of Canada's applications to the BSA and CPC (68-76 William St./2-8 Liberty St.)

Presentation:

Representatives of RBC Properties Inc. presented the design for the building. It is designed to serve their purposes, the conducting of bank business. The design provides optimum floor-plate size for the Bank's use. The site is located on William St. between Cedar St. and Liberty St. The design relates to the characteristics of the neighborhood and the height of neighboring buildings. An arcade and an open plaza address the issues of air, light and pedestrian flow.

Public Session:

Paul Travis - 80 Maiden La. Associates - Spoke in opposition to development of the site as proposed. He believes an alternative design is available which would provide floors of the same size.

Paul Byard - Platt & Byard - Presented an alternative design for a free-standing tower that would place the plaza between the two buildings, saving the West facade of 80 Maiden La. and placing the loading dock on Cedar St. instead of Liberty St. and opposite Louise Nevelson Plaza.

Martha Gershun - Patterson, Belknap, Webb & Tyler - Discussed legal issues concerning the impact of development on the neighborhood. The proposed design would block the windows of the 80 Maiden La. building.

Committee Report:

The committee was originally in support of the design proposed by RBC. The Arts and Cultural Affairs Committee expressed concerns about the impact on Louise Nevelson Plaza, specifically, the placement of the loading dock on Liberty St. The Landmarks Committee had expressed concern in light of the potential landmarking of 80 Maiden La. However, there is no imminent scheduling for landmarking this building. The Financial District Committee resolution failed at a joint committee meeting. The resolution before the Board was developed in caucus by Roland Peracca, Barbara Christen and Barbara Sahlman.

Board members disagreed on the merits of the design. The RBC proposal offers the following amenities to the public:

- An arcade on Liberty St.
- Expansion of the sidewalk on William St.
- An open plaza

Height and set back waivers can be granted in return for public amenities. The "rear yard requirement" is to allow for light and air. The Board's position in the past has been to deny requests for waivers to build on the rear yard.

James Stratton seconded the resolution. The resolution recommending denying the variances was approved by a vote of 17 in favor, 6 opposed and 8 abstentions.

Washington Market

J. Stratton

The Board approved a committee resolution supporting the dual-naming of Worth St. between West Broadway and Church St. as "Justice John Harlan Way" by a vote of 29 in favor, 1 opposed and 0 abstention.

Public Hearing:

65 N. Moore St.

David Size - 300 Rector Pl. - Presented of a proposal to operate a Physical Culture Health Establishment, specifically, a salt-water hydrotherapy facility at 65 N. Moore St.

Committee Report:

The Board approved a committee resolution in support of the application for a special permit by a vote of 27 in favor, 0 opposed and 1 abstention.

Public Hearing:

Proposed Rezoning of Site Bounded by Chambers, Hudson and Reade Streets.

Helen Andrendakis, Jolie Hammer and Herb Weber - Presented a proposal for the rezoning of the site from M1-15 to C6-3 to allow construction of a 14 story residential building with an FAR of 7.52 and including retail space on the ground floor. The building would house a day-care center and a public garage to accommodate 70 cars. Construction of the building would generate 300 jobs. The site is presently used as a parking lot.

Committee Report:

The proposal by Kalabi Realty to rezone the site was originally presented to the Board in August, 1989; it was disapproved at that time. Present zoning does not allow residential use on the site. The committee acknowledges the architectural quality of the design for the proposed building. Joe Ritorto spoke in support of the project arguing that Lower Manhattan can use the construction activity; it would "downsize" the parking lot to 70 cars and there are plans to rezone the district. A committee resolution opposing the overturning of the Board's previous resolution was disapproved by a vote of 12 in favor, 11 opposed and 6 abstaining.

Joe Ritorto made the following motion from the floor:

"CB #1 supports the Kalabi project subject to the owner being amenable to discussing alternative uses for a community facility - other than a day-care center - that might be included in the building and the developer should be encouraged to go ahead with the project."

The motion was seconded but defeated by a vote of 11 in favor, 12 opposed and 3 abstentions. The Board's resolution of August '89 holds.

Waterfront & Environment

B. Marks for K. Freed

A committee resolution endorsing a Westside Waterfront Panel successor entity was discussed by the Board. Bob Townley made a motion to amend the portion of the resolution regarding the start of construction of an interim bikeway, walkway, and park along the proposed right-of-way in the CB #1 area because of the existing parks adjacent to BPC. The amendment was seconded but defeated by a hand vote. The Committee Chairperson did not want to change the resolution because it was a recommendation made by the Waterfront Panel. The Committee resolution was approved by a vote of 19 in favor, 0 opposed and 2 abstentions.

The committee has requested further research on the definition of "non-navigable" before taking a position on the navigability of the waters around Pier A. The developers are requesting that the waters be declared "non-navigable" to obtain financing for their project. Lloyds of London will insure the investors but at very high rates. The committee is concerned about limited public access to Pier A under provisions of the lease.

Housing

H. Donohue

The committee conducted a public hearing regarding the Bond Hotel. The Board approved a committee resolution urging that HPD deny the Bond Hotel a "Certificate of Non-Harassment". The vote was 15 in favor, 0 opposed and 1 abstentions.

Youth

R. Townley

Discussed the impact of the proposed cuts in the FY 1992 budget on youth programs. The Puppet Loft can not absorb a 15% cut. The Board approved a committee resolution opposing cuts in State Youth Development Delinquency Prevention funds. The vote was 14 in favor, 0 opposed and 1 abstention. A letter writing campaign was encouraged.

Social Services

M. Flatley

The Board approved a committee resolution requesting that the Center for Disease Control revise its definition of AIDS to reflect ways in which HIV manifests itself in women. The vote was 14 in favor, 0 opposed and 0 abstentions. The Borough President's advisory committee on AIDS is also recommending this change.

The loss of NYS and DFTA funding of senior programs has had a drastic effect on the senior centers at South Bridge Towers and Independence Plaza; all funds were eliminated.

The meeting was adjourned.