



# COMMUNITY BOARD No. 1

CITY OF NEW YORK

Paul Goldstein  
District Manager

Anne Compocchia  
Chairperson

**MINUTES**  
**OF THE MONTHLY MEETING OF**  
**COMMUNITY BOARD #1**  
**HELD**  
**JULY 30, 1991**  
**49-51 CHAMBERS STREET, ROOM 610**

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

**Public Session:**

No Speakers

**Executive Session:**

The minutes of the monthly meeting held June 11, 1991 were adopted as presented.

**Reports of Elected Officials:**

**Meg Reed, Representative of State Senator Manfred Ohrenstein** - Reported the Senator testified in support of the designation of the Tribeca West Historic District at the City Council's hearing. Meg will attend the Board's Waterfront & Environment Committee meeting at which problems at the Amazon Club will be discussed. Meg also plans to attend the meeting with representatives of the State Department of Transportation's Real Estate Division to discuss concerns about the Amazon Club.

**John Magistano, Representative of Comptroller Elizabeth Holtzman** - Introduced himself as the new liaison to the Community Board. He can be reached at (212) 669-3383.

**Deborah Glick, Assemblymember** - Expressed her amazement that a "Grand Prix" is still being considered for Lower Manhattan. She is opposed to the COMEX project because there is insufficient open space in the community. While \$145 million is projected as revenue to the City, she is concerned that there is no guarantee that the jobs will be filled by City residents. She is pressing for a bill requiring City residency for new police officers hired under the "Safe Streets "Safe City Program". The Assemblymember testified in support of the Tribeca West Historic District at a recent hearing. In response to a question regarding financing of the COMEX project, she expressed deep concern over pension funds being used to secure investments because of the recent phenomenon of people not receiving their due pensions because of failed investments.

**Miriam Friedlander, Councilmember** - Spoke in support of the Community Board's position on the COMEX project which she believes is based on valid objections. Funds for the redesign of Pearl Street Park are in the budget. When a new jail was proposed for White St. the Asian community strongly opposed it. As a concession from the City, the Chung Pak project, a commercial strip to be developed along side the jail has been in planning for 7 years. HUD and banks will provide funding for the project; construction will begin shortly. Funding has been returned to the budget to provide for: library services, pharmacies in HHC facilities, AIDS services, family planning services, nurses in the schools, recycling,

garbage collection at schools, and "Meals on Wheels" for the homebound. Redistricting has torn communities to pieces. CB #1 will be in City Council District #1.

**Borough President's Report:**

Lillie Carino, Representative of Manhattan Borough President Ruth Messinger - Reported funds for some social programs have been restored to the budget and Medicare costs have been shifted in part from the City to the State. Environmental review rules (CEQR) have been changed. The new process will expedite review of plans. An emergency meeting on the TB epidemic is planned for August 20th at 1:00 PM. The Borough President is meeting with the Mayor's Office to research the cost-effectiveness to the city and the impact on the community of the "New York 200" race. The Borough President supports the City Council's bill to ban assault weapons. Lucy Santana will be the new liaison to the Board.

**District Manager's Report:**

Paul Goldstein - Reported on the following issues:

- Verrazano Bridge Tolls - The Triborough Bridge and Tunnel Authority is doing a supplemental EIS on the effects of the one-way toll collection system, and is considering reversing this toll collection structure.
- 285 West Broadway - The location of the Island Club which was closed down was subsequently used as a club by a "theater group". The SLA and the 1st Precinct have confiscated liquor and similarly closed them down.
- Homeless in the parks - Parks Department employees are being threatened by the homeless. As a result the parks are not being cleaned. A survey conducted by the Parks Department shows 49 people are living in Battery Park, 26 in Thomas Paine Park, 11 in City Hall Park, 3 in Duane Street Park and 4 at Bowling Green Park.
- Fulton Street Transit Study - A study is being conducted to convert portions of Fulton St. into a pedestrian mall during certain hours.
- Business Study - The Downtown Lower Manhattan Association is conducting a study in conjunction with the Department of City Planning. The Board will also be involved.
- BPCA Public Meetings - BPCA held a public meeting; there was a good turnout and many issues were raised and discussed.
- Information Panels - NY Telephone Co. will provide a panel at Greenwich and Chambers Sts. and one at Gold and Fulton Sts. where the Community Board can post information and notices.
- Newsstand application - The application for a newsstand at the N/E/C of Fulton and Church Sts. will be rejected unless there are objections by Board members.

**Chairperson's Report:**

Anne Compoccia - Requested that Board members testify in support of the Tribeca West Historic District at the City Council hearing. A \$25,000 grant has been given to the Community Board by the Commodity Exchanges to hire a consultant(s). Meetings are being held with experts, and a consultant(s) will be chosen. CB #1 is the only body which has gone on record as being opposed to the project. The Board is requesting that the proposed tower be cut in half and all of Site 5C be given to the community. Budget cuts have resulted in a reduction of sanitation services in Lower Manhattan. Anne requested support for a committee resolution deploring these cuts and seeking their restoration. With regard to the South Garden, letters were sent to David Emil of BPCA and Governor Cuomo stating it was absurd to spend \$25 million on a decorative garden. The design should rather include recreation space. The Governor responded by telephone and said he was going to personally review the plans for the project.

Changes have been made in the committee assignments; a listing of will be mailed. Site 5B/5C is a subcommittee of the Executive Committee. The Civic Center Committee will now be called the Civic Center/Seaport Committee; the Washington Market Committee will now be known as the Tribeca/Washington Market Committee. Anne expressed appreciation for the work done by the outgoing committee chairs.

**Committee Reports:**

**NOTE: SEE RESOLUTIONS AT END OF MINUTES.**

**Executive**

A. Compoccia

**Committee Report:**

An update on the Commodity Exchanges Project was given in the Chairperson's report.

**Joint Washington Market and Social Services**

M. Flatley

**Public Hearing:**

253 Broadway (N/W/C Murray St.) application (ULURP #910321 PQM) for the term lease of the second floor for its continued use by the City Hall Senior Center.

No Speakers.

**Committee Report:**

The Board approved a committee resolution urging that the City Planning Commission deny the application unless certain conditions are met to benefit local seniors since Southbridge Towers and Independence Plaza senior recreation program funds, provided by NYS/DFTA, have been eliminated. The vote on the resolution was 32 in favor, 0 opposed and 0 abstentions.

Washington Market

J. Stratton

Public Session:

Frank Shruder - Resident - Spoke in opposition to the granting of a cabaret license to the "Spot Light" because the owners have made no effort to resolve the noise and late night/early morning activities outside the club which are disturbing residents living nearby.

Committee Report:

The Board ratified a committee resolution which had been submitted previously to the Department of Consumer Affairs to meet its application review deadline. The vote was 33 in favor, 0 opposed and 0 abstentions. Charles Gaines made the following motion:

WHEREAS: There has been no improvement in the situation at the "Spot Light" club, 68 Reade St., and

WHEREAS: The club continues to operate as a cabaret without a license,

THEREFORE

BE IT

RESOLVED

THAT: CB #1 unequivocally recommends that the Department of Consumer Affairs deny the application for a cabaret license to "Spot Light", a club at 68 Reade St.

The vote on the motion was 33 in favor, 0 opposed and 0 abstentions.

Youth

R. Townley

Committee Report:

The Board approved a committee resolution recommending that DYS transfer the Puppet Loft contract for an afterschool program to Manhattan Youth Recreation and Resources. Manhattan Youth Recreation and Resources will incorporate Puppet Loft into its organization. Consolidation of the two groups will facilitate fundraising and administrative work. The vote on the resolution was 31 in favor, 0 opposed and 1 abstention. (Robert Townley abstained for cause.)

Stacey Blatt reported that even though the DYS has cut funding, planned activities for the summer are going well. The trips out of the city are being financed with funds raised by local groups. The summer art workshop runs 5 days a week this year; last year it operated only 3 days. The Educational Alliance has extended its program.

If you want to advertize in the youth program brochure, contact Bob Townley.

Site 15 at BPC is open for recreational activities. The Community Board is involved in permitting the space.

Parks

M. Wills

Committee Report:

Presented the design for a childrens' playground to be created at Pearl Street Park. The Board approved a committee resolution in support of the design by a vote of 32 in favor, 0 opposed and 0 abstaining. The committee discussed implementing a volunteer program to keep parks in the Community Board district clean. Madelyn will coordinate the program for Duane Street Park, Hal Bromm is coordinating James Bogardus Triangle. Bob Townley volunteered the assistance of youth participating in programs. Ralph Pepe, representing DC #37 the union local of many laid-off workers, said the union hopes that this will be a temporary measure. The Parks Department will have a weekly crew; there is no schedule as yet.

Transportation & Uniformed Services

S. Coron

Committee Report:

The Board approved a committee resolution objecting to the disproportionate share of cuts made to sanitation services in Lower Manhattan by the Department of Sanitation. The vote on the resolution was 32 in favor, 0 opposed and 0 abstentions.

Waterfront & Environment

K. Freed

Reported N. Moore St. is terribly impacted by the Amazon Club at Pier 25. The owner discussed his plans to resolve the problems with the committee. A meeting is scheduled for September 30th to see if changes have been made to alleviate the traffic and music/noise problems.

The meeting was adjourned.

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: July 30, 1991

COMMITTEES OF ORIGIN: WASHINGTON MARKET & SOCIAL SERVICES

COMMITTEE VOTE: 4 In Favor      0 Opposed      0 Abstained  
BOARD VOTE: 32 In Favor      0 Opposed      0 Abstained

RE:                    253 Broadway, City Hall Senior Center (ULURP #910321 PCM)

WHEREAS:            CB #1 has considered the application by the Human Resources Administration (HRA)/Department for the Aging (DFTA) for a 3 yr. lease of the second floor (9,500 sq. ft.) of 253 Broadway for continued use by the City Hall Senior Center, and

WHEREAS:            Since its move to a location in CB #1 from the CB #3 area in 1979 CB #1 has supported and continues to welcome the presence of the City Hall Senior Center in the district, and

WHEREAS:            The City Hall Senior Center, while geographically located within CB #1, has historically, and continues to regularly serve approximately 350 Asian American seniors from Chinatown, Queens, Brooklyn and other parts of the City; but only serves a handful of non-Asian American seniors who reside within the Community Board, and

WHEREAS:            Based on 1990 U.S. Census figures, the aged population (60 yrs. and older) of CB #1 grew by 43.6% between 1980 and 1990; including 1,216 living at South Bridge Towers (SBT), 540 in Independence Plaza North (IPN) and vicinity and 301 who live in Battery Park City, and

WHEREAS:            Effective December 31, 1990, flourishing senior recreation programs at SBT and IPN lost all the NYS/DFTA funding which had sustained them for several years previously, and

WHEREAS:            Concurrent with this application, CB #1 is participating in a contract review process that will determine the not-for-profit agency which will receive a \$367,900 contract to operate the City Hall Senior Center for one year beginning December 1, 1991, and

WHEREAS:            The total cost to the City of New York for the operation of the City Hall Senior Center, including program and rental of space (\$199,500) is \$567,400, and

WHEREAS:            The "Request for Proposals" (RFP) for the pending contract requires prospective center operators to demonstrate, through "outreach and targeting" how they "plan to serve an ethnically and culturally diverse population" (Request for Proposal to Provide Senior Center Services, p.12), and

WHEREAS: In this instance, CB #1 believes that such outreach efforts will result in limited success (there would appear to be inherent and substantial difficulties in effectively attracting and incorporating sufficient numbers of non-Asian American seniors from CB #1 into a traditionally Asian American center), and

WHEREAS: CB #1 believes, despite their loss of State/City funding, that it continues to have two viable and valuable community resources in the senior recreation programs of SBT and IPN; indeed they are the sole providers of these programs within the Community Board, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 strongly urges that the City Planning Commission deny the above referenced ULURP application unless the following conditions are met:

1. that DFTA reduce by 5% (\$18,000) the \$367,900 program budget for the City Hall Senior Center and redirect those monies to the refunding of the SBT and IPN senior recreation programs
2. that funds in the remaining contract allocation be "earmarked" specifically for extensive and intensive "out-reach and targeting" of seniors in CB #1. (Despite its reservations concerning the efficacy of outreach efforts as expressed above, CB #1 believes that the limited value of outreach to seniors in the district is that these efforts might thereby involve those seniors attracted to the programs offered by the City Hall Senior Center and would likewise expand options available to seniors who are already members of the SBT and IPN centers.)

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COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: July 30, 1991

COMMITTEE OF ORIGIN: WASHINGTON MARKET

COMMITTEE VOTE: 4 In Favor      0 Opposed      0 Abstained  
BOARD VOTE: 33 In Favor      0 Opposed      0 Abstained

RE: "Spot Light", 68 Reade St., previously the "Sinta Club"

WHEREAS: The "Spot Light", 68 Reade St., previously the "Sinta Club", has applied for a cabaret license, and

WHEREAS: A half-dozen members of the community testified at the hearing that the predecessor business had long been a major neighborhood problem, reporting on excess noise inside the club and on the street outside; clashes between rival groups; intimidation of residents by customers; drug dealings on the street and in the parking lot across the street; and four murders allegedly linked to hostilities between customer gangs, and

WHEREAS: The new owners are a former employee of the previous "Sinta Club" and the club's new attorney; and since they took over as owners in April, 1991, the club has operated as a cabaret without a license, and has been cited for illegal operation by the Department of Consumer Affairs after numerous complaints to this community board, and

WHEREAS: The owners were present at the hearing, and insisted that they seek a very different clientele from that of the "Sinta Club"; that they are willing to guarantee noise abatement within the club, particularly through the large front windows through which much sound currently travels; they will assume responsibility for maintaining order on the street in front of the club; and they will attempt to arrange for lighting in the parking lot across the street in an effort to discourage the lot's use by drug dealers, and

WHEREAS: The owners, one of whom is an attorney, stated they are willing to stipulate to these responsibilities as conditions for the granting of the cabaret license, now

THEREFORE  
BE IT  
RESOLVED  
THAT: CB #1 strongly opposes the granting of a cabaret license, as the situation now stands, and

BE IT  
FURTHER  
RESOLVED  
THAT:

CB #1 could only support a cabaret license for the premises under the following circumstances:

- 1) That all necessary noise abatement structures be in place, properly tested, and that sounds within the club are demonstrated to create no disturbance to the nearby residential community;
- 2) That security inside and outside the premises be in place and working prior to issuance of a license; and that same shall be maintained as an on-going part of the operation;
- 3) That the owners will make an effort to reach agreement with the licensee of the parking lot to provide lighting and security so long as a need exists;
- 4) That the owners stipulate to these conditions as part of the license approval process.

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COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: July 30, 1991

COMMITTEE OF ORIGIN: WASHINGTON MARKET

COMMITTEE VOTE: Not applicable  
BOARD VOTE: 33 In Favor      0 Opposed      0 Abstained

RE:                    "Spot Light", 68 Reade St.

WHEREAS:            There has been no improvement in the situation at the "The "Spot Light" Club, 68 Reade St., and

WHEREAS:            The Club continues to operate as a cabaret without a license,

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 unequivocally recommends that the Department of Consumer Affairs deny the application for a cabaret license to "Spot Light", a club at 68 Reade St.

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COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: July 30, 1991

COMMITTEE OF ORIGIN: YOUTH

COMMITTEE VOTE:	4 In Favor	0 Opposed	1 Abstained*
BOARD VOTE:	31 In Favor	0 Opposed	1 Abstained

RE: Puppet Loft Afterschool Program

WHEREAS: The Puppet Loft receives \$10,630 from the DYS YDDP funds and was just recommended to receive these funds for another 3 yrs. from CB #1, and

WHEREAS: The Director and Board members of the Puppet Loft now seek to be incorporated under Manhattan Youth Recreation and Resources, Inc., a non-profit organization which runs the Lower Manhattan Football Team and has the same director, and will incorporate the Puppet Loft board members, and

WHEREAS: They are seeking to do this because of tax problems with the former Puppet Loft administration and to consolidate fundraising efforts and administrative work, and

WHEREAS: As part of Manhattan Youth Recreation and Resources, they agree to operate the same afterschool program as described in the DYS Contract and abide by the same Community Board recommendations for changes as needed, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 recommends that the DYS transfer the Puppet Loft contract to the Manhattan Youth Recreation and Resources.

\* R. Townley, for cause

SB/lma  
res/res7.91

COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: July 30, 1991

COMMITTEE OF ORIGIN: PARKS

COMMITTEE VOTE:	4 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained

RE: Pearl Street Park

WHEREAS: Numerous local organizations including St. Margaret's House, Southbridge Towers, Seaport Community Coalition, and the South Street Seaport Museum and Marketplace have indicated their support for the proposed conversion of the Pearl St. Park from a basketball court to a children's playground, and

WHEREAS: Local residents of the area have enthusiastically supported the proposed new design which was prepared by HPD after several working meeting with the community, and

WHEREAS: The eastside of CB #1 currently has no City playgrounds to serve a large youth population, and

WHEREAS: A new not-for-profit organization is being established, with the financial and personnel assistance of the above mentioned groups, to secure and maintain the new park, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 supports the new design plan for Pearl St. Park as prepared by HPD and urges that the park conversion take place as soon as possible.

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COMMUNITY BOARD #1 MANHATTAN  
RESOLUTION

Date: July 30, 1991

COMMITTEE OF ORIGIN: TRANSPORTATION & UNIFORMED SERVICES

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained

RE: Sanitation Cuts

WHEREAS: The Department of Sanitation (DOS) has instituted drastic service reductions in CB #1 including an 88% reduction in mechanical broom runs, the total elimination of night and Sunday cleaning and hand broom sweeping, and the elimination of the special Fulton Fish Market collection truck, and

WHEREAS: Sanitation personnel has been reduced by 55% in our district in the past year, and

WHEREAS: The DOS has decided to retain most of the street cleaning in areas subject to alternate-side-of-the-street parking regulations at the expense of areas such as Lower Manhattan which are too congested to permit any daytime parking, and

WHEREAS: Our district has become noticeably more dirty since July 1st when the cutbacks took place, and

WHEREAS: The filthy conditions are particularly evident in the Fulton Fish Market area which frequently is littered with fish crates and other debris, and

WHEREAS: The CB #1 district urgently needs to maintain decent sanitation service both to accommodate the continued fast growth in our residential and tourist population and to forestall the rapid exodus of jobs and tax revenue from the Financial District, now

THEREFORE  
BE IT  
RESOLVED  
THAT:

CB #1 strongly objects to the disproportionate share of Sanitation Department service cuts inflicted upon our district and calls upon the DOS to immediately restore many of the eliminated services so that each district in the City equally shares any necessary reductions in sanitation services.

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COMMUNITY BOARD #1 MEETING  
ATTENDANCE, JULY 30, 1991

PRESENT

LINDA BELFER  
HAL BROMM  
BARBARA CHRISTEIN  
JOSEPH CHODOSH  
ANNE COMPOCCIA  
SIDNEY CORON  
ROCCO D'AMATO  
KATHLEEN DAVIS  
CHARLES DELANEY  
HAROLD DONOHUE  
MAUREEN FLATELY  
KATHRYN FREED  
MARGARET FUNG  
CHARLES GAINES  
ROBERT GOLDSTEIN  
SASHA GREENE  
KATHLEEN GUPTA  
MEYER HAGER  
DAVID HUPERT  
ELIZABETH KRIEGSMAN  
LLOYD MERRILL  
RALPH PEPE  
ROLAND PERACCA  
UNA PERKINS  
CHRISTOPHER POUSSAINT  
JOSEPH RITORTO  
BARBARA SAHLMAN  
ANDREW SCHWAB  
MARGARET SENTNER  
JAMES STRATTON  
LOLLY SULLIVAN  
PARTICIA TOBIN  
ROBERT TOWNLEY  
MADELYN WILS

EXCUSED

MARGARET CHIN  
PATRICIA DILLON  
JENNY DIXON  
GEORGE KELLER  
JOSEPH LERNER  
BARBARA MARKS  
NANCY PAGE  
MADELINE PANTZER  
BARNET SULTZER

ABSENT

BARBARA CRAFTON  
LOUIS DESALVIO  
KAY OPPENHEIMER  
ROBERT WILLIAMS

GUESTS

D. GLICK  
M. FRIEDLANDER  
E. HOLTZMAN, J. MAGISANO  
R. MESSINGER, L. CARINO  
R. MESSINGER, L. SANTANA  
M. OHRENSTEIN, M. REED

COMMITTEE MEETINGS ATTENDANCE FOR  
THE MONTH OF JULY 1991

BUSINESS RELATIONS  
7-29-91

PRESENT

ROCCO D'AMATO  
MARGARET CHIN  
JOSEPH CHODOSH  
SASHA GREENE  
KATHLEEN DAVIS

EXCUSED

ABSENT

PARKS  
7-24-91

PRESENT

MADELYN WILS  
HAL BROMM

EXCUSED

PATRICIA DILLON  
NANCY PAGE  
ROLAND PERACCA  
BARBARA SAHLMAN

ABSENT

KATHRYN FREED  
MARGARET SENTNER  
ROBERT TOWNLEY

EXECUTIVE  
7-15-91

PRESENT

ANNE COMPOCCIA  
LINDA BELFER  
PATRICIA DILLON  
JENNY DIXON  
HAROLD DONOHUE  
MAUREEN FLATLEY  
ROCCO D'AMATO  
JOSEPH RITORTO  
ROBERT TOWNLEY

EXCUSED

SIDNEY CORON

ABSENT

ROLAND PERACCA  
LLOYD MERRILL  
MARGARET SENTNER  
MADELYN WILS

SOCIAL SERVICES  
7-23-91

PRESENT

MAUREEN FLATLEY  
MADELYN WILS  
HAROLD DONOHUE

EXCUSED

SASHA GREENE

ABSENT

BARBARA CRAFTON  
MEYER HAGER  
ROBERT WILLIAMS  
KATHLEEN DAVIS

TRANSPORTATION & UNIFORMED SERVICES  
7-25-91

PRESENT

SIDNEY CORON  
ROCCO D'AMATO  
BARNET SULTZER

EXCUSED

ABSENT

KATHRYN FREED  
DAVID HUPERT  
ELIZABETH KRIEGSMAN  
JOSEPH LERNER  
ROBERT WILLIAMS

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WASHINGTON MARKET  
7-23-91

PRESENT

JAMES STRATTON  
HAROLD DONOHUE

EXCUSED

MADELINE PANTZER  
PATRICIA DILLON  
ROBERT GOLDSTEIN  
RALPH PEPE

ABSENT

KATHRYN FREED  
DAVID HUPERT  
NANCY PAGE

WATERFRONT & ENVIRONMENT  
7-11-91

PRESENT

KATHRYN FREED  
BARBARA MARKS  
PATRICIA DILLON  
ROBERT GOLDSTEIN

EXCUSED

ABSENT

ROCCO D'AMATO  
HAROLD DONOHUE  
GEORGE KELLER  
NANCY PAGE  
MADELYN WILS

~~~~~  
YOUTH  
6-17-91

PRESENT

ROBERT TOWNLEY  
ELIZABETH KRIEGSMAN  
UNA PERKINS

EXCUSED

NANCY PAGE

ABSENT

ROCCO D'AMATO  
MADELINE PANTZER  
LOLLY SULLIVAN

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COMMITTEE MEETINGS ATTENDANCE FOR  
THE MONTH OF AUGUST 1991

LANDMARKS  
8-1-91

PRESENT

HAL BROMM  
ANDREW SCHWAB

EXCUSED

ABSENT

DAVID HUPERT  
LLOYD MERRILL  
BARBARA SAHLMAN  
PATRICIA TOBIN