



# COMMUNITY BOARD No. 1

Anne Compoccia  
Chairperson

CITY OF NEW YORK

Paul Goldstein  
District Manager

**MINUTES  
OF THE MONTHLY MEETING OF  
COMMUNITY BOARD #1  
HELD  
OCTOBER 15, 1991  
BOROUGH OF MANHATTAN COMMUNITY COLLEGE**

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

**Public Session:**

**Doug Sterner** - 80 N. Moore St. - Spoke in opposition to the Amazon Club. The owners have failed to comply with the conditions of the Community Board's resolution which were included among the conditions under which their liquor license was granted; therefore the club is in violation of its liquor license. Because no responsible action has been taken by the owners after meetings with them to resolve the problems, he requested that the Community Board rescind its resolution.

**Nathan Weber** - 80 N. Moore St. - Requested the Community Board rescind its resolution concerning the Amazon Club because of continuing complaints about noise created by the club.

**Glen Sacks** - 112 Franklin St. - Spoke in opposition to the proposal by Project Return for a facility to be located at 107-113 Franklin St.

**Nancy Owens** - 108 Franklin St. - Spoke in opposition to a drug treatment center at 107 Franklin St. because it would be in violation of the zoning. Use group 3 is not permitted in an M-1 zone.

**Noel Farese** - 104 Franklin St. - Spoke in opposition to the proposed drug rehab center because there are many children in the neighborhood.

**Arthur Piccolo** - Bowling Green Association - Is proposing a new design for South Park at Battery Park City in view of the Governor's having turned down the design for a garden on this site.

**Bruce Robbins** - Tribeca resident - Announced a meeting is scheduled for October 21, 1991 with representatives of Project Return to discuss the plans for the drug rehab facility proposed for 107-113 Franklin St.

**Tikla Vanderplas** - 80 N. Moore St. - Spoke of high levels of noise and traffic created by the Amazon Club.

**Executive Session:**

The minutes of the monthly meeting held September 12, 1991 were adopted as presented.

**Reports of Elected Officials:**

**Denise Woodin, Representative of Congressman Ted Weiss** - Distributed news releases pertaining to available Federal grants, and announced the Congressman's appointment to a bipartisan task force to investigate allegations concerning the

delay in the release of U.S. hostages held in Iran during the period of the 1980 presidential campaign.

**Assemblymember Deborah Glick** - Distributed brochures: "Your Rights as a Utilities Consumer". She plans to attend the committee meeting on Project Return.

**Mary D'Elia, Community Assistance Unit** - Announced the Mayor is forming "Increase The Peace Corp" to bring harmony to the City of New York. A public hearing will be held to discuss the delivery of city services.

#### Borough President's Report:

**Lucy Santana, Representative of Manhattan Borough President Ruth Messinger** - Summarized issues covered in the Borough President's monthly newsletter.

#### District Manager's Report:

**Paul Goldstein** - reported on the following issues:

- The New York 200 Race is scheduled for September, 1992. A meeting will be held to discuss plans.
- An advisory committee for the "Plan for Lower Manhattan" is being created. Long-term considerations include residential conversions and renovations to the ferry terminal. Short term plans might include redevelopment of the piers and improvements to Battery Park.
- Project Return Foundation, Inc. has placed a downpayment on the building at 107-113 Franklin St. which it plans to use as a 160 bed residence for recovering drug abusers. The project is funded by the NYS Division of Substance Abuse Services.
- Construction of the Stuyvesant High School pedestrian bridge is underway. It will not require the tennis courts in Washington Market Park to be closed.
- A clothing drive is being conducted by John Heuss House, 42 Beaver St. The drop-in center is in particular need of clothing items for men.

#### Chairperson's Report:

**Anne Compocchia** - Announced that the design for the South Garden has been turned down by the Governor. CB #1 will have input in the redesign of the park. BPCA will allow community use of Sites 23 and 24 on an interim basis, which could be for as long as five years. Plans are being discussed for Marginal St.

The CB #1 public hearing on the Commodity Exchanges was held October 10th, 1991.

#### Committee Reports:

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

Executive

A. Compoccia

**Commodity Exchanges Headquarters Project, ULURP applications:**

- C 920020 HUM
- C 920021 HDM
- C 920022 ZSM
- N 920048 MEM

Presentation:

The following participated in the presentation:

**Tony Manareno** - NYC Economic Development Corporation  
**Valerie Capreoni** - NYS Urban Development Corporation  
**Paul Selver** - Brown and Wood, representing the Exchanges  
**Kevin Roache** - architect

The Exchanges selected site 5B as the most logical choice after exploring several other sites. This is an urban renewal, mixed-use area which will enable the Commodities Exchanges to compete for a greater share of markets, maintain jobs and remain in NYC. It is important for them to remain in the City to retain jobs and because of the revenue which accrues to both the City and the State. The present space at 4 World Trade Center is outmoded and inefficient. Key considerations in developing an industry center were:

- proximity to Lower Manhattan
- sufficient size
- control of operating costs
- timely occupancy

A slide presentation illustrated changes in the original design. It will include high ceilings, column free floors to accommodate trading in the pits and booths. The towers will be placed to cast as few shadows as possible on Washington Market Park. The height on Greenwich St. will be the same as the apartment building across the street. The facade is to be in character with the architecture of the neighborhood. There will be retail space on the ground floor along Greenwich St.

Public Comments:

**Carol DeSaram** - Tribeca Community Association - Spoke in opposition to the proposed project in view of the tax giveaways, glut of empty space at a time when there is no money and services are deteriorating, and the fact that the proposed technology will be obsolete in 5 years.

**Janna Townsend** - Tribeca Task Force - Spoke in opposition to the proposed location of the project and requested the Board support the committee's resolution.

Committee Report:

Discussion of Board members included questions of financing, commitment to the community, the building's being, in part, speculative development and the proposed 400 car parking facility. The Chair summarized discussion during the Board's public hearing and reminded everyone that Tribeca was developed by its

pioneering residents. In the past, amenities have been given to the neighborhood by developers including P.S. 234, Washington Market Park and the New Amsterdam Branch Library. At issue are the height of the proposed tower and the use of Site 5C. The committee resolution opposing the proposal development was approved by the Board by a vote of 35 In favor, 5 opposed and 0 abstentions.

#### **Capital and Expense Budget Requests for FY 1993**

##### Committee Report:

After adjusting a few priorities, the board approved the committee resolution by a vote of 23 in favor, 0 opposed and 1 abstention.

##### Arts and Cultural Affairs

J. Dixon

"Sans Dessus Dessous", mural at 22 Reade St.

##### Committee Report:

The Board approved a committee resolution recommending preservation of the mural, "Sans Dessous", on the west exterior facade of 22 Reade St. during and after construction of the Foley Square Office building. The vote was 24 in favor, 0 opposed and 0 abstentions.

##### Tribeca/Washington Market

M. Wils

25 Hudson Street, Les Poulets Restaurant

##### Public Session:

Gerald Lieb, General Manager, "Les Poulets" restaurant - Requested Board's approval of an application for a Cabaret License at the restaurant. The restaurant has been insulated to control excessive noise.

James Rapp - 168 Duane St. - Spoke in opposition to issuance of a Cabaret License because music is loud and disturbing and the crowds are large. The restaurant is operating as a cabaret illegally.

Marsha Dennis - 885 West End Ave. - Spoke in support of the application stating the clientele is mostly Latino and well dressed.

##### Committee Report:

The committee chair gave a brief background. The Board rejected the first application for a Cabaret License at "Les Poulets". Complaints have recently been received; clientele get disorderly and the club is unsafe. The gate can be pulled down and locked. In case of fire this is dangerous. The club's management recently called the police because the crowd got unruly. The committee resolution opposing granting of a Cabaret License was approved by the Board. The vote was 21 in favor, 0 opposed and 0 abstentions.

Financial District

R. Peracca

Health Club at Millennium Hotel

Committee Report:

The Board approved a committee resolution recommending approval of the application for a health club at the Millennium Hotel by a vote of 21 in favor, 0 opposed and 0 abstentions.

Landmarks

H. Bromm

48-60 Beach St.

Committee Report:

The committee resolution in support of an application for a Certificate of Appropriateness was tabled.

The meeting was adjourned.