



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
DECEMBER 10, 1991
ONE WORLD TRADE CENTER**

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

Public Session:

Anita Murray, 76 Laight St. - Read a letter to Governor Cuomo from Richard D. Emery and Edward C. Wallace, attorneys for Tribeca Community Association (TCA), opposing Project Return Foundation's proposed drug treatment facility. The Association feels the proposed site is inappropriate and it would be a waste of money to purchase the building at an inflated price before legal issues are settled.

Carole DeSaram - Tribeca Community Association - Read a letter from the TCA to the Manhattan Borough President requesting a delay in the closing by Project Return of the building at 107-113 Franklin St. until the facts and issues can be adequately examined.

Florence Daniels - St. Margaret's House - Gave an update on the subway entrance to the Fulton St. station; it is still not completed. The Community Board was instrumental in having the Transit Authority commit \$37,000 for the changes. The owners of 110 William St. are holding up completion. Requested letters be sent to the owners of the building.

Robert Bellinger - New Amsterdam Branch Library - Reported he has been appointed to a new position at the Donnell Branch. He expressed his pleasure at having worked with this Board and thanked everyone for their support.

The Chairperson wished Robert every success in his new position.

Maria Crouch - Battery Park City Owners Association - Thanked the board for its efforts in having the design for the South Garden shelved. The Owners Assoc. is opposed to linking the esplanade to Battery Park because of anticipated crowds of tourists, possible increase in crime and maintenance costs.

Arthur Piccolo - Bowling Green Association - Invited Board members to the Sixth Annual Lighting of the Bowling Green Christmas tree December 12th at 5:00 PM. He spoke in opposition to the Community Board resolution passed in November in support of a flea market at Bowling Green Park because revenues will go into the City's general fund, and not benefit Bowling Green Park directly. He also expressed opposition to the removal of a second resolution regarding the flea market from the evening's agenda.

Executive Session:

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

District Manager's Report:

Paul Goldstein - Reported the Social Services and Civic Center/Seaport Committees are discussing the nursing home for people with AIDS proposed for 264 Water St. Community concerns include impact on the neighborhood, the operation of the facility, and the choice of the site.

Chairperson's Report:

Anne Compocchia - Testified at the City Planning Commission's public hearing on the Commodity Exchanges Project. She expressed her belief that the CPC's handling of the testimony was not balanced. She attended the meeting with Project Return at the Borough President's office. Project Return has nearly complied with all the conditions of the Board's resolution. The response from the State Division for Substance Abuse Services, however, is not satisfactory. The hearing on the Grand Prix Race has been postponed. The Community Board will testify against it if amenities promised to the community are not given. They now agree to provide a total of \$350,000 over 2 years to the Community Board to be used for local community programs. Written confirmation of this verbal commitment has been requested. The Community Board originally agreed to a one year contract. The City is considering a ten year contract. The Community Board will continue to seek a commitment from the race promoters to assure that they make a contribution to the Community Board each year the race is held.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES.

Waterfront & Environment

J. Balamonte

Amazon Club, Pier 25

Public Comments:

Scott Mollen - Attorney for the Amazon Club - Stated that the owner of the Club was making every effort to work with the Community Board in order to eliminate the traffic and noise problems. Plans have been developed to make substantial changes in the pedestrian flow by removing vehicles and parking. The owner is working with acoustical experts to redesign and move the sound equipment. He requested that the Board study the owner's plan and make suggestions, and withdraw the resolution opposing renewal of license by the NYS Liquor Authority.

Committee Report:

The Committee met with the owner's experts and rejected their plans. The owner has done nothing in response to the community's requests. The season is now over and nothing was done to resolve the disruption of the neighborhood by overpowering noise seven nights a week. It is noted that the owner held a fund raiser at which thousands of dollars were raised for the school. The Committee feels the Club is in violation because conditions set forth in the Board's original resolution, and incorporated into the license issued by the SLA, have not been

adhered to. The public has been patient but there is no indication that the ongoing problem will be eliminated.

The committee resolution requesting cancellation of the remainder of the lease for the operation of the Amazon Club on Pier 25, and requesting the SLA not renew the liquor license for the Amazon Club was approved by the Board by a vote of 17 in favor, 0 opposed and 9 abstentions.

With regard to East River Piers 9-14, a letter has been written to encourage waterborne activities and open competition for the management of the waterfront.

At future meetings the Committee will be discussing environmental issues including incineration and sewage problems.

Battery Park City and Youth

B. Sultzer & R. Townley

Committee Report:

Barnet Sultzer reported on a meeting with representatives of various community groups, including the Battery Park City Authority and the Home Owners Association during which it was decided that Sites 23 and 24 should be developed as a league-size field, and the lawn areas on Marginal St. should be replaced with hard surface courts. The process for input into the design of the South Garden will include an advisory committee, and it is felt strongly that landscape architects should lead the design team. Concerns will be ironed out during discussions. The Board is in support of a continuous esplanade along the Hudson riverfront.

Landmarks

H. Bromm

Landmarks Preservation Commission, Proposed Fees

Committee Report:

The Board approved a committee resolution again expressing its opposition to any new LPC processing fees, and recommending fines be collected for a violations of LPC standards which are not being adhered to. The vote was 24 in favor, 0 opposed and 0 abstentions.

Housing

M. Chin for H. Donohue

Tenants Protection Act of 1991 IMD's in In Rem Status

Committee Report:

The committee approved two resolutions. The first resolution, with regard to the Tenant Protection Act of 1991, urges that Congress not authorize any new funds for the Resolution Trust Cooperation unless legislation is enacted to preserve local rent and eviction control laws. The second resolution asks the City to leave all protection of Article 7c in effect for residents of IMD's placed in In Rem status, and that HPD mandate correction of all health and safety violations necessary to legalize and IMD as a necessary condition for return an In Rem building to its former owner. The vote on both resolutions was 24 in favor, 0 opposed and 0 abstentions.

Old Business:

Roland Peracca reported the City has approved the use of the indoor plaza at 60 Wall St. for events by not-for-profit organizations six times a year. The organizations will have to provide liability insurance. The proposed building to be developed by Royal Bank of Canada at William St. and Maiden La. will be set back so as to allow light and air to the existing building at 80 Maiden La. The placement of the loading dock across the street from Nevelson Plaza will not be changed. However a loading dock manager's presence will be required to oversee deliveries.

Anne Compocchia thanked the Port Authority for allowing us to use the space.

The meeting was adjourned.