

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
MARCH 18, 2003
SEAMEN'S CHURCH INSTITUTE
241 WATER STREET

The Chairperson, Madelyn Wils, called the meeting to order.

Public Session:

Chris D'Andrea, NYC Depart of Health and Mental Hygiene. Update on the Deutsche Bank building. On February 13, 2003, three Deutsche Bank representatives and a Health Department official did a walk-through of the building. For the most part, mold was removed satisfactorily--ceiling tiles have been removed, wallboards were cut out, carpeting was removed, and the cafeteria was well cleaned. The entire area of the gash has been sealed off from the outside. The gashes are now being mended, and damaged areas are under containment. Air is actively being pushed in and cleaned so contaminants can be purified. The DEP came to look at asbestos removal and found the work to be acceptable. Mr. D'Andrea said that he will continue to monitor the cleanliness of the building.

Ken Lustbader, Lower Manhattan Emergency Preservation Fund. The organization represents five organizations that advocate for Lower Manhattan's historic resources. The group has put together a map that identifies historic buildings in Lower Manhattan, and they are seeking support from the public sector.

Florence Daniels, community member. Asked community to boycott Glaxo-Smith Kline products because they refuse to sell to Canadian pharmacies that sell to American customers. The company is keeping prescription costs high for US citizens.

Brad Sussman, Manhattan Borough President's Office. Spoke about emergency preparedness, as war is imminent. Asked that we spread information throughout the community. Information can be found on their web site at: <http://cvfieldsmbp.org>

Alan Gerson, City Council Member. Gave an update on several major issues coming to a head over next several weeks and months.

- South Street Seaport rezoning hearing scheduled for April 1. The rezoning request will then move to the full Council. Alan said he is supporting 120-ft zoning. A rally is scheduled for Thursday March 20 at 1 PM in front of the Seamen's Institute.
- The Mayor's Office is reviewing the IPN issue of keeping affordable housing. No new housing proposals for Lower Manhattan will be acceptable unless affordable housing is maintained in Lower Manhattan.
- Alan spoke with school district representatives and LMDC officials about money needed to open Millennium High School in Lower Manhattan.
- A rough draft of the Livability Agenda initiative will be sent out soon. The initiative requests that all levels of Government be involved in redevelopment to ensure quality of life in the community.
- Spearheading an Arts & Culture initiative to preserve working art, and significant multifaceted artwork, and the creation of the African American Heritage Museum in Lower Manhattan.

Noah Pfefferblit, Wall Street Rising. Working on downtown information center for June at their headquarters. Would like input from CB#1 board members to see what the center should include.

Daryl Cochrane, Congressman Nadler's Office. House passed the Ted Weiss Federal building bill today.

Kathryn Freed, Senator Connor's Office. Supports rezoning of the South Street Seaport.

Executive Session:

The minutes of the monthly meeting held on February 25, 2003 were adopted with two abstentions.

Chairperson's Report:

Madelyn Wils reported on the following issues:

- GG Weisenfeld is leaving the board and will spend more time out of state (since the last board meeting GG and Paul had a baby boy – Karl.)
- Kelly McGowan has resigned and will be starting a new business.
- Nancy Owens has resigned after many years on the Community Board, but she hopes to stay involved in the community.
- Madelyn met with BPCA to discuss rules and guidelines for ballfield permitting. Resolved issues of cleats, preference for childrens' use, and advisory committee to work with BPCA on policy. Sod will be installed as soon as ground is ready.
- City Planning Commission has agreed to downgrade from 10 FAR to 6 FAR at the South Street Seaport. City Planning put a 170-foot height on 250 Water Street, which means other buildings could build to that height as well. There is a rally planned for Thursday March 20.
- 250 kids are registered at Millennium High School, but the school needs a home. It is very important that we are able to pull funding together over the next month to make sure school opens at 75 Broad Street this September.
- Have had ongoing discussions and met with Daniel Leibskind to discuss development of the WTC site.

Committee Reports:

NOTE: SEE RESOLUTIONS AT END OF MINUTES

A. Executive Committee

RE: Coordinated Street Furniture Franchise Resolution.

A resolution approving the Coordinated Street Furniture Franchise L.U. 226 being presented to City Council was put forth.

A roll call vote was taken with the following results: 21 In Favor, 6 Opposed, 6 Abstained, and 1 Recused.

B. WTC Redevelopment Committee

A report was given on the Port Authority Transportation Plan for the WTC site. The PATH line will be open in October 2003. The plan will connect with some subway lines.

RE: Bus parking facility beneath the WTC site.

Bus congestion is an ongoing problem. A projected 160 tour buses a day will visit the memorial site once it opens. The community is extremely concerned about the

effect on air quality and congestion in and around the site. CB#1 encourages visitors to Lower Manhattan, but there is a need to ensure a storage area for buses bringing visitors downtown. A resolution approving an underground storage facility at the memorial site was put forth.

A vote was taken with the following results: 26 In Favor, 2 Opposed, 4 Abstained.

C. **Landmarks Committee**

RE: 214-224 Front Street, 213-235 Front Street, 36-38 Peck Slip, application to construct three new buildings and to enlarge and renovate the existing eleven historic buildings.

A resolution recommending approval of this application was put forth.

A hand vote was taken with the following results: 30 In Favor, 0 Opposed, 0 Abstained.

RE: 274 Water Street application to install storefront infill and create a ramp at the ground floor.

A resolution recommending approval of this application was put forth.

A hand vote was taken with the following results: 30 In Favor, 0 Opposed, 0 Abstained.

RE: 36-38 Hudson Street application to demolish a portion of the rear façade, construct a rooftop addition, install mechanical equipment and water tank, and install storefront infill and a painted wall sign.

A resolution recommending approval of this application, subject to addressing issues mentioned in the resolution, was put forth.

A hand vote was taken with the following results: 29 In Favor, 0 Opposed, 1 Abstained.

RE: 83 Walker Street application to construct a new seven-story building.

A resolution recommending that LPC not approve this application due to inappropriate and non-contextual design in a narrow space within the historic neighborhood was put forth.

A hand vote was taken with the following results: 32 In Favor, 0 Opposed, 0 Abstained.

RE: 49 Beach Street application to modify storefront infill installed without LPC approval.

A recommendation for LPC to hold over the application until the applicant can make a presentation to CB #1 was put forth.

A hand vote was taken with the following results: 32 In Favor, 0 Opposed, 0 Abstained.

RE: 40 Hudson Street application to construct a one-story rooftop addition and modify existing bulkhead.

A resolution recommending approval of this application was put forth.

A hand vote was taken with the following results: 29 In Favor, 0 Opposed, 1 Abstained.

D. **Quality of Life Committee**

The proliferation of Jersey barriers around Lower Manhattan is a hazard, and creates inconvenient obstacles. Jersey barriers are not ADA-compliant, and fire trucks cannot get onto the sites. The Committee Chair will call DEC to work with committee, DOT is now working on this, and the Fire Department is concerned. The committee feels that there are better alternatives-- Federal Plaza installed planters that look very nice--and would like to explore those with the proper city representatives.

RE: 55 Liberty Street liquor license application for Liberty Knights LLC.

A resolution recommending approval for a two-year period was put forth.

The board approved the resolution with the following results: 32 In Favor, 0 Opposed, 0 Abstained, 1 Recused.

RE: 355 Greenwich Street, sidewalk café renewal application for the Harrison for 15 tables and 30 seats.

A resolution recommending approval with conditions agreed to by the applicant was put forth.

The board approved the resolution with the following results: 32 In Favor, 0 Opposed, 0 Abstained, 1 Recused.

RE: 130 Duane Street, liquor license application for HHMP Church Street LLC.

A resolution was put forth requesting that no action be taken on this application until the building is completed and in possession of the C of O, and the application appears before the Community Board.

The board approved the resolution with the following results: 32 In Favor, 0 Opposed, 1 Abstained, 1 Recused.

RE: 4 World Financial Center, liquor license application for Chipotle Mexican Grill Inc.

A resolution was put forth approving the applicant's request for a period of two years.

The board approved the resolution with the following results: 32 In Favor, 0 Opposed, 0 Abstained, 1 Recused.

RE: 90 South Street, liquor license agreement to allow an outdoor café for the Heartland Brewery.

The board approved the resolution with the following results: 31 In Favor, 0 Opposed, 1 Abstained, 1 Recused.

A report on Indian Point on the Hudson was presented. The concern over this terrorist target is of concern to this community. The committee will prepare a resolution for next board meeting.

E. **Youth & Education Committee**

RE: Millennium High School funding.

A resolution was put forth urging the LMDC to help fund Millennium High School.

The board approved this resolution with the following results: 32 In Favor, 0 Opposed, 0 Abstained.

The annual Youth Fair will be held at Southbridge Towers Community Room March 27, 2003 from 4:30 – 7:30 PM.

F. **Seaport/Civic Center Committee**

NYU Downtown Hospital has put construction discussions off until next month. The hospital will come to the next committee meeting.

We have received support from our Elected Officials, and City Planning Commission has agreed to downgrade zoning in the historic Seaport district. There will be a rally on March 20th at the site.

The committee met with Con Ed on the EMF issue. The shielding was installed and is working, but there is a part of the building that is still showing a higher reading. Con Ed is going to look into the possibility that the levels may be coming from the street.

G. **Financial District Committee**

The proposal to install a garden at Hanover Square is being sponsored by the British Consulate with an endowment to install and maintain the garden. There will be a meeting to choose from submitted designs, and the Community Board will be involved in choosing the ultimate design.

H. **Battery Park City Committee**

The Monsignor Kowsky Plaza dog run and tot lot design plans were reviewed by the committee. BPCA has asked the BPC Committee to be involved in the plans as they evolve.

The Manhattan Sailing Club and School is offering free lessons to teenagers through a summer program. All teens in Lower Manhattan are invited to participate. The program will run through July and August on weekends.

RE: Chronic lack of working elevators on the pedestrian bridges at Chambers, Liberty, and Rector Streets.

A resolution was put forth addressing the lack of working elevators at bridges at Chambers, Liberty, and Rector Streets, emphasizing that the elevators are hazardous and not in compliance with ADA requirements.

The board approved this resolution with the following results: 30 In Favor, 0 Opposed, 0 Abstained.

I. **Tribeca Committee**

RE: 16 Desbrosses Street, application for a special permit to allow the conversion of a six-story building to residential loft dwellings.

The board approved this resolution with the following results: 29 In Favor, 0 Opposed, 0 Abstained.

The Office of Design and Construction presented their plan for top-layer reconstruction of Canal Street, which is to begin shortly.

The Tribeca Film Festival will offer tickets to CB#1 residents on April 25 & 26. You can go online to view the schedules at: www.tribecafilmfestival.org. The organizers would like to include more of our neighborhood in this year's street fair, which will take place on Saturday, May 10th. The film festival will run from May 6 – May 11, and there will be family workshops on Saturday and Sunday, May 3 and 4.

There being no further business, the meeting was adjourned.

COMMUNITY BOARD #1 MEETING
ATTENDANCE, MARCH 18, 2003

| BOARD MEMBERS | ATTENDANCE | BOARD MEMBERS | ATTENDANCE |
|------------------------|-------------------|----------------------|-------------------|
| AMERUSO, M. | PRESENT | MCVAY HUGHES, C. | ABSENT |
| BELFER, L. | PRESENT | MORRONE, J. | PRESENT |
| BERGER, E. | PRESENT | NOTARO, A. | PRESENT |
| BROWN SPITZMUELLER, J. | PRESENT | O'KEEFE, R. | ABSENT |
| BYROM, R. | PRESENT | OWENS, N. | PRESENT |
| CAPSOUTO, A. | PRESENT | PAPA, V. | PRESENT |
| DESARAM, C. | PRESENT | PEPE, R. | PRESENT |
| DONNENFELD, M. | EXCUSED | PERKINS, U. | PRESENT |
| D'ORAZIO, B. | PRESENT | REED, H. | PRESENT |
| EHRMANN, B. | PRESENT | ROCHE, L. | PRESENT |
| FUNG, M. | PRESENT | SIPOS, P. | PRESENT |
| GALLAGHER, J. | PRESENT | SKIDMORE, M. | PRESENT |
| GALLOWAY, J. | PRESENT | SKINNER, R. | PRESENT |
| GRASSI, R. | PRESENT | SKOLNICK, B. | PRESENT |
| HOVITZ, P. | PRESENT | SMITH, M. | PRESENT |
| KENNEDY, R. | PRESENT | TELL, L. | EXCUSED |
| LANDMAN, R. | PRESENT | THOMPSON, L. | ABSENT |
| LANNAN, T. | EXCUSED | TOWNLEY, R. | PRESENT |
| LERNER, J. | PRESENT | WARD, E. | PRESENT |
| LIGH, J. | ABSENT | WEISENFELD, G. | ABSENT |
| MCGOWAN, K. | ABSENT | WILS, M. | PRESENT |

| PUBLIC OFFICIALS OR REPRESENTATIVE | ATTENDANCE |
|---|--------------------------------|
| FIELDS, V. | |
| GERSON, A. | R. FORST & D. DRAYTON, PRESENT |
| CONNOR, M. | K. FREED, PRESENT |
| GLICK, D. | A. ARKUSH, PRESENT |
| SILVER, S. | Y. MORROW, PRESENT |
| NADLER, J. | D. COCHRANE, PRESENT |
| BLOOMBERG, M. | |
| GOTBAUM, B. | |
| THOMPSON, W. | |

COMMITTEE MEETING ATTENDANCE
FOR THE MONTH OF MARCH 2003

EXECUTIVE
3-12-03

PRESENT

M. AMERUSO
A. CAPSOUTO
M. DONNENFELD
P. HOVITZ
R. KENNEDY
J. LERNER
A. NOTARO
R. O'KEEFE
M. WILS

EXCUSED

B. EHRMANN

ABSENT

C. DESARAM
L. ROCHE

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**LANDMARKS**  
**3-13-03**

**PRESENT**

R. BYROM  
R. LANDMAN  
H. REED  
E. WARD

**EXCUSED**

B. EHRMANN

**ABSENT**

M. AMERUSO  
A. CAPSOUTO  
C. DESARAM  
M. DONNENFELD  
T. LANNAN

**FINANCIAL DISTRICT**  
**3-4-03**

**PRESENT**

L. BERGER  
C. MCVAY HUGHES  
R. O'KEEFE  
R. PEPE

**EXCUSED**

M. SKIDMORE

**ABSENT**

R. KENNEDY  
R. SKINNER  
L. THOMPSON

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QUALITY OF LIFE
3-17-03

PRESENT

C. DESARAM
M. AMERUSO
A. NOTARO
P. SIPOS
M. SKIDMORE
E. WARD

EXCUSED

B. EHRMANN

ABSENT

A. CAPSOUTO

SEAPORT/CIVIC CENTER
3-11-03

PRESENT

M. DONNENFELD
P. HOVITZ
R. LANDMAN
J. LERNER
U. PERKINS
H. REED
L. ROCHE
M. SKIDMORE

EXCUSED

ABSENT

J. MORRONE
V. PAPA

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**WATERFRONT**  
**3-24-03**

**PRESENT**

J. GALLAGHER  
J. LERNER  
A. NOTARO  
L. ROCHE  
M. SMITH  
R. TOWNLEY

**EXCUSED**

C. MCVAY HUGHES  
L. TELL

**ABSENT**

A. CAPSOUTO  
B. D'ORAZIO  
J. MORRONE  
V. PAPA  
L. THOMPSON

**TRIBECA**  
**3-6-03**

**PRESENT**

M. AMERUSO  
J. BROWN SPITZMUELLER  
R. BYROM  
A. CAPSOUTO  
B. EHRMANN  
J. GALLAGHER  
P. SIPOS  
L. TELL  
E. WARD

**EXCUSED**

T. LANNAN

**ABSENT**

C. DESARAM  
B. D'ORAZIO  
M. FUNG  
R. PEPE

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WTC REDEVELOPMENT
3-5-03

PRESENT

M. AMERUSO
R. BYROM
A. CAPSOUTO
M. DONNENFELD
M. FUNG
R. GRASSI
R. KENNEDY
J. LERNER
C. MCVAY HUGHES
L. ROCHE
P. SIPOS
B. SKOLNICK
L. TELL

EXCUSED

ABSENT

L. BERGER
C. DESARAM
J. GALLOWAY
K. MCGOWAN
A. NOTARO
R. O'KEEFE
U. PERKINS
L. THOMPSON

YOUTH & EDUCATION

3-25-03

PRESENT

J. BROWN SPITZMUELLER
P. HOVITZ
R. SKINNER
B. SKOLNICK
R. TOWNLEY

EXCUSED

L. TELL

ABSENT

M. DONNENFELD
J. GALLOWAY
K. MCGOWAN
J. MORRONE

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