

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**JULY 29, 2003**  
**PACE UNIVERSITY**  
**1 PACE PLAZA**

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

**Public Session:**

Florence Daniels – Spoke on behalf of congressional bills to privatize Medicare and prescription bills. Requested that people sign a petition to stop the privatization of prescription drugs and putting people into HMOs. If the bills pass they would go into effect in 2006 after next election.

Albert Capsouto – Spoke on behalf of having the lights turned on during the night on the four East River bridges. They are currently turned off in order to save the City money. We should do whatever we can to put them back on. Outreach to Con Edison to ask for their help in getting the lights turned back on.

Rick Landman – Spoke on the need for affordable housing. “We need to rethink the current 2,000 s/f minimum. Rick believes the square footage should be reduced to 1,000 to allow for affordable housing, for studio and one-bedroom apartments. The Tribeca Committee of CB1 should take another look at the zoning and work to have it reduced to a lower minimum square footage.

Stefan Umaerus – painter and poet. Shared his vision for the redevelopment of Lower Manhattan and the new WTC site with possibility of developing downtown to include a new arts and culture district. He identified the area west of City Hall, which now has many discount outlet stores.

### **Executive Session:**

The minutes of the monthly meeting held on June 17, 2003 were approved unanimously.

### **Chairperson's Report:**

Chairperson Wils reported on the following issues:

- The devastating actions resulting in the death of Councilman James Davis who was shot at City Hall last week has been rough on everyone. Councilman Davis was a wonderful man and we will all miss him.
- Our fellow board member Liz Berger has taken ill and we offer our prayers for her recovery.
- Will be asking the 92<sup>nd</sup> St. Y to come before the Board. They have hired a group to do a study, and they have sent a request for support from the LMDC.
- Millennium Hotel will be opening their restaurant in September and will do a fundraiser for Millennium HS.
- Pace University conducted a survey regarding the redevelopment of Lower Manhattan of people living below 14<sup>th</sup> Street. One humorous item that came out of the survey was that residents thought that CB1 should have more authority than the Governor.

### **Treasurer's Report:**

Joe Lerner reported that the CB1 budget for Fiscal Year 2003 as of June 30, 2003 was under budget and within guidelines.

An explanation for the line item for CB1 fundraising of \$13,006.00 was explained as money that is raised from street fairs given directly to CB1.

### **Councilmember Alan Gerson:**

- James Davis was friend to our community and was a strong supporter of our community needs in rebuilding Lower Manhattan. Councilmember Gerson asked for a moment of silence in memory of Mr. Davis.
- Completed the DYCD allocations and successfully changed the formula for the allocation of money to Lower Manhattan. There will be a slight increase from last year.
- Millennium HS – has supported the high school with promised funding, placed calls to the Department of Education to request that they amend their letter to give access to the high school to students in our community.
- Will be releasing recommends next week on small business development proposals, to include the smallest small businesses.
- Introducing legislation for affordable housing. The bill will be introduced this Fall, giving enticements to landlords/owners for not opting out. Part of broader

- package. Special bonds and other funds for redevelopment should have a significant amount be put aside for preservation. Far less expensive to preserve affordable housing, preservation first is the way to go.
- Diesel storage – hundreds of gallons of diesel storage in this community. He will put forth legislation to contain this issue. Work toward not allowing additional telecom and other buildings to store fuel.
  - He thanked the NY Sail Club for providing their boats for the harbor sail.

**Daryl Cochran, for Congressman Jerold Nadler:**

Congressman Nadler, as a minority member, was successful in offering an amendment to restore 20,000 Section 8 vouchers, plus \$5 million in housing for aids patients.

**Committee Reports:**

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

**Executive Committee:**

RE: Community Board recommendations for use of LMDC funds in Lower Manhattan  
-Resolution

The resolution recommends that the LMDC fund the projects identified by CB1 as critical to the success of the rebuilding the Lower Manhattan.

A roll call vote was taken and the board approved the resolution with the following results: 30 In Favor, 0 Opposed, 1 Abstained, 3 Recused.

**WTC Redevelopment Committee:**

RE: Proposed Vesey Street Bridge and Walkway – Presentation

Stephan Pryor, NYC DOT, presented the new Vesey Street Bridge proposal. The new pedestrian bridge replaces the North Bridge, which was demolished on September 11<sup>th</sup>. The bridge is expected to be completed in November of this year, coinciding with the opening of the new Path at the WTC. A walkway for pedestrians on Vesey Street running from the new Path exit will be covered in order to keep pedestrians safe from construction sites, and dry in inclement weather. The bridge will cross West Street and connect to Battery Park City. The bridge is scheduled to have both stairs and escalators on Washington and Church Streets, and an elevator at both ends of the bridge. There were many questions and comments from board members concerning the inefficiencies of the current bridges, and the hope that the new bridge will be built to a higher standard. The presenters assured the board that the new bridge will be built to work.

RE: West Street Short By-Pass Option - Resolution

Speakers:

John Dellaportas is a resident of BPC and spoke on behalf of the resolution. Feels that the plan cost of \$200 million is better than the plan costing \$900 million. Feels the additional \$700 million would be better spent on other enhancements. Resolution is on point and speaks on behalf of Coalition to Save West Street. The coalition collected 1,500 signatures on the petition.

Bill Love, resident of BPC, supports the at-grade proposal. There are a lot of questions about the cost of the project at end of day, traffic flow, and tourist traffic issues if the tunnel is built. Mr. Love feels the below grade option will create congestion, and create safety concerns.

Benjamin Hemric agrees with resolution, and would need more answers to the tunnel proposal. He doesn't believe there are great benefits to tunnel, and believes that DOT can do a better job in coming up with solutions for crossing West Street.

The Board had a lively discussion regarding the pros and cons of the West Street options with discussions regarding the high cost of the below-grade option (upwards of \$900 million, with the at-grade option near \$200 million). Other topics discussed were safety in crossing West Street, traffic flow issues, access, and the increase from eight lanes to twelve. The consensus seemed to be that there are not a lot of positives in the below-grade option considering its astronomical price.

A roll call vote was taken and the board approved the resolution with the following results: 25 In Favor, 10 Opposed, 3 Abstained, 0 Recused.

RE: WTC Environmental Impact Statement - Resolution

The WTC Committee reviewed the Environmental Impact Statement and prepared a resolution giving comments and suggestions.

A roll call vote was taken and the board approved the resolution with the following results: 35 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

### **Youth & Education Committee:**

RE: Millennium High School – Resolution

The resolution was withdrawn because the School Chancellor sent a letter approving the admission criteria we requested.

RE: Need for new elementary/intermediate school in Lower Manhattan – Resolution

With the plans for the redevelopment of Lower Manhattan and the current increase in the residential population, there is a need for an elementary and an intermediate school to accommodate the needs of the community.

A hand vote was taken and the board approved this resolution with the following results: 34 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

RE: New private school – Report

A new K through 8<sup>th</sup> grade private school is being planned to open for the 2005 school year. The school will be housed across from the NYSE on Wall Street. The school will be named the Claremont Academy.

RE: PS 234 – over enrollment and options for relieving the overcrowding – Report

The Committee decided to respect the views of both the previous and current principals, who do not believe that a plan to build out the west side of the school building is appropriate. In addition, they do not want to dilute any opportunity to gain a new school that is needed to accommodate the growing youth population in community.

RE: Citywide reading scores for PS 150 and PS 89 – Report

The Committee is looking forward to working with school educators on this issue. They will continue to monitor the issues.

Youth Fair to be held at St. John's College on West Street – September 17<sup>th</sup>. Everyone is invited to attend.

**Combined Financial/ Seaport/Tribeca Committees:**

RE: Improvements to local parks/open spaces – Resolution

The NYC Parks Department, with LMDC funding, is proposing short-term capital improvements to 13 local parks/open spaces within CB1. The resolution supports the proposed design plans and offers several comments and suggestions.

Speakers:

Art Piccolo – Bowling Green Association – does not think we should be applauding the Department of Parks and Recreation for the work they are doing. He feels Parks isn't spending money appropriately, and believes that CB1 should work more closely with the department in order to get better improvements.

Several speakers spoke about artwork currently housed on the Coenties Slip site, which will be removed when the park is remodeled. Below are the speakers' comments requesting that the artwork remain on the site.

Barbara Marks – Greenstreets, CB1 resident. Feels that local artists are being overlooked, and feels we should acknowledge James Garvey, the artist who created the park furniture in Coenties Slip. Would like friendly amendment to use or reuse furniture at that site or at another site.

Gary Fagin – Seaport Coalition – Wanted to reiterate previous speaker's remarks. Would like to have friendly amendment added that parks agree for furniture relocation in downtown district.

Jen Hensley – The Alliance for Downtown New York – The Alliance had originally helped to commission the pieces, and will make a commitment to ensure that the furniture is relocated within the downtown neighborhood.

James Garvey , artist - A lot of work and effort went into the design of the furniture. He feels there needs to be respect for work done in the community, and asks for time for investigating valuable work in the community.

Eric Goldman, Lolly Sullivan and Meg Sinclair – Friends of James Garvey – Feel there should be a guarantee that if furniture is moved, that there be an agreement with the artist as to the appropriateness of location.

Jim Gallagher, CB1 Member – Feels furniture is site-specific.

The Financial District/Seaport Civic Center/Tribeca Committees were pleased with park plans, which will be done quickly. The Committee will support a friendly amendment to the resolution to include the sentence, “where we recognize that the Downtown Alliance will work to preserve and redeploy the Garvey furniture and will work with artist.”

A vote on accepting the amendment as stated above was taken with the following results: 28 In Favor, 1 Opposed, 6 Abstained, 0 Recused.

With the amendment being passed, a vote on the resolution was taken with the following results: 35 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

**Combined Financial District/Seaport Civic Center Committees:**

RE: 2<sup>nd</sup> Avenue Subway – Resolution

Speaker:

Florence Daniels, resident of St. Margaret’s House – Does not feel the decision by the TA to place an entrance for the 2<sup>nd</sup> Avenue subway on the corner of St. Margaret’s House is a good decision. There is too much congestion; there needs to be room for ambulances and Access-A-Ride.

Board member Victor Papa doesn’t feel the City should close buildings to make room for the subway when alternatives are available. Mark Ameruso questioned whether the locations were picked so that the 2<sup>nd</sup> Avenue Subway could connect with other lines.

A vote on the resolution was taken with the following results: 35 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

**Financial District Committee:**

RE: British Memorial Garden at Hanover Square - Resolution

The full board approved the proposed design of the British Memorial Garden at Hanover Square with the following results: 35 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

RE: 11 Broadway, beer license for the News Cafe LLC - Resolution

The full board approved a beer liquor license application for a two-year period. The vote was taken with the following results: 34 In Favor; 0 Opposed, 0 Abstained, 1 Recused.

**Seaport/Civic Center Committee:**

RE: 93 South Street, sidewalk cafe application for the Heartland Brewery – Resolution

The full board approved the application by vote with the following results: 32 In Favor, 0 Opposed, 1 Abstained, 2 Recused.

RE: 160 South Street, liquor license application – Resolution

The board approved this resolution by vote with the following results: 32 In Favor, 0 Opposed, 1 Abstained, 2 Recused.

### **Tribeca Committee:**

RE: 145 Hudson St. City Planning Commission minor modifications of special permit – Resolution

The developer of 145 Hudson Street applied to the CPC for modification of special permit granted July 26, 2000 pursuant to section 74-711 of the zoning resolution. The Committee had no objections to the proposed minor modifications.

The board voted on the resolution with the following results: 35 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

RE: 78-82 Reade Street, liquor license application for Cup Cafe – Resolution

The Committee recommended approval of the liquor license. A hand vote was taken with the following results: 32 In Favor, 1 Opposed, 0 Abstained, 2 Recused.

RE: 41 Murray Street, liquor license application for Shore – Resolution

The Committee recommended approval of the liquor license. A hand vote was taken with the following results: 32 In Favor, 1 Opposed, 0 Abstained, 2 Recused.

RE: 301 Church Street, sidewalk cafe application for Bread in Tribeca – Resolution

The Committee recommends a one-year license with the applicant returning to CB1 Committee after one year. A hand vote was taken with the following results: 32 In Favor, 1 Opposed, 0 Abstained, 2 Recused.

### **Battery Park City Committee:**

RE: Creation of BPC Community Emergency Response Team (CERT) – Resolution

Local residents of BPC are establishing a response team for their community. The CERT program was created by FEMA, and is supported by the Battery Park City Authority. The resolution supports the BPC CERT Team and asks all State and City officials to support this volunteer effort. A hand vote was taken with the following results: 35 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

### **Landmarks Committee:**

RE: 320 Pearl Street, application to legalize unauthorized construction in noncompliance with the certificate of appropriateness, and to modify the design of the facade – Resolution

The applicant of this project had complete disregard for the original plans submitted to the CB1 Landmarks Committee with the almost-finished building not resembling the original plans. The Community Board is strongly urging the Landmarks Preservation Commission to force the finished project to conform to the original sight-line drawings, which must have all visible additions removed. Further, the committee has no strong objection to the proposed rectification of the facade, and does not take a position on the cornice detailing.

A roll call vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained. Recused.

RE: 144 Beekman Street, application to install storefront infill and signage – Resolution

The Committee recommended that the LPC approve this application with the following amendments: the committee does not feel it is necessary to install new awnings, which the applicant agreed to remove from the application; the applicant also agreed to remove from the application the vertical signage to be painted on the corner cast iron column.

A hand vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

RE: 253-263 Water Street, application to legalize the installation of windows without LPC permits – Resolution.

The applicant is seeking to legalize the replacement of three original six-over-six wooden windows with conventional double-hung aluminum-frame windows. The Committee recommended that the LPC reject this application.

A hand vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

RE: 87 Walker Street – application to enlarge a rooftop bulkhead and raise the parapet wall – Resolution

The Committee had no objection to the proposal and recommended that the LPC approve this application.

A hand vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

RE: 80 Reade Street, application to install storefront infill – Resolution

The applicant requests that the building paint be stripped and the masonry restored, the four Reade Street bays be reopened and restored, with no exterior signage. The Committee recommended approval by the LPC with the exception of having the applicant use the original wood infill instead of the proposed glass transoms.

A hand vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

RE: 71 Hudson Street, application to replace the slate roof with a copper roof-  
Resolution

The applicant is restoring the building and was considering using either copper or a copper-like material welded in roof bans to provide a longer-term maintainable solution. The Committee favored copper over a copper-like material, or else slate, but later considered an alternative idea of using lead welded into shingle-style tile as a preferable solution.

The Committee recommends that the LPC work with the applicant to identify an appropriate material that would maintain the high quality of restoration to this building.

A hand vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained, Recused.

RE: 131 Duane Street – application to construct a one-story rooftop addition, enlarge an elevator bulkhead, and install a canopy and menu boxes at the ground floor -  
Resolution

The committee recommends that the LPC reject this application as currently offered due to the design and the height of the bulkhead and rooftop addition.

A hand vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

RE: 88 Reade Street, application to legalize installation of storefront infill that is noncompliant with certificate of no effect, to replace awnings installed without LPC permits, and to install signage and lighting - Resolution

The Committee recommended that the LPC approve this application bearing in mind the Committee's suggested changes.

A hand vote was taken with the following results: 34 In Favor, 0 Opposed, 0 Abstained, Recused.

RE: Proposed rule instituting fees for LPC Permits – Resolution

The LPC is proposing levying fees based on the value of proposed work in order to help fund their annual budget. The Committee strongly urges the LPC to amend its proposals to generate revenue as noted, and agrees to review all means of generating revenue.

A hand vote was taken with the following results: 35 In Favor, 0 Opposed, 0 Abstained, 0 Recused.

There being no further business, the meeting was adjourned.

**COMMUNITY BOARD #1 MEETING**  
**ATTENDANCE, JULY 29, 2003**

| <b>BOARD MEMBER</b>                       | <b>ATTENDANCE</b>    | <b>BOARD MEMBER</b> | <b>ATTENDANCE</b> |
|---|----------------------|---------------------|-------------------|
| ALEXANDER, R.                             | ABSENT               | LANNAN, T.          | PRESENT           |
| AMERUSO, M.                               | PRESENT              | LERNER, J.          | PRESENT           |
| BELFER, L.                                | PRESENT              | MCVAY HUGHES, C.    | PRESENT           |
| BERGER, E.                                | EXCUSED              | MOORE, P.           | PRESENT           |
| BROWN SPITZMUELLER, J.                    | PRESENT              | MORRONE, J.         | PRESENT           |
| BYROM, R.                                 | PRESENT              | NOTARO, A.          | EXCUSED           |
| CAPSOUTO, A.                              | PRESENT              | O'KEEFE, R.         | PRESENT           |
| CONNOLLY, M.                              | PRESENT              | OLSEN, G.           | EXCUSED           |
| DESARAM, C.                               | ABSENT               | PAPA, V.            | PRESENT           |
| DONNENFELD, M.                            | PRESENT              | PEPE, R.            | PRESENT           |
| D'ORAZIO, B.                              | PRESENT              | PERKINS, U.         | PRESENT           |
| EHRMANN, B.                               | EXCUSED              | REED, H.            | EXCUSED           |
| FRATTA, J.                                | PRESENT              | ROCHE, L.           | PRESENT           |
| FUNG, M.                                  | PRESENT              | ROSSI, S.           | PRESENT           |
| GALLAGHER, J.                             | PRESENT              | SHEFFE, E.          | PRESENT           |
| GALLOWAY, J.                              | PRESENT              | SIPOS, P.           | EXCUSED           |
| GOODKIND, T.                              | PRESENT              | SKIDMORE, M.        | PRESENT           |
| GRASSI, R.                                | PRESENT              | SKINNER, R.         | EXCUSED           |
| GREGORY, A.                               | PRESENT              | SKOLNICK, B.        | PRESENT           |
| HOVITZ, P.                                | PRESENT              | TELL, L.            | PRESENT           |
| HSIAO, M.                                 | PRESENT              | THOMPSON, L.        | EXCUSED           |
| KENNEDY, R.                               | PRESENT              | TOWNLEY, R.         | PRESENT           |
| KOPEL, J.                                 | PRESENT              | WARD, E.            | PRESENT           |
| LANDMAN, R.                               | PRESENT              | WILS, M.            | PRESENT           |
| <b>PUBLIC OFFICIALS OR REPRESENTATIVE</b> | <b>ATTENDANCE</b>    |                     |                   |
| FIELDS, V.                                |                      |                     |                   |
| GERSON, A.                                | R. FORST, PRESENT    |                     |                   |
| CONNOR, M.                                | K. FREED, PRESENT    |                     |                   |
| GLICK, D.                                 |                      |                     |                   |
| SILVER, S.                                | PYLLIS, PRESENT      |                     |                   |
| NADLER, J.                                | D. COCHRANE, PRESENT |                     |                   |
| BLOOMBERG, M.                             |                      |                     |                   |
| GOTBAUM, B.                               |                      |                     |                   |
| THOMPSON, W.                              |                      |                     |                   |

**COMMITTEE MEETING ATTENDANCE**  
**FOR THE MONTH OF JULY 2003**

**BATTERY PARK CITY**

**7-1-03**

**PRESENT**

L. BELFER  
R. GRASSI  
A. NOTARO  
B. SKOLNICK  
S. ROSSI  
M. HSIAO  
T. GOODKIND

**EXCUSED**

**ABSENT**

J. GALLOWAY  
R. TOWNLEY

**EXECUTIVE**

**7-16-03**

**PRESENT**

A. CAPSOUTO  
M. DONNENFELD  
P. HOVITZ  
R. KENNEDY  
R. O'KEEFE  
L. ROCHE  
M. WILS

**EXCUSED**

B. EHRMANN  
A. NOTARO

**ABSENT**

J. LERNER

**EXECUTIVE**

**7-28-03**

**PRESENT**

M. DONNENFELD  
P. HOVITZ  
R. KENNEDY  
J. LERNER  
R. O'KEEFE  
M. WILS

**EXCUSED**

B. EHRMANN  
A. NOTARO  
L. ROCHE

**ABSENT**

A. CAPSOUTO

**FINANCIAL DISTRICT**

**7-8-03**

**PRESENT**

C. MCVAY HUGHES  
R. O'KEEFE  
R. PEPE  
M. SKIDMORE  
R. SKINNER  
L. THOMPSON  
E. SHEFFE  
J. MOORE

**EXCUSED**

**ABSENT**

L. BERGER  
R. KENNEDY  
J. KOPEL

**LANDMARKS**  
**7-17-03**

**PRESENT**

M. AMERUSO  
R. BYROM  
B. EHRMANN  
R. LANDMAN  
T. LANNAN  
H. REED  
E. WARD  
P. SIPOS

**EXCUSED**

**ABSENT**

A. CAPSOUTO  
C. DESARAM  
M. DONNENFELD  
M. CONNELLY

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**TRIBECA**  
**7-10-03**

**PRESENT**

M. AMERUSO  
J. BROWN SPITZMUELLER  
A. CAPSOUTO  
J. GALLAGHER  
T. LANNAN  
E. WARD  
G. OLSEN

**EXCUSED**

C. DESARAM  
R. PEPE  
P. SIPOS  
L. TELL

**ABSENT**

R. BYROM  
B. D'ORAZIO  
B. EHRMANN  
M. FUNG  
M. CONNELLY  
A. GREGORY  
R. ALEXANDER

**SEAPORT/CIVIC CENTER**  
**7-15-03**

**PRESENT**

M. DONNENFELD  
P. HOVITZ  
R. LANDMAN  
J. LERNER  
V. PAPA  
U. PERKINS  
H. REED  
M. SKIDMORE

**EXCUSED**

**ABSENT**

J. MORRONE  
L. ROCHE  
J. FRATTA  
A. GREGORY

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**WATERFRONT**  
**7-23-03**

**PRESENT**

J. GALLAGHER  
L. ROCHE  
R. TOWNLEY  
E. SHEFFE  
S. ROSSI  
A. GREGORY

**EXCUSED**

C. MCVAY HUGHES  
L. TELL  
L. BERGER

**ABSENT**

A. CAPSOUTO  
B. D'ORAZIO  
J. LERNER  
J. MORRONE  
A. NOTARO  
V. PAPA  
L. THOMPSON  
J. FRATTA  
R. ALEXANDER

**WTC REDEVELOPMENT**

**7-21-03**

**PRESENT**

M. AMERUSO  
M. DONNENFELD  
M. FUNG  
R. GRASSI  
R. KENNEDY  
C. MCVAY HUGHES  
L. ROCHE  
P. SIPOS  
B. SKOLNICK  
M. CONNELLY  
J. MOORE  
M. HSIAO

**EXCUSED**

L. BERGER  
L. TELL

**ABSENT**

R. BYRÖM  
A. CAPSOUTO  
J. GALLOWAY  
J. LERNER  
A. NOTARO  
R. O'KEEFE  
U. PERKINS  
L. THOMPSON

**YOUTH & EDUCATION**

**7-22-03**

**PRESENT**

J. BROWN SPITZMUELLER  
M. DONNENFELD  
P. HOVITZ  
J. MORRONE  
R. SKINNER  
B. SKOLNICK  
R. TOWNLEY  
J. KOPEL  
T. GOODKIND

**EXCUSED**

L. TELL

**ABSENT**

J. GALLOWAY  
G. OLSEN