

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**MARCH 25, 2004**  
**ASSEMBLYMEMBER SHELDON SILVER'S OFFICE**  
**250 BROADWAY**  
**ASSEMBLY HEARING ROOM, 19<sup>TH</sup> FLOOR**

Chairperson, Madelyn Wils, called the meeting to order.

**Public Session:**

Carsten Borhemahn, Virginia Blanco, and Ben Zgodny came before the board to talk about Falun Gong, a Chinese spiritual practice. Their group offers free Chinese exercises and shows films in Chinatown, and they would like to extend an invitation to the Lower Manhattan community. They alerted the Board of incidents against the practitioners of Falun Gong. The Chinese government is against this organization and promotes hatred against the group.

Ellen Pearson spoke on behalf of a group of neighbors who reside at 131-135 Duane Street, which is a rent-stabilized building. The landlord, Henry Meir, wants to evict the tenants and create a hotel at this site. The landlord claims that building is going to be demolished, however the residents do not believe this is true, as the restaurant will remain intact. The residents are mostly artists, have lived in the building for over thirty years, and have given back to the community. They are requesting the Community Board's support to keep the tenants in their homes. Chairperson Wils said that the Community Board would call a meeting with Mr. Meir to discuss this issue.

Jessica Morris came to update the Board on the World Trade Center Health Registry. The registry has interviewed over 27,000 people, and would like to interview more. Approximately 400,000 people are eligible for the registry. Ms. Morris also discussed a free booklet prepared by the NYC Department of Health and Mental Hygiene that discusses ways in which people can live healthier lives. The booklet is being distributed to people in Lower Manhattan, but is available to anyone.

### **Executive Session:**

The minutes of the monthly meeting held on February 17, 2004 were unanimously approved.

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

- Chairperson Wils was the guest of the Port of Authority on a recent trip to Chicago and Milwaukee to look at retail space. The trip was in connection with the World Trade Center plans. The group toured several malls looking at what works and what doesn't, and concluded that an anchor store is needed at the World Trade Center. Chairperson Wils noted that The Milwaukee Art Museum, designed by Santiago Calatrava, is an amazing design, and she looks forward to having a building of his (The new PATH station) in Lower Manhattan.
- The Board continues to work on an eastside school plan for grades K through 8.
- Discussions on Sites 5B and 5C are ongoing. There will be a public meeting held on March 30 at 6:00 PM at the PS/IS 89 auditorium. Everyone is encouraged to attend.
- Tonight we will select the Nominating Committee. All Board Members should have received a ballot, and should vote for five board members to be selected for the Nominating Committee. Ballots will be collected before the end of the board meeting.

### **Committee Reports:**

#### **A. Executive Committee:**

RE: Site 5C – Update

A meeting was held today with Deputy Mayor Dan Doctoroff to discuss the proposed building for Site 5C. We are making progress on several fronts, including the bulk size of the building, community center space, and discussions for an eastside school. Discussions are running in the right direction, and will finalize before ULURP finishes. We are feeling positive about the outcome, and continue to be hopeful that the City will create a new K-8 school.

RE: Legislation to allow specific terms and conditions to be written into liquor licenses – Resolution

The resolution urges the NYS Legislature to approve the proposed bill (#3941). An amendment to the resolution to add to the last Whereas the word “first” in the last sentence to read ... is a positive first step...

A roll call vote was taken with the following results: 28 In Favor; 0 Opposed; 0 Abstained; 1 Recused.

RE: Street Fair Policy – Report

Board Member Rick Landman spoke at the Executive Committee about bringing Street Fair permit votes to the full Board. A vote was taken at committee but failed to pass. Chairperson Wils says that if the Board believes voting on Street Fair permits is an extremely important vote, then all Board Members must realize that it will extend the length of the meetings, and will require them to stay until the end of the meetings. Chairperson Wils expressed her feeling that these issues should be taken up at the Committee level in order to avoid lengthy discussions at the full Board meetings.

**B. WTC Redevelopment Committee:**

RE: Proposed train connections to Long Island and the airports – Report

Representatives from the LMDC came to the Committee meeting to discuss the proposed train connection to the airport, and showed the Committee several alternatives. They believe that the connection will be of great economic help to Lower Manhattan. They expect to have budget numbers for the project by the end of April, and will come back to the Committee at that time for a review.

**C. Art & Entertainment Task Force:**

RE: Selection process for cultural elements at the WTC site – Report

A new committee has been set up to handle the selection process for the cultural elements for the WTC site. There are fifteen institutions that have been named on the short list, and the committee will make the ultimate decision for the site.

**D. Seaport/Civic Center Committee:**

RE: Proposed design for Brooklyn Bridge Park – Resolution

The Committee was given a presentation of the Brooklyn Bridge Park design, featuring new benches, plantings, brick paving repairs, a lot of green space, synthetic play area surfaces, remediation of the basketball court, creation of a handball court, and an area for skateboarders.

Ellen McDonald, spoke to the Board and requested that a dog run be created under the Brooklyn Bridge because the current dog run in Fish Bridge Park is overcrowded.

The police private vehicles currently parked on the site will be able to park in the underground garage, which is under repair.

A vote was taken with the following results: 25 In Favor; 0 Opposed, 0 Abstained; 0 Recused.

RE: Meeting with Bruce Ratner re: NYU Downtown Hospital site – new building - Report

A meeting was held at Assemblymember Silver's office with developer Bruce Ratner to discuss the proposed high-rise building he plans to erect on the parking lot site of NYU Downtown Hospital. Mr. Ratner is planning to construct a 50-story tower that would house several floors of hospital outpatient care; Pace University would take floors for dorms, their School of Business, and office space; the rest of the building would be used for a residential tower. The Committee discussed the merits of the building, and believe that the design is totally out of scale for our neighborhood. Other than the hospital outpatient space, there is no plan for any community amenity. Ratner said they would look at the issue, but did not give any commitment. The Department of Education said they do not want to put a school on the site, as the streets are too narrow and they do not want school buses fighting for space with ambulances. The Committee feels that the Community Board should take a stand on a community amenity for this site.

**E. Tribeca Committee:**

RE: Co-naming of Beach Street from Varick to West Broadway after the Colaio family - Resolution.

The family of Mark and Stephen Colaio who lost their lives at the WTC on September 11 came to the committee meeting and asked that we consider their request for the co-naming.

The resolution recommends that the DOT place the co-naming sign on the corner of West Broadway and Beach Street. A hand vote was taken on the resolution with the following results: 19 In Favor; 3 Opposed; 3 Abstained; 0 Recused.

RE: Proposed street fair on West Broadway from Vesey Street to Chambers Street on June 11 to benefit the IPN Tenants Association – Report

The street fair will benefit IPN. A question was raised as to why a street fair benefiting IPN isn't being held near the complex, but instead on West Broadway. The committee considered that the fair should be held near the community, but recognizes that the fair needs to be held in an area where it will make the most money, and Greenwich Street is not heavily populated. The Community Board is working with the Office of the Mayor, Community Assistance Unit to use different streets for the various fairs.

RE: Proposed Street Fair on Murray Street from Broadway to Church Street on May 14 to benefit Chabad of Wall Street – Report

The street fair will be held to benefit Chabad of Wall Street and will again be on a more populated street to allow the fair to gain from a more populated area for the fair.

RE: 25 Hudson Street, liquor license application for Shinobi – Resolution

The applicant was a no-show; therefore, the resolution requests the SLA to require the applicant to appear before the Tribeca Committee before taking any action on their application.

A hand vote was taken with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 0 Recused.

RE: 34 White Street liquor license application for 34 White Street Tavern – Resolution

The applicant was a no-show. Therefore, the resolution requests the SLA to require the applicant to appear before the Tribeca Committee before taking any action on their application.

A hand vote was taken with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 1 Recused.

RE: 2 Lafayette Street, restaurant wine license for Corte Café LLC – Resolution

The committee does not oppose the new restaurant wine license for a period of two years subject to compliance with the limitations and conditions in the resolution.

A hand vote was taken with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 1 Recused.

RE: 13-17 Laight St. liquor license application for Tribeca Cinemas, LLC – Resolution

The committee does not oppose the new liquor license for a period of two years subject to compliance with the limitations and conditions in the resolution.

A hand vote was taken with the following results: 23 In Favor; 0 Opposed; 0 Abstained; 1 Recused.

RE: 121 Hudson Street, liquor license application for Nathaniel Moore LLC – Resolution

The committee does not oppose the new liquor license for a period of two years subject to compliance with the limitations and conditions in the resolution.

A hand vote was taken with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 0 Recused.

RE: 2 Avenue of the Americas, sidewalk café application for the Tribeca Grand Hotel for 23 tables and 42 seats – Resolution

The committee does not oppose the sidewalk café license provided that the maximum number of seats is decreased to 30 and that the hours of operation end at 10 PM nightly.

A hand vote was taken with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 1 Recused.

RE: Buster's Restaurant

Bruce Ehrmann received a press release from a resident about Buster's. The resident is objecting to the signs outside the establishment and the fact that Buster's will be the official spot for NASCAR racing events. The residents believe the establishment is becoming loud and noisy.

**F. Combined Financial District and Battery Park City Committees:**

RE: State DOT came before the committee to discuss the proposed reconstruction of Route 9A from West Thames to Battery Place – Report

DOT will be doing this construction separate from other planned reconstruction projects. They have funding in place, and this will not affect anything else being done to Route 9A. They will be extending the deck over the Battery Park underpass from 9A to the East side that currently stops at Battery Park Place, and will extend the overpass to allow for better pedestrian crossing near the Ritz Carlton to help prevent accidents. They will extend the road so that cars can make a U-turn to go back up north. They will widen the sidewalk outside 17 Battery Place by 25 feet. The Committee had concerns about the commuter buses along Batter Place-- that construction will cause backups. The Committee also requested a greening of the promenade on the west side, and want all parties involved to design and create some active recreation space on that site.

**G. Financial District Committee:**

RE: 17 John Street, liquor license application for John Street Bar – Resolution

The committee does not oppose the liquor license application. A hand vote was taken with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 1 Recused.

RE: Battery Park (American Park space) liquor license application for The Battery Wave LLC – Resolution

The committee does not oppose the liquor license application for two years. A hand vote was taken with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 1 Recused.

RE: 110 Liberty Street, liquor license application – Resolution

The committee does not oppose the liquor license application for Coast at 110 Liberty Street. A hand vote was taken with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 1 Recused.

RE: Street fairs for 2004 – Report

The Committee approved eleven street fairs; eight will be held on Wall Street, between Water and South Streets. That site is currently being turned into a park, and will be completed shortly. Three fairs will be held on Broadway from Fulton to Battery Place on Saturdays. The Downtown Alliance does not support street fairs on weekdays. When the various construction projects begin, the fairs will be moved around to avoid street closures.

**H. Battery Park City Committee:**

RE: Liberty Street Bridge elevator problems – Report

The Liberty Street bridge was erected as a temporary bridge. In their haste to put it up, the Department of Design and Construction designed and paid for a wheelchair lift (not a proper elevator) as part of the bridge. Brookfield agreed to manage the bridge. Because of continual breakdowns, the lift has never been available on a consistent basis. Additionally, only people who really needed it, as determined by the security firm running the lift, were allowed to use it. We have asked Brookfield to put up signs at both ends of the bridge to let the public know when the lift is working and available to everyone. Brookfield has tried to make improvements, but the construction company that erected the lift is now out of business.

RE: 301 South End Avenue, liquor license application by Joman Restaurant, Inc. – Resolution

This applicant is purchasing the Garden Diner and have good track record. They will run the establishment as family diner. The committee does not oppose the liquor license application. A hand vote was taken with the following results: 23 In Favor, 0 Opposed; 0 Abstained; 1 Recused.

**I. Waterfront Committee:**

RE: Governor's Island – Update

The Community Board wrote a letter last June to GIPEC identifying uses we would like to see on the island, including use of the ball fields, tours of the island, and summer and fall gardening projects. We amended the list of items and resent our letter to GIPEC to include tennis, kayak tours, outdoor movies, fishing programs, picnic days, artists-in-residence, arts and crafts shows, and dances.

**J. Youth & Education Committee:**

RE: Metro Samba Band for metro Kids – Report

This organization is teaching youth the music of Brazil and West Africa. The program operates out of the Manhattan Youth space, and is a wonderful program.

RE: Meeting with Peter Heaney of Region 9 – Report

Paul Hovitz and Madelyn Wils had a meeting with Roy Moskowitz, who is leaving. Roy has been a good liaison for CB1. Peter Heaney, the District 9 Supervisor, spoke about a new school for our area, and their interest in pursuing a K-8 school instead of splitting the elementary and middle schools.

RE: Community Board 1 Youth Fair – Report

The semi-annual Youth Fair was held tonight in the Southbridge Towers Community Room. There was a very high turnout of parents and children, and many vendors.

RE: Manhattan Youth Pop Warner Football – Report

Manhattan Youth is sponsoring and running a Pop Warner football team. The instructions and games will be held at Pier 40 on Saturday mornings.

**K. Landmarks Committee:**

RE: 415 Greenwich Street, application to restore loading docks, construct a rooftop addition, and a report in support of an authorization to allow residential conversion below the 3<sup>rd</sup> floor – Resolution

LPC already passed the application unanimously. LPC reviewed our resolution and incorporated some of our description into their final report. A vote was taken on this resolution with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 0 Recused.

RE: Downtown Athletic Club, 19 West Street, application to create new window openings – Resolution

The Committee rejected some elements of this proposal in early 2001. The current application is more appropriate, although the Committee still rejects some elements in the current application. A roll call vote was taken on this resolution with the following results: 24 In Favor; 0 Opposed; 0 Abstained; 0 Recused.

RE: LMDC Draft Report on 106 Designation – Update

The LMDC put forth a draft report on the 106 designation of the WTC site as a National Landmark this afternoon. We will make a further report once we have had the chance to review the document.

**L. Nominating Committee Selection:**

The ballots were counted during the meeting by the Assistant District Manager, Judy Duffy. The Nominating Committee members selected are: Roger Byrom, Jeff Galloway, Jen Hensley, Tim Lannan, and Ray O’Keefe.

There being no further business, the meeting was adjourned by the Chairperson.