

**MINUTES OF THE MONTHLY MEETING OF**  
**MANHATTAN COMMUNITY BOARD #1**  
**HELD**  
**JANUARY 17, 2006**  
**NEW YORK CITY POLICE MUSUEM**  
**100 OLD SLIP**

The Chairperson, Julie Menin, called the meeting to order.

**Public Session:**

John Ricker from the New York City Comptroller's Office spoke to the Board about fraud. If you have a complaint, please call 212 669 3668.

Mary Cooley introduced herself to the Board. She is the new Community Representative for Manhattan Borough President.

Arthur Piccolo from the Bowling Green Association spoke to the Board regarding the ADA elevator at Bowling Green.

Liza Sohn from the Medicare Rights Center spoke to the Board regarding Rx LINCO, a call center to enroll people in programs that save money on prescription drugs.

Scott Burke from Phipps Houses Services, Inc. spoke to the Board regarding Liberty Bond Housing at 100 Maiden Lane.

**Construction Update:**

Charles Maikish from the Lower Manhattan Construction Command Center (LMCCC) reported on the following issues:

- The LMCCC is overseeing 50 projects in the Lower Manhattan area
- In the 3 blocks around the WTC site, there is \$10 billion of construction
- Utilities are being relocated for the WTC site and Route 9A on Liberty Street South

- In 3 to 5 months, work will begin on the WTC Memorial and PATH Station
- Construction will begin for the Goldman Sachs, Site 5B and Site 5C
- There is a Coordinator's Session every 2 weeks. About 70 people attend to coordinate all construction, traffic, and traffic enforcement
- The LMCCC appointed a Director of City Operations who is responsible to coordinate with the City on traffic issues
- [www.lowermanhattan.info](http://www.lowermanhattan.info) has all construction updates
- Construction is about to be seen and felt by the community.
- The LMCCC will try to mitigate negative effects of the construction, especially on traffic.
- Air impact – there are 4 sites of mobile monitors that will monitor the air quality during construction
- Street fairs – LMCCC will anticipate construction and review street fair applications before handing over the CB 1 for review and vote.
- Pedestrian circulation – There will be construction on Maiden Lane and Cortlandt Street with no pedestrian closures.
- The promenade and lower Route 9A area will be completed by the summer.
- South Ferry Project – A historic wall was found and will hopefully be contained by the summer.

### **Business Session:**

The minutes of the monthly meeting held on December 20, 2005 were adopted as presented.

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

Julie Menin reported on the following issues:

- Friends of Lower Manhattan Peer Panel – There will be five appointees by the Community Board and five members appointed by Friends of Lower Manhattan. The five appointees from CB 1 are Bill Love, Harold Reed, Catherine McVay Hughes, Margaret Fung and Joel Kopel
- CB 1 has made three appointees to the Board of Manhattan Youth. Those appointees are Paul Hovitz, Rebecca Skinner and Janiece Brown Spitzmueller
- 197A study – Julie met with City Planning and discussed issues concerning the CB 1 district, including:
  - School overcrowding
  - Fulton Street and Nassau Street – input for incentives for small businesses in the area. A study could be done for Nassau Street cultural and retail incentives
- Mary Kate Cudahy is leaving the Community Board office at the end of the month. Julie expressed her great thanks to Mary Kate for her hard work.

- She and Paul Goldstein met with Dr. Logan to tour the new wing of the New York Downtown Hospital
- She and Paul met with the Borough President, Scott Stringer. He said that he will be a hands-on Borough President. The Board Member Questionnaire is due
- New York Law School will be invited to meet with the Tribeca Committee
- The Holiday Party was a success. Julie thanked all the Board members who contributed to the party.

**Treasurer's Report:**

Joe Lerner gave his Treasurer's Report to the Board.

**Committee Reports:**

**NOTE: IF YOU WISH TO RECEIVE A COPY OF A RESOLUTION SUMMARIZED IN THE MINUTES, PLEASE CONTACT THE CB 1 OFFICE AT 212 442-5050**

A. **Battery Park City Committee**

Julie Menin and Linda Belfer reported on the following issues:

- The Confidentiality Clause in the original MOU with Goldman Sachs was an issue. The Borough President's office and Open Meeting Laws officials were contacted. While they assured the Community Board that we could comply with all laws if we signed the confidentiality agreement, some Community Board members remained opposed. Goldman subsequently withdrew the move and sent the Community Board a letter indicating that they remained committed to make the two community contributions to the new BPC library and Site 5C community center, totaling \$4.5 million. Julie stated that she was distressed over emails sent with false accusations from Board members towards each other.

RE: Memorandum of Understanding between CB #1 and Goldman Sachs regarding development of BPC Site 26 for the Goldman Sachs Headquarters

By a vote of 36 in favor, 1 opposed and 1 recused, CB #1 reaffirms its support for the construction for the Goldman Sachs headquarters at Site 26 in conjunction with our agreement with Goldman Sachs, covering the issues of black cars for Goldman Sachs employees, circulation and access plans for residents, construction plans, community amenities, building standards, and retail space.

- Route 9A – the design process will take 1 year. The Vesey Street Bridge will be demolished. There is an issue with safety at crossings all along Route 9A. The Rector Street Bridge will also come down.
- Volvo Ocean Race will run from May 9 – 11 at the North Cove.

B. **WTC Redevelopment Committee**

Catherine McVay Hughes reported on the following issues:

- Regarding proposed retail options at the WTC site on Cortlandt Street, there were two different points of views given; the Port Authority has proposed an atrium or a closed street with a galleria of retailers.
- City Planning wants to reopen Cortlandt Street. This topic will be discussed at the next meeting.
- Fitterman Hall Deconstruction – Air Tech company will do the study. It has been requested that the date for Fitterman monitoring be put online. The demolition of Fitterman is slated to begin in February 2007.

RE: Select Committee on the Redevelopment of Lower Manhattan

By a unanimous vote, Community Board #1 strongly urges that Speaker Quinn make the Select Committee on the Redevelopment of Lower Manhattan a fully funded and staffed Committee of the City Council and recommends that Council Member Gerson continue to serve as Chair of such new Committee.

C. **Internal Workings of the Board Task Force**

RE: Street Fair Negotiation, Approval and Reporting Process

By a vote of 38 in favor and 1 abstention, CB #1 hereby establishes the following procedures to be followed in connection with its future use of street fairs for fundraising:

When the Board votes to raise funds by sponsoring street fairs, then the Chair shall appoint or designate a Task Force of the Board, whose duties shall be to (1) solicit bids from street fair promoters; (2) negotiate terms, including the date, time, location, and financial arrangements for each street fair; (3) coordinate with the appropriate CB#1 geographical committee(s) on the preparation of a subsequent resolution to be presented to the Board for its decision on each street fair arrangement; and (4) report back to the Board on the results of each street fair, including a clear explanation of how the funds raised will be spent. The Chair is hereby authorized to execute the activity permit for each street fair that the Board has approved.

D. **Tribeca Committee**

Carole DeSaram presented the Board with a chart explaining the mapping and rezoning plans for Tribeca. There was another letter sent to City Planning regarding this issue.

RE: 12-16 Vestry Street, catering establishment premises liquor license for Olivier Cheng Catering and Events LLC

By a unanimous vote, CB #1 does not oppose the liquor license application for Olivier Cheng Catering at 12-16 Vestry Street for a period of two years.

RE: 397 Greenwich Street, liquor license application for Wichcraft Management LLC

By a unanimous vote, CB #1 does not oppose the liquor license application for Wichcraft LLC located at 397 Greenwich Street for a period of two years.

RE: 25 North Moore, liquor license application for 25 North Moore LLC

By a unanimous vote, CB #1 does not oppose the liquor license application for 25 North Moore LLC at 25 North Moore Street for a period of two years.

RE: Request for three on-street parking spaces for PS 234 staff

By a unanimous vote, Community Board #1 requests that the New York City Department of Transportation grant the request of PS 234 for three on-street parking spaces along the west curb of Greenwich Street between Chambers and Warren Streets.

E. **Financial District Committee**

Ray O'Keefe reported that the canopy and elevator at the Bowling Green Station are under construction.

RE: 115 Broadway, restaurant wine license for 115 Broadway Corp. d/b/a Panni

By a unanimous vote, Community Board #1 asks that the State Liquor Authority hold off on approving the liquor license application for 115 Broadway Corp. d/b/a Panni located at 115 Broadway until proper review by the Community Board.

RE: 11 Stone Street, liquor license application for Stone Tomato, Inc.

By a unanimous vote, CB #1 does not oppose the liquor license application for Stone Tomato, Inc. located at 11 Stone Street for a period of two years.

RE: Proposed street fair for Maiden Lane between South Street and Water Street sponsored by the Downtown Visiting Neighbors on 9/29/06

By a unanimous vote, Community Board #1 approves the proposed street fair sponsored by Downtown Visiting Neighbors scheduled for September 29, 2006 on Maiden Lane between South and Water Streets.

RE: Proposed street fair for Maiden Lane between South Street and Water Street by the Downtown Independent Democrats on 4/28/06

By a unanimous vote, Community Board #1 approves the proposed street fair sponsored by Downtown Independent Democrats scheduled for April 28, 2006 on Maiden Lane between South and Water Streets.

F. **Seaport/Civic Center Committee**

RE: 225 Front Street, liquor license application for Barbarini, Inc.

By a unanimous vote, CB #1 does not oppose the liquor license application for Barbarini, Inc. at 225 Front Street for a period of two years. Community Board #1 recommends the installation of a refrigerated storage area for garbage waiting to be disposed.

RE: Proposed design for a park and fountain at Collect Pond Park

By a unanimous vote, Community Board #1 supports and approves this design for Collect Pond Park by Art In Nature and reiterates its position, as stated in our October 18, 2005 resolution, that given the limited dollars available for park restoration in Lower Manhattan, we feel that the full restoration of Pearl Street Park is a much higher priority and should be assured before funding is provided for the proposed improvements to Collect Pond Park.

G. **Landmarks Committee**

RE: 50-52 Laight Street, application to construct a new 8 story building

By a unanimous vote, CB #1 recommends that the Landmarks Preservation Commission approve the application, with consideration being given to the color and material of the horizontal banding detail.

RE: 52 White Street, application for a façade restoration

By a unanimous vote, CB #1 recommends that the Landmarks Preservation Commission hold over this application until the Community Board is given the opportunity to review the proposal.

RE: 414 Broadway, application to replace windows

By a unanimous vote, Community Board would prefer the replacement windows to be more in keeping with the double-hung windows as existed before 1915, we do not oppose the current proposal.

RE: 458 Greenwich Street, application to install a new awning

By a unanimous vote, CB #1 recommends that the Landmarks Preservation Commission hold over this application until the Community Board is given the opportunity to review the proposal.

RE: Interim treatments for Peck Slip traffic islands

By a unanimous vote, CB #1 recommends that the Landmarks Preservation Commission approve this temporary interim application, noting that the Parks Department committed to having a design for review and community input well before the summer of 2007 when the DOT work is scheduled to be completed.

There being no further business, the meeting was adjourned.