

MINUTES OF THE MONTHLY MEETING OF
MANHATTAN COMMUNITY BOARD #1
HELD
JUNE 20, 2006
P.S. 234
292 GREENWICH STREET, AUDITORIUM

Julie Menin, Chairperson, called the meeting to order.

Public Session:

Madelyn Wils spoke about the New York Law School development on Leonard and Church Streets. She explained that the lot was not rezoned during the 1990s Tribeca rezoning. A 50 story building is being planned for this site. She suggested that a discussion should be held with New York Law School representatives. She has asked for Councilman Gerson to become involved.

Alyssa Ziegler of Assemblymember Glick's office announced that this will be her last meeting as Assemblymember Glick's liason.

John Ricker, of the NYC Controller's office, talked about his focus on the real estate market, and especially on affordable housing. To report fraud, contact the Citizen Action Center at 212-669-3916.

Stuart Seligman announced the 75th anniversary of Berkely College. The College offers associates and bachelors programs in business, computer technology and fashion.

Mary Cooley of the Borough President's office discussed the meeting that has been scheduled for CERT teams. Additionally, she spoke about a report released by their office regarding a survey on parents. She discussed the issue of the Fulton Street Transit Center and small businesses. Ms. Cooley also discussed a community board training session with Deputy Mayor Doctoroff.

Allan Tannenbaum talked about the emerging 9/11 health crisis. He is working on a photo project that includes workers, residents and 1st responders who suffered health effects as a result of the events of 9/11. Chairperson Julie Menin then discussed respiratory problems of children affected by the events of 9/11.

Deborah Morris of the Downtown Alliance spoke about the River to River Project.

Alice Blank spoke to the group about a 20 story building to be built adjacent to the post office in Tribeca. The post office has sold their air rights to a developer who plans to build the 20 story structure.

Antonio Convit spoke about the New York Law School development. He believes that this will be detrimental to the community. He requested that the community be more involved with this issue. Rick Landman then responded by explaining that this is an as-of-right development. Julie Menin mentioned that there is very little that CB #1 can do, as this is an as-of-right development. Ms. Menin will refer this issue, however to the Tribeca Committee.

Eric Klapper of Tribeca Partnership introduced the organization and discussed its mission.

Matt Viggiano of Senator Connor's office announced that he testified to BSA about 60 Hudson Street and to CPC about the Jack Parker site in full support of the community.

Richard Barrett of the Canal West Coalition spoke about the Jack Parker site issue.

Sayar Lonial of Councilmember Gerson's office provided an update.

Business Session:

The minutes of the monthly meeting held on May 16, 2006 were adopted as presented.

District Manager's Report:

Paul Goldstein reported on the following issues:

- CB #1 sponsored the Lower Manhattan Health and Wellness Fair, which took place on June 19th at Pace University.
- The CB #1 website has been revised and improved.
- Forest City Ratner will begin construction in approximately 60 days. A meeting will be scheduled with the developer.
- The Quality of Life Committee will meet to discuss the issue of noise at clubs, the rat problem in Lower Manhattan and sanitation issues.
- Anne Dworakivsky will serve as Assistant District Manager

Chairperson's Report:

Julie Menin reported on the following issues:

- Ms. Menin testified at CPC regarding the Jack Parker site.
- Ms. Menin spoke with Deputy Mayor Doctoroff about locating a school at WTC Site 5.
- She spoke about the increase in the residential population.
- She discussed the Women's Museum site.
- She announced the New Schools Task Force has been reactivated.
- Ms. Menin met with the DOT Commissioner about the school crossing at I.S. 89.
- She testified at Assembly Speaker Silver's hearing about Ground Zero.
- She spoke with Frank Sciame about the WTC Memorial.
- She discussed the issue of the ball fields and potential closure during nearby construction.
- Ms. Menin discussed staff evaluations, which will be completed in the fall.
- She congratulated Gizelle Hantz on the birth of her baby.

Committee Reports:

NOTE: ONLY RESOLUTIONS THAT HAVE BEEN REVISED / MODIFIED ARE ATTACHED HERE. PLEASE CONTACT THE CB #1 OFFICE FOR COPIES OF OTHER RESOLUTIONS.

A. Nominating Committee

Linda Belfer reiterated that the Candidate's Forum was a success. She announced the order of the speakers.

Julie Menin expressed her thanks to the Board. She spoke about the achievements of the Board over the past year.

The candidates for Vice Chairperson spoke. Anthony Notaro addressed the group. Pat Moore then read a statement on behalf of Catherine McVay Hughes. The candidates for Secretary spoke. Janiece Brown Spitzmueller addressed the group. Albert Capsouto spoke to the group. The candidates for Assistant Secretary addressed the group, including Richard Kennedy and Marc Ameruso. The Candidates for Treasurer addressed the group, including Linda Roche, Joel Kopel and Tom Goodkind.

B. Executive Committee

CB #1 sponsored street fairs for 2007 were discussed.

RE: #1 Sponsorship of Fundraising Street Fairs in 2007: By a vote of 34 in favor, 3 opposed and 3 abstained, Community Board #1 hereby authorizes this organization to sponsor up to 10 street fairs in calendar year 2007 for

the purpose of raising funds to support the non-personnel operating expenses of the organization.

C. Internal Workings of the Board Task Force

Bill Love gave a report on the Friends of Lower Manhattan Community Fund. Program grants range from \$2,500 to \$25,000. The 5 areas of the grant program include: Children and youth, community enhancement and beautification, cultural activities, civic engagement and adult services and support. Applications are available on the CB #1 website. The deadline for applications is July 31, 2006.

D. Nominating Committee

Linda Belfer announced the winners of the election: Catherine McVay Hughes was elected as Vice Chairperson, Janiece Brown Spitzmueller was elected as Secretary and there was a run off for Assistant Secretary.

E. Waterfront Committee

Linda Roche reported on the East River Waterfront restoration and discussions with Bay Area Economics consulting firm. The proposal for recreation and open space improvements including a public landing for small vessels at the beach beneath the Brooklyn Bridge was discussed.

F. Landmarks Committee

RE: 141 Duane Street, application for modifications to a storefront: By a vote of 29 in favor and 0 opposed, Community Board #1 recommends that the Landmarks Preservation Commission approve this application, with the noted modifications.

RE: 399 Greenwich Street, a/k/a 59 Beach Street, application for alterations to awnings and the replacement of windows: By a vote of 29 in favor and 0 opposed, Community Board #1 recommends that the Landmarks Preservation Commission hold over this application until CB#1 is able to review the application.

RE: 44 Laight Street, application for replacement of cobblestone walk / sidewalk with concrete: By a vote of 29 in favor and 0 opposed, Community Board #1 recommends that the Landmarks Preservation Commission reject this application.

RE: 245 Water Street, application for modifications to a storefront: By a vote of 29 in favor and 0 opposed, Community Board #1 recommends that the Landmarks Preservation Commission approve this application.

RE: 100 Hudson Street, application for modifications to windows: By a vote of 29 in favor and 0 opposed, Community Board #1 recommends that the Landmarks Preservation Commission approve this application.

RE: 49 White Street, Synagogue for the Arts, application to build an aluminum and glass wall to enclose a portion of a plaza space: By a vote of 29 in favor and 0 opposed, Community Board #1 recommends that the Landmarks Preservation Commission remove this application from the scheduled hearing in July, giving the applicant the opportunity to further develop the proposal and allow CB#1 the opportunity to review the final revised application.

Roger Byrom discussed the issue regarding the removal of the original wooden doors of the Engine 7 / Ladder 1 Firehouse. Jorge Palacio of Engine 7 spoke about maintaining the original doors.

RE: Engine 7 / Ladder 1 Firehouse, Duane Street between Church Street and Broadway, removal of original wooden doors: By a vote of 34 in favor and 0 opposed, Community Board #1 recommends that the Landmarks Preservation Commission and Department of Buildings work with the relevant agencies to ensure the proper legal process be followed in considering modifications to New York City landmark designated buildings, and CB #1 urges that the NYFD and LPC consider that any new replacement doors, if deemed necessary, be made to replicate the existing historic doors.

Mr. Byrom then provided an update on the extension to Tribeca's historic districts.

G. Nominating Committee

At this time, Linda Belfer announced that Marc Ameruso was elected as Assistant Secretary.

H. Battery Park City Committee

Linda Belfer discussed the issue of the re-routing of delivery truck traffic into Battery Park City as a result of the construction work that will begin to construct the East-West Corridor. She spoke about the Route 9A project, including the Promenade North and Promenade South projects. Ms. Belfer provided an update on the Route 9A recreation space at 1st, 2nd and 3rd Place as well as a report on Site 2B.

RE: Amenity for Battery Park City Site 2B: By a vote of 33 in favor, 4 opposed and 3 abstained, Community Board #1 urges the Battery Park City Authority to avoid taking any action that would make its dedication of Site 2B to the Women's Museum legally binding, in the absence of substantial

outside funds having been raised within the next three months from major donors and dedicated to the project, and CB #1 urges the Battery Park City Authority to work with all deliberate speed to identify, in close consultation with the local community and this Board, appropriate public amenity uses for Site 2B, other than the Women's Museum project, with the objective of beginning construction of a public amenity on that site as soon as practicable.

RE: Street closure on Saturday, September 16, 2006, Vesey Street between West Street and North End Avenue by Battery Park City Neighbor's Association for a block party: By a vote of 40 in favor and 0 opposed, Community Board #1 approves the proposed street activity permit submitted by the BPC Neighbor's Association to close Vesey Street between West Street and North End Avenue on September 16, 2006 during the hours of 8 AM - 7 PM.

I. Combined Battery Park City / Youth Committees

A report was given on the proposal to install artificial turf on Battery Park City ball fields, and the possibility of closing the ball fields during construction of a nearby building.

RE: New Playing Surface for BPC Ballfields: By a vote of 34 in favor, 4 opposed and 2 abstained, CB#1 urges the Battery Park City Authority to replace the current grass surface in the BPC Ballfields with a modern artificial turf playing surface, and to assure the BPC Parks Conservancy sufficient operating funding such that the Ballfields may remain open throughout the year, and the resurfacing of the Ballfields should be scheduled in such a manner as to assure, to the greatest degree practicable, that neither the Downtown Little League, the Downtown Soccer League seasons nor the summer programs such as Downtown Day Camp will be disrupted by the resurfacing construction project.

J. Youth & Education Committee

Paul Hovitz gave a report on the Spring Youth Fair evaluations. A progress report was given on the use of cell phones in schools. Mr. Hovitz discussed middle school seats for Lower Manhattan, and the Millennium High School gymnasium.

RE: Public School Cell Phone Ban: By a vote of 30 in favor, 3 opposed and 3 abstained, CB#1 opposes any blanket ban on cell phones in the New York public schools and urges the Mayor and the Department of Education to permit the principals of individual schools to fashion their own policies regarding cell phones, and CB#1 calls on the New York City Council to pass Intro 351 and Resolution 342.

K. Financial District Committee

By a vote of 36 in favor and 0 opposed, the following committee resolutions were approved:

- 40 Wall Street, liquor license application for Mangia Wall LLC, d/b/a Mangia
- 90 John Street, liquor license application for 200 Water Group LLC
- 1 and 5 Coenties Slip, liquor license application for JPK Restaurant Corp., d/b/a Zigolini

By a vote of 35 in favor, 0 opposed and 1 abstained, the following committee resolution was approved:

- 123 Washington Street, application for an urban plaza

By a vote of 24 in favor and 12 opposed, the following committee resolution was approved:

- 2 Gold Street, application for an outdoor café within an urban plaza

By a vote of 36 in favor and 0 opposed, the following committee resolution was approved:

- Proposed street closure on Friday July 14, 2006, John Street between Broadway and Nassau Street by Elliot Winick Productions

A report was given on the request for support to open a US post office branch at 90 Maiden Lane.

L. Seaport / Civic Center Committee

By a vote of 36 in favor and 0 opposed, the following committee resolution was approved:

- Proposed street closure June 27 – July 6, 2006 of John Street / Burling Slip between Front and South Streets by Philip Santantonio / KM Association for America's 400th Anniversary Event

By a vote of 36 in favor and 0 opposed, the following committee resolution was approved:

- Pier 17, South Street Seaport, beer and wine license application for Salmaan Enterprises Inc., d/b/a Wine and Chill. CB #1 strongly opposes this license application and urges the NYS Liquor Authority to deny this application.

By a vote of 36 in favor and 0 opposed, the following committee resolution was approved:

- 146 Beekman Street, application for an unenclosed sidewalk café for Manhattan Island Group, LLC

Marc Donnenfeld reported on Peck Slip open space. He discussed the Brooklyn Bridge plaque denoting the first residence of George Washington.

M. Tribeca Committee

Rick Landman reported that the Jack Parker proposal will shortly go to the City Council for review. A letter will be sent to City Planning to reiterate the details of CB #1's resolution. He provided a report on Tribeca rezoning regarding ground floor uses.

At this time, Alice Blank spoke to the Board about the renaming of a section of Lispenard Street as David Ruggles Way. She opposes this decision, and suggested that a plaque be erected.

The Board agreed to table the discussion of this street co-naming. This issue will be further addressed by the Executive Committee.

The owners of Flor De Sol spoke about the Board's decision regarding the approval of the unenclosed sidewalk cafe application for this restaurant. They stated that the stipulation that the restaurant doors must be closed will create an economic hardship.

RE: Proposed electronic billboard for Tribeca Performing Arts Center at BMCC on the northwest corner of Greenwich Street at Chambers Street: By a vote of 34 in favor and 0 opposed, Community Board # 1 recommends that the Department of Transportation (DOT) reject the BMCC application for the installation of a IDP/LED television screen at the N/W corner of Greenwich and Chambers Streets.

RE: 361 Greenwich Street, renewal application for an unenclosed sidewalk café for Sunflower Restaurant Assoc. Inc., d/b/a Flor De Sol: By a vote of 25 in favor, 7 opposed and 1 abstained, CB #1 does not object to the sidewalk café license for Flor De Sol at 361 Greenwich Street between Franklin and Harrison Streets for a period of two years subject to compliance by the applicant with the limitations and conditions set forth above.

RE: 2-8 York Street, application for a hotel liquor license for Barclay Hospitality Services, Inc. and Alliance Hospitality Management, LLC, d/b/a Hilton Garden Inn Tribeca: By a vote of 29 in favor and 4 opposed, CB #1 has no objection to granting this application on the condition that a future application is submitted for any liquor license application for the restaurant.

By a vote of 34 in favor and 0 opposed, the following committee resolutions were approved:

- 61 Warren Street, beer and wine license application for The Bigger Place Restaurant Corp.
- 63A Reade Street, beer and wine license application for Agi Japanese Restaurant
- 325 Broadway, beer and wine license application for ADI Japanese Restaurant Inc.

By a vote of 34 in favor and 0 opposed, the following committee resolutions were approved:

- 273 Church Street, liquor license renewal application for South's
- 120 West Broadway, liquor license renewal application for Bouley Restaurant
- 31 N. Moore Street, beer and wine license renewal application for Bar Panini
- 190-A Duane Street, liquor license renewal application for Nonna Restaurant Corp., d/b/a Roc Restaurant

N. WTC Redevelopment Committee

RE: Congressional bill to create the Office of 9/11 Health: By a vote of 35 in favor and 0 opposed, Community Board #1 supports adoption of the Amendment to H.R. 5316 offered by Congresswoman Maloney, which would establish an independently funded "Office of 9/11 Health" to ensure the medical monitoring of any person exposed to the toxins at the World Trade Center site and provide medical treatment to any person who is sick or injured as a direct result of such exposure.

RE: Fiterman Hall (30 West Broadway): By a vote of 35 in favor and 0 opposed, Community Board #1 urges CUNY and DASNY to make sure that the demolition of Fiterman Hall is completed in a full and transparent public process that includes posting all current and historical sampling results and demolition plans that have been submitted by CUNY/DASNY and its contractors to the Environmental Protection Agency (EPA) and other relevant agencies for review and any corresponding comments by the relevant agencies on the website for the Borough of Manhattan Community College, the EPA website and on Lowermanhattan.info and to continue to keep the community informed by holding public meetings in Lower Manhattan at which study results and demolition plans are presented to the public.

RE: Restoration of Slashed Anti-Terror Funds: By a vote of 34 in favor and 1 abstained, Community Board #1 strongly supports the efforts of all our elected officials and joins with business leaders in calling for the Homeland Security Department to restore lost funding to New York to help protect our neighborhood and the entire City of New York from future terrorist attacks.

Michael Connolly provided an update on the presentation by Dr. Mark Farfel of the WTC Health Registry. He further spoke about the presentation given on the redevelopment of the WTC site by Michael Francois of PANYNJ.

Adjournment

There being no further business, the meeting was adjourned.