

**MINUTES OF THE MONTHLY MEETING OF
COMMUNITY BOARD 1 - MANHATTAN
17 OCTOBER 2006
SOUTHBRIDGE TOWERS**

Chairperson, Julie Menin, called the meeting to order at 6:00PM.

I. PUBLIC SESSION

A) Lee Gruzen, Co-Chair- Seaport Speaks

Ms. Gruzen distributed copies of *Seaport Speaks*, a report on the historic fabric of the Seaport area with comments from the community as to how the area ought to be developed.

- **B) Mary Cooley, Liaison- Manhattan Borough President's Office**
Announced the following:
- Scott Stringer's interest in redressing the decision to allow diesel storage at 60 Hudson Street;
- A press conference with Councilperson Gerson, Representative Nadler, Stuyvesant HS Alumni, PS 234 and PS IS 89 regarding the health effects of 9.11;
- 1 Police Plaza to mitigate impact on traffic;
- A forthcoming report on the Transportation Conference at Columbia University;
- A forthcoming report on vacant and abandoned building count in CB1 for commercial/retail, affordable housing and parks.

The Chair recognized Assembly Member Deborah Glick, and thanked her for her support of CB1. Representative Glick expressed her disappointment with the City's decision to allow diesel storage at 60 Hudson street; advised the Board that the SLA convened a task force regarding regulations and operations, and in December will report its recommendations including community input; advised of the City's proposal on the 421A to create more affordable housing throughout NYC and maintain it as a culturally vibrant city; described proliferation of hardship variances as self-inflicted injuries where buyers fail to investigate and sellers fail to disclose zoning status.

C) John Ritter - NYC Comptroller's Office

Mr. Ritter announced updates from the Comptroller's Office contained in the newsletter he made available at the meeting.

II. BUSINESS SESSION

A) Adoption of Minutes

The Board unanimously adopted the 09.19.06 minutes.

B) Chairperson's Report

J. Menin

- Rater than a moment of silence, the Chair called for a moment of cheer in memory of the late Pearl Scher;
- Mayor Bloomberg is the new chair of the WTC Memorial Foundation, to which he donated 10 million dollars. American Express donated another 10 million dollars. Madam Chair also sits on the committee;
- Welcomed Alan Tannenbaum as the Board's newest full member;
- Manhattan Borough President Scott Stringer has provided the Board with a planning fellow, Eric Goldwyn, of New York University;
- Linda Belfer has been in and out of the hospital for months and encouraged the Board members to call her.
- Thanked the Personnel Committee for its District Manager search.

C) Treasurer's Report

J. Kopel

- Tabled until the November full Board meeting.

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

III. COMMITTEE REPORTS

A) Executive Committee

J. Menin

1) Hiring of District Manager- Report

2) Hiring of Director of Land Use and Planning and Community Liaison

Officer- Report and Resolution

R. Byrom)

The Personnel Committee interviewed a lot of first rate applicants, narrowing their recommendation to two of five finalists. The Committee was able to put forth two candidates: Noah Pfefferblit as District Manager and Michael Levine as Director of Land Use and Planning. Including the planning fellow and a possible additional staff member funded by a grant from Friends of Lower Manhattan that the Board has applied for, this would give the Board four new staff members while keeping well within the Board's budget. Comments from Board members regarding Mr. Pfefferblit's qualifications and the contributions he made to CB1, especially in response to 9.11. Discussions also included clarity as to lines of supervision.

Madam Chair recognized Senator Martin Connor, thanking him for his support on 60

Hudson Street. Senator Connor expressed his disappointment, describing the City's action as retroactively making legal that which is illegal. He announced an inaugural meeting of SBT Parent and Youth Association., which addresses concerns such as parks and schools to solicit proposals as to what the community would want.

The Board elected Messrs. Pfefferblit and Levine to their respective positions, congratulated them and asked them to say a few words. Mr. Pfefferblit, whom most know from the Borough Presidents Office or Wall Street Rising, thanked the Board and expressed that he is looking forward to working with its members on the unique challenges it faces. Mr. Levine, a 20-year veteran of CB2, introduced himself as one with 30 years of experience in city planning. He is a member of the American Planning Association and is looking forward to contributing to the rebuilding of Lower Manhattan.

The votes were tallied as follows:

Appointment of New District Manager
37 In Favor 0 Opposed 1 Abstained 1 Recused

Appointment of New Director of Land Use and Planning and Community Liaison Officer
Unanimous

The Board Unanimously Passed the Following Resolutions with Noted Amendments:

3) CB 1 Capital and Expense Budget Requests– Resolution

Capital:

Priority 5: Reconstruct Fulton St. (Between Broadway and Water St.) and Nassau St. (Between Liberty and Spruce Street) . . . improvements

CS DOT Reconstruct . . . N. Moore Street (Greenwich/Varick)...Collister Alley (Laight/Beach), Duane Street (between Greenwich St. and Hudson St.)

Expense:

Priority 1: Provide two crossing guards for PS/IS 89 at West/Chambers and Warren/West Streets on crosswalk at each corner

Priority 17: Provide weekend and daily summer ferry service to Governors Island

4) Policy on Co-naming Streets- Resolution

Board Discussions on the Matter Raised the Following Issues:

- Guidelines only; not determinative
- Rationale
- How many names a can a street have
- Guidelines give flexibility

The Board Passed the Resolution with the Following Amendments:

General Guidelines

Bullet Point 3: Shall contain no geographical limitations.

Bullet Point 4: An application ... in a similar fashion are discouraged.

Bullet Point 5 is deleted and replaced as follows: Each application would be considered on its own merit without regard to precedent.

B) Arts and Entertainment Committee

H. Reed

The Board Unanimously Passed the Following Resolutions:

1) Public art sculpture for St. John's Rotary by William Tucker

9 x 31 x 3 ½ foot concrete, steel and stucco entitled the 'The Promise'

2) Public art project proposed for display in Duane Park by Monica Goetz, titled "Art of Trees"

Decorates trees throughout the world in an unusual manner.

C) Battery Park City

J. Galloway

1) Promenade South- Report

Connie Tischman spoke to the committee regarding recreation for Battery Place to West Thames Street, a vast expanse that can accommodate future tours.

Hudson River Park Trust is open to suggestions: a farmers' market, temporary skate park; ongoing dialogue.

2) BPC Ball Fields- Report

Construction adjoining site 23 and 24 with a BPC community center raises the following concerns:

- Closes ball fields
- BPC authority with Millstein Properties (developers of sites 23 and 24) temporarily will be flipped because backstop will be undermined if near construction site
- Flip after soccer season
- Walk through with David Feiner, Council Member Gerson's Office, found valuable because it put little league representatives at ease and the Authority saw the leagues' needs regarding games.
- Sites 23 and 24 construction will begin winter for two seasons. Baseball season with 2008 building with wind condition hazard.

D) Financial Committee

R. Sheffe

The Board Unanimously Passed the Following Resolutions with Noted Amendments:

1) 15 Gold Street liquor license application and application for alteration of premises

Amendment: First WHEREAS “for 24 hours” is deleted

2) 27 Park Place, liquor license application for Lin Jig, d/b/a Shinjku Sushi

3) 17 Battery Place, liquor license application for Battery Park Farmers Market, Inc.

E) Tribeca Committee

R. Landman

1) Tribeca Rezoning- Report

2) Land Use Planning and the development of a comprehensive plan-Report

The Board Passed the Following Resolutions with Noted Amendments:

3) 246 Spring Street (a.k.a.: 9 Dominick Street) - Trump Condo Hotel

41 In Favor 0 Opposed 1 Abstained 0 Recused

Amendments: Third WHEREAS: M1 is changed to M16;

Seventh WHEREAS is deleted

11) 74 Leonard Street, liquor license application for The Knitting Factory

First Vote: 9 In Favor 31 Opposed 0 Abstained 0 Recused

Second Vote: 37 In Favor 4 Opposed 1 Abstained 0 Recused

Amendments: Third WHEREAS: CB1 has received numerous complaints of loud noise from the Quality of Life Committee;

THEREFORE BE IT RESOLVED: CB1 disapproves . . . set forth above.

The Board Unanimously Passed the Following Resolutions:

4) 157 Hudson Street, application for a special permit to modify the use and bulk regulations set forth in Section 74-711 of the Zoning Resolution, and authorization to permit 9 accessory parking spaces at the cellar level of the building

5) 33 Leonard Street, unenclosed sidewalk café renewal application for TK Restaurant Corp.

6) 120 Hudson Street, unenclosed sidewalk café renewal application for Bubby’s Pie Co., Inc. Street

7) 277 Church Street, liquor license transfer application for B Flat, Inc.

8) 15 Sixth Avenue, application for an alteration of a liquor license for Myrtle Food Beverages, Inc.

9) 179 Franklin Street, liquor license renewal application for Thalassa

Restaurant

10) 145 Duane Street, liquor license renewal application for Natsu, Inc. d/b/a Takahachi Tribeca

F) Seaport/Civic Center

J. Fratta

The Board Unanimously Passed the Following Resolutions:

- Resolution;**
- 1) Peck Slip Parking and green space**
 - 2) 243 Water Street, liquor license application for Table Tales Cafe-
259 Front Street, liquor license transfer application for an entity of Evelyne Gaidot**
 - 4) Police Headquarters Draft EIS, CB1 comments**

G) Landmarks

R. Byrom

The Board Unanimously Passed the Following Resolutions:

- 1) 399 Greenwich Street, a/k/a 59 Beach Street, application for alterations to awnings and the replacement of windows**
- 2) 66 Reade Street, application for a major building rehabilitation and a vertical addition on the top of the building**
- 4) 48-60 Beach Street, application for facade work and new construction of a rooftop addition (1 story and mezzanine, 5,305 G.S.F.), and demolition of a 1 story structure in the rear yard**
- 5) 401 Washington Street, application to restore and existing building and add a penthouse**
- 6) 414 Washington Street, application to demolish a 1 story garage and build a new building adjacent to 401 Washington Street**
- 7) 71 Hudson Street, application to add a small stair bulkhead on the roof, and for north and south facade repairs**

The Board Unanimously Passed the Following Resolutions with Noted Amendments:

- 3) 51 Murray Street, application to remove and existing elevator shaft concrete block and replace existing windows in the front of the building, and renovate the storefront**

Amendment: Sixth WHEREAS: The Community Board members . . . be

checked as they do not recall reviewing

8) 195 Broadway, AT&T Building, designation by the Landmarks preservation Commission (LPC) pursuant to Section 3020 of the NYC Charter of the AT&T Building an historic landmark, and Designation by LPC of the AT&T 1ST floor interior as an historic landmark

Amendment: Committee Vote change from 8 to 9 In Favor and 1 to 0 Opposed
Third WHEREAS: Vermont granite, incorporating . . . Athenian Pantheon,” and

Last WHEREAS is deleted and replaced as follows:

Also requested is a one story roof addition, with the Community Board found refreshingly modest in scale and architecture, and the insertion of unfortunate boiler flues, the former visible only from the north on Collister Street and the latter visible from Greenwich Street (as well as the removal of rooftop water tower), now

H) WTC Redevelopment Committee

C. McVay Hughes

Jersey

1) Update on presentation by the Port Authority of New York and New

- Report

- Construction updates on the Freedom Tower, PATH station and East/West Connector, and East bathtub excavation
- Update on the Vehicle Security Center

The Board Unanimously Passed the Following Resolutions with Noted Amendments:

2) Committee on Lower Manhattan Redevelopment Hearing, NYC Council-Status of Insurance Proceeds at Ground Zero

Thursday, October 21st @ 3PM City Hall.

3) LMDC Community Enhancement Fund Program Update

4) Performing Arts Center

Amendments: First BE IT FURTHER RESOLVED: CB1 . . . PAC is built as soon as possible.

I) Quality of Life Committee

P. Moore

1) Rodent Issues in Lower Manhattan-Report

Ms. Moore asked the community to identify rodent hot spots

2) Street Vendors in Lower Manhattan-Report

There is an ongoing discussion regarding the reported safety and noise issues

3) Graffiti Issues in Lower Manhattan-Report

Mary Cooley and a representative from the Mayor's Office provided the Committee with the application for graffiti removal. Applicant must be owner of the building for which removal is requested.

J) Youth and Education

P. Hovitz

1) Cell Phone Ban-Report

The City has ceased to raise the issue on cell phone bans. CB1 and the Superintendent of Buildings supports City Council legislation to change the policy that in this day and age, there ought not be a ban. The misuse of cell phones in school ought to be addressed like the misuse of other technical advances.

2) Ball Fields Issue-Report

Mr. Hovitz referred to BPC Report on the same

3) New Schools Task Force-Report

R. Skinner

One meeting in September second scheduled for October 20.

Presently the Task Force's two priorities are:

1. Student capacity in building
2. Community demographic survey

IV. OLD BUSINESS

V. NEW BUSINESS

Marc Ameruso thanked Anne Dworakivsky for her assistance with 371 Greenwich Street.

VI. ADJOURNMENT

There being no old or new business, the Chair adjourned this meeting at 8:00 PM.

Respectfully submitted,

Janiece Brown Spitzmueller.