



The City of New York

# Manhattan Community Board 1

Julie Menin CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

## MINUTES FROM THE MONTHLY MEETING OF MANHATTAN COMMUNITY BOARD #1

JUNE 28, 2011

NEW YORK LAW SCHOOL  
185 VARICK STREET

### Public Session

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- **Alec Schierenbeck** – Representative from the **Office of Manhattan Borough President Scott Stringer**  
GAY MARRIAGE BILL. The Manhattan Borough President is pleased that the gay marriage bill passed.  
DIRTY BOILERS. Boilers in public housing that use dirty heating oil contribute to pollution and should be cleaned or replaced.
- **Emma Roszko** – Representative from the **Office of State Assembly Member Deborah Glick**  
GAY MARRIAGE BILL. The Assembly Member voted in favor of and was pleased to see that the gay marriage bill passed.  
TOUR BUS MANAGEMENT. The Assembly Member remains concerned about the management of tour buses associated with the opening of the 9/11 Memorial in September.
- **Celine Mizrahi** – Representative from the **Office of Congressman Nadler**  
GAY MARRIAGE BILL. Rep. Nadler is happy that the gay marriage bill passed, but also wants to repeal the Defense of Marriage Act.  
9/11 MUSEUM. Some proceeds from the 9/11 National Medal will go to support the upkeep of the 9/11 Museum.  
9/11 HEALTH ACT. The terror watch list component of the Zadroga Bill will be examined.
- **Jake Itzkowitz** – Representative from the **Office of Council Member Margaret Chin**  
FIREHOUSES. All twenty of the threatened fire companies, including the two in CB1, were saved from closure in the recently passed City budget.  
J&R WAY CO-NAMING. The Council Member asked the Board to grant J&R a postponement of their request to co-name Park Row in honor of J&R. The Council Member supports the proposal but will support the decision reached by CB1.  
STAFF DEPARTURE. Jake Itzkowitz is leaving the Council Member's Office in September to attend law school.

- **Mary Cooley** – Representative from the **Office of New York State Senator Daniel Squadron**  
 GAY MARRIAGE BILL. The State Senator voted in favor of and was very pleased by the passage of the gay marriage bill.  
  
 ETHICS REFORM. The State Senator has been fighting for ethics reform in Albany including through a recent interactive ethics forum and a Senate petition campaign. The State Senator’s bill is expected to move forward before the end of the legislative session. The legislation would increase investigative independence and disclosure and minimize outside influence from lobbyists and special interests.
- **BENEFIT CORPS BILL.** The State Senator’s Benefit Corps Bill passed unanimously in the Senate. The legislation would create a class of corporations with a socially-responsible mandate.
- **John Ricker** – Representative from the Office of **New York City Comptroller John Liu**  
 CITY FRAUD. To report City fraud, you may call 212-669-3916.
- **Paul Goldstein** – Representative from the **Office of Speaker Sheldon Silver**  
 SPRUCE STREET SCHOOL. Spruce Street School, which will open this fall, is outfitted with a rooftop play area, a 370-seat auditorium, a full-size gymnasium, a music room, science labs, art studios, and the latest technology including “Smart Boards” instead of blackboards.  
 PECK SLIP SCHOOL. The site for the school has been secured.  
 GOVERNORS ISLAND. The Speaker celebrated the opening of Governors Island for the summer. The Speaker was instrumental in ensuring the island was preserved as public open space.  
 M15 BUS SERVICE. The Speaker has been advocating for improved M15 local bus service by increasing the number of buses that make local stops along the route, especially during non-rush hours.  
 GAY MARRIAGE BILL. The Speaker voted in favor of and welcomed the passage of the gay marriage bill.  
 RENT REGULATION BILL. The Speaker was pleased that rent stabilization was extended and expanded for the first time in two decades.
- **Nathan Dudley** – Founding Principal of the **New York Harbor School**  
 Mr. Dudley expressed interest in working with Community Board 1 and Save our Seaport. His school, the New York Harbor School, is located on Governors Island and is a maritime technical school with 400 students.
- **Ann DeFalco** – Community Board 1 Member  
 Invited all to call the WTC pediatric hotline number: (877) WTC-0107.
- **Abe Brown** – Representative from **J&R Music World**  
 Requested a postponement on the J&R Way resolution in order to get letters of support for their co-naming application.
- **Richard Lobel** – Attorney for **Century21**

Requested approval for zoning text amendment allowing waiver of a required loading zone. Council Member Chin, Speaker Silver, and the Downtown Alliance have all offered support for this request.

- **Tom Goodkind** – Community Board 1 Member, Conductor for the **Tri Battery Pops**  
Announced that the Tri Battery Pops will be playing in Zuccotti Park on July 2, 2011 at 2pm as part of the River to River Festival.
- **Paul Sipos** – Community Board 1 Member  
Reported that he used the new emergency room medical center at 200 Chambers Street, and highly recommended the service.
- **Nicole Moorehead** – WalkNYC  
Announced that the Parks Department has fitness and recreation programs, including WalkNYC, one-hour walks on Wednesdays in BPC at 12:30pm. Encouraged people to participate.
- **Heidi Fasnach** – Community Board 1 Resident  
Opposes more bars opening in the White Street area. There are eight bars in the two block radius, and quality of life in the area has been negatively impacted.
- **Allan Tannenbaum** – Community Board 1 Member  
The proposed expansion of the catchment area under the Zadroga Bill would not cover residents north of Reade Street. The area should be expanded.
- The following residents spoke from **Save our Seaport** regarding recent financial trouble at the South Street Seaport and the importance of the historic ships docked there: **Michael Yamin, Sandy Eames, Eric Anderson, Richard Dorfman**
- **Diane Stein, Maureen Silverman, Jean Grillo, Suellen Epstein** – Public Members of Community Board 1's Affordable Housing Task Force  
Spoke about the need for more affordable housing in Lower Manhattan and requested Community Board support for the recommendations put forward by the Affordable Housing Task Force in their new report.
- **Mariama James** – Community Board 1 Member  
Praised the amount of money that the Department of Education has allocated for computers.
- **Tricia Joyce** – Community Board 1 Member  
Spoke in opposition to the Department of Education's plans to rezone Lower Manhattan across Community Board district lines. Requested support for the resolution to be considered during the business session.
- **Mark Costello** – Community Board 1 Member  
Announced that there are still a few remaining slots for summer Little League for 6-14 year olds. The program is run from 9AM-5PM at Pier 40 and goes until August 8, 2011.

- **Bruce Ehrmann** – Community Board 1 Member  
Mr. Ehrmann has recently been appointed to the Board of the Lower Manhattan Cultural Council (LMCC).
- **Rita Joneseas** – Community Board 1 Resident  
Announced that 92 Y Tribeca, the 92<sup>nd</sup> Street Y's downtown center at 200 Hudson Street, will hold an event to celebrate Margaret Sanger's contributions to the city on September 8, 2011.

## **Business Session**

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### **Adoption of Minutes**

The minutes of the monthly meeting held on May 24, 2011 were adopted as presented.

### **Chairperson's Report**

*J. Menin*

**FUNDS RESTORED FOR FIREHOUSES.** Hailed the restoration of funds for Ladder 8 and Engine 4 in the budget agreement reached between the Mayor and City Council. Thanked Council Member Chin and everyone who attended rallies organized to advocate for these fire companies based in CB1.

**9/11 COMMEMORATIVE EVENT.** Announced a major event planned by CB1 to commemorate the 10<sup>th</sup> anniversary of 9/11 Event. This event will bring community residents, workers and others together to link hands and then everyone will proceed to Battery Park to plant a tree to commemorate the survival and rebirth of the community. More details will be announced soon.

**MEMORIAL HEARING.** Testified with Catherine McVay Hughes at a recent City Council hearing regarding the Memorial and raised issues regarding the need to continue to plan for the expected influx of buses.

**MARCH TO RENT GUIDELINES BOARD.** Attended the recent march with Council Member Chin and others to the Rent Guidelines Board hearing to protest the size of the proposed rent increases for rent stabilized tenants.

**WINTER GARDEN STAIRS.** Welcomed the recent announcement by Brookfield that the Winter Garden stairs will not be removed. We are awaiting a full presentation of a new plan to the BPC Committee by Brookfield.

**VICTIMS COMPENSATION FUND PROPOSAL.** Sheila Birnbaum, the Special Master appointed to administer the Victims Compensation Fund established in the James Zadroga Act passed at the end of 2010, has announced a proposal to extend the area of eligibility from the World Trade Center site north to a line formed at Reade Street on the West Side and extending from river to river. We welcome this expansion of the area covered by the Zadroga Act and plan to advocate during the comment period for the proposal for further expansion to include at least the entire CB1 area.

NEW CB1 MEMBER. A new member has been appointed by BP Stringer effective July 1, 2011. Deron Charkoudian will be selecting his committees in coming days and we look forward to welcoming him formally at the July 26, 2011 board meeting.

DEPARTURE OF CB1 MEMBER. Chairperson Julie Menin delivered a citation and heartfelt thanks to Rebecca Lebowitz who has served tirelessly and very effectively as a board member and Chair of CB1's Youth and Education Committee. Rebecca is moving to Hendersonville, NC with her husband, Dr. Arthur Lebowitz. She will be greatly missed by all of her colleagues and everyone who worked with her.

## **District Manager's Report**

*N. Pfefferblit*

FUNDS FOR MANAGERIAL INCREASES. Announced the very welcome news that the Mayor and City Council agreed in their budget negotiations to provide \$8,000 to all community boards for managerial raises and to baseline it for future years.

PROJECT REBIRTH DOCUMENTARY. Announced a special screening by Project Rebirth of their documentary about people affected by the attacks on 9/11, to take place at the **Museum of Chinese in America**.

PUBLIC PAYPHONE WORKGROUP. Community Board 4 has initiated a Community Board workgroup regarding public payphone issues, including community and pedestrian safety, low usage, substandard performance and inadequate support from responsible agencies. The workgroup hopes to address these problems by advocating for payphone design guidelines, leveraging better response from agencies, and ultimately, acquiring Community Board authority to approve, reject or remove public payphones within district boundaries. The group is organizing for change before the next payphone contract renewal in 2014.

MUNICIPAL ART SOCIETY STUDENTS. Expressed gratitude to two students from the Municipal Art Society who have helped us for two years with graphics presentations at board meetings. Special citations were presented to them.

COMMUNITY PLANNING FELLOWSHIP PROGRAM. Introduced Michael Levine to provide an update regarding continuation of the Community Planning Fellowship Program.

## **Committee Reports**

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### **SLA Process Review Task Force**

*M. Ameruso*

1. Discussion regarding SLA Process with SLA Chairman Dennis Rosen – Report  
*The task force held a very substantive meeting with the Chairman of the State Liquor Authority regarding process. The information from the meeting will be disseminated to committees and members at the next board meeting and will be very useful to CBI committees that review liquor license applications.*

### **Youth and Education Committee**

*A. DeFalco*

1. PS 234 wait-listed students sent out of community district - Resolution  
BOARD VOTE:           42 In Favor   0 Opposed   0 Abstained   0 Recused

2. Proposed site selection of Block 106 Lot 9 on the north side of Peck Slip between Pearl and Water Streets for the development of a new, approximately 476-seat primary school facility - Resolution  
BOARD VOTE:           43 In Favor   0 Opposed   0 Abstained   0 Recused
  
3. Bike path through City Hall Park – Report  
*The Department of Transportation appeared at the Youth & Education Committee meeting to share their observations and results of the study conducted at the request of the Board regarding bicycle riding practices on the City Hall Park Bike Path. DOT stated that they believe the bike path is safe and that most people are dismounting or riding safely. The Youth & Education Committee, however, reiterated its concerns.*
  
4. The River Project Educational Programs and Waterfront Projects – Update  
*The River Project appeared to announce upcoming events in the community.*
  
5. Speaker Silver’s Overcrowding Task Force – Report  
*There is a need for not 1 but 2 new schools downtown.*
  
6. Department of Education plans to redraw school zones - Resolution  
BOARD VOTE:           43 In Favor   0 Opposed   0 Abstained   0 Recused

**Seaport/Civic Center Committee**

***P. Viggiano***

1. South Street Seaport Museum – Resolution  
*The Community Board asked the Seaport Museum to brief the Committee on its status.*  
BOARD VOTE:           39 In Favor   0 Opposed   0 Abstained   0 Recused
  
2. Brooklyn Bridge Reconstruction Project - Letter  
*The Community Board is concerned about construction noise that will be associated with planned work on the bridge. There is expected to be a considerable amount of jackhammering. The construction company said a letter from CBI is needed to request that jackhammering be rescheduled from nighttime to daytime.*
  
3. Pier 17/Seaport Market Place Event Programming – Report
  
4. Public access to Water Beach Taxi on Pier 17 – Report  
*Members are concerned that public access be maintained to the former Water Taxi beach.*
  
5. DeLury Square Park Conditions – Report  
*The community has reported problems with the water fountain and lack of sufficient benches in the newly opened park.*
  
6. Street Activity Permit application for J & R Music World Task Fest 2011 for Thursday, August 25, 2011 to Sunday, August 28, 2011 for full sidewalk closure on Park Row between Ann Street and Beekman Street, from 10 AM to 6 PM daily - Resolution  
BOARD VOTE:           40 In Favor   0 Opposed   0 Abstained   0 Recused

7. Street Co-naming Request for J&R Music World, Park Row between Beekman and Ann Streets – to be held over for vote next month– Resolution

*Applicant requested that this item be laid over until July. Some were opposed to the request, given that they opposed the application and felt their views would not change; however, the motion passed.*

BOARD VOTE: MOTION TO POSTPONE UNTIL JULY

8. Street permit application by Stone Street Community Association from May 1 to November 30, 2011 on Stone Street between Hanover Square and Coenties Alley and Mill Lane between Stone Street and South William Street. Closure of street during the hours of 11:00 AM and 11:00 PM. Event will take place during the hours of 10:00 AM and 11:00 PM – Resolution

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

### **Tribeca Committee**

***P. Braus***

1. 363 Greenwich Street, application for a new restaurant liquor license for Nicholas McKeon d/b/a to be determined – Resolution

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

2. 205 Hudson Street, application for a new restaurant liquor license for AFNYC LLC d/b/a American Flatbread NYC – Resolution

BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 0 Recused

### **Personnel Committee**

***R. Byrom***

1. Interviews with Applicants for Community Liaison position – Report  
*The Personnel Committee will meet on June 29, 2011 to conduct second interviews and there will possibly be a third round of interviews next week. We hope to select a new Community Liaison by July.*
2. RFP for Director of Planning and Land Use Position – Report  
*Since we've received the \$8,000 for managerial raises, we have the option to keep all staff on the city budget.*

### **Planning and Community Infrastructure**

***J. Galloway***

1. Pace University application for DOT's Urban Plaza Program – Letter of Support  
*The Board approved sending a letter in support of Pace University's application for a DOT-sponsored Public Plaza.*
2. Preservation of Affordable Housing at Independence Plaza – All apartments that were in place during the J-51 issue should be granted continued rent stabilization status – Resolution  
BOARD VOTE: 40 In Favor 0 Opposed 0 Abstained 1 Recused
3. Motor Vehicle Free Central Park – Resolution

BOARD VOTE: 40 In Favor 1 Opposed 0 Abstained 0 Recused

4. Green Resources in Community Board One – Report  
*A park inventory was conducted by Urban Planning Fellow Heather Anderson and an intern.*

**Waterfront Committee**

**R. Townley**

1. Agreement between Hudson River Park Trust and Friends of Hudson River Park - Resolution  
BOARD VOTE: 35 In Favor 0 Opposed 1 Abstained 1 Recused
2. East River Ferry Expansion – Report  
*Expansion of East River Ferry service includes new access to the ferry at the Seaport and in Brooklyn.*
3. East River Esplanade Update – Report  
*The dog run and a new segment of the esplanade are now open to the public.*
4. River Project Program Update – Summer Program  
*This program needs more private funding to support programs for children in Lower Manhattan. It doesn't receive public funding.*

**Financial District Committee**

**E. Sheffe**

1. Update on Downtown Heliport and helicopter traffic over and around CB1 – Report  
*The Economic Development Corporation has limited control over helicopter traffic, as helicopters can also take off from New Jersey and fly over Manhattan. However, Senator Squadron has promised to schedule a meeting to discuss ways to reduce or mitigate effects of helicopter traffic.*
2. Street Vendor Project on Saturday, June 25, 2011 Broad Street between Bridge Street and Stone Street. Closure of streets 10 AM to 7 PM; event will take place between noon to 6 PM – Report/Resolution  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused
3. Proposal for newsstand at southeast corner of Church and Fulton Streets – Resolution  
BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused
4. Proposal for newsstand at southeast corner of West Broadway and Barclay Street – Resolution  
BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused
5. Street Activity Permit application for Community Board #1 for Sunday, July 3, 2011 on Liberty Street between Trinity Place and Nassau Street. Closure of streets 10 AM to 7 PM; event will take place between noon to 6 PM (event was previously approved at another location by CB1 and has been relocated at the request of the Street Activities Permit Office) – Resolution

BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

6. Proposal for CB1 fairs in Bowling Green Park on June 3, July 22 and September 23, 2011, and in Battery Park on June 10, July 8 and August 19, 2011 – Resolution

BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

7. 22 Cortland Street, application by Century 21 Department Stores for an amendment to the Zoning Resolution to allow the Chairperson to waive requirements for accessory off street loading berths – Resolution

BOARD VOTE: 35 In Favor 0 Opposed 0 Abstained 0 Recused

8. 15 William Street, application for Special Permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to permit a 166-space parking garage that will lease monthly parking spaces in a 320 unit condominium building – Resolution

BOARD VOTE: 34 In Favor 1 Opposed 0 Abstained 0 Recused

9. Newsstands in Financial District - Pace University Student Survey – Presentation  
*Community Board 1 Land Use and Planning Director, Michael Levine, is overseeing a survey of newsstands within our communities.*

**WTC Redevelopment Committee**  
**Battery Park City Committee**

*C. Mcvay Hughes*  
*L. Belfer*

1. Update by Lower Manhattan Construction Command Center – Report  
*The Memorial Plaza will open for the families of victims on the 10<sup>th</sup> Anniversary and the general public will have access beginning September 12, 2011. Access will be limited, given that construction is ongoing.*

2. Presentation by Gray Lines and City Sights Tour Bus Companies – Report

3. Continuity of leadership at the WTC site – Resolution

BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

4. Street Activity Permit application for Community Board #1 for Thursday, June 23, 2011 on Vesey Street between North End Avenue and River Terrace and River Terrace between Murray and Vesey Streets. Closure of streets 9 AM to 7 PM; event will take place between 10 AM and 6 PM – Report/Resolution

BOARD VOTE: *WITHDRAWN*

5. Brookfield and the removal of the Winter Garden Staircase – Report  
*Brookfield has announced its intention to retain the grand staircase in the Winter Garden. Chairperson Julie Menin, Community Board 1, residents, and Department of City Planning head Amanda Burden all opposed the removal of the staircase.*

6. South End Avenue Bus Stop - Report  
*Department of Transportation Borough Commissioner Luis Sanchez has announced that the size of the bus stop on South End Ave will be reduced to a normal length. However, private*

*buses may still use the location for pickup and dropoff, a source of concern for residents given the influx of tour buses expected for the opening of the September 11, 2001 Memorial.*

**Landmarks Committee**

**R. Byrom**

1. 105-107 Washington Street Designation – Resolution  
BOARD VOTE:           33 In Favor   0 Opposed   0 Abstained   0 Recused
  
2. 52 Chambers Street, City Hall, application for installation of new fuel cell at the northeast corner of City Hall – Resolution  
*Some Community Board members, including Noel Jefferson and Bruce Ehrmann, expressed concerns regarding the potential environmental effects and noise levels generated by the installation of a fuel cell at the northeast corner of City Hall. Catherine McVay Hughes requested that an amendment be made to the resolution to request local air quality monitoring.*  
BOARD VOTE:           29 In Favor   4 Opposed   0 Abstained   0 Recused
  
3. 134-138 Duane Street, application for penthouse and terrace additions – Resolution
  
4. 20 West Street, application for new sign and fence – Resolution  
BOARD VOTE:           33 In Favor   0 Opposed   0 Abstained   0 Recused
  
5. 302 Canal street, application for replacement of storefront and upper story windows – Resolution  
BOARD VOTE:           33 In Favor   0 Opposed   0 Abstained   0 Recused
  
6. 120 Broadway, application for new entrance and storefront – Resolution  
BOARD VOTE:           33 In Favor   0 Opposed   0 Abstained   0 Recused

**9/11 Commemorative Task Force**

**R. Byrom**

1. Discussion of Plans for CB1 9/11 Commemoration – Report  
*The Community Board is planning to organize an event to commemorate the 10<sup>th</sup> anniversary of the September 11, 2001 terrorist attacks, which will be open to all.*

**Affordable Housing Task Force**

**T. Goodkind**

1. Affordable Housing commends the residents who were here from the beginning– Resolution  
BOARD VOTE:           In Favor       Opposed       Abstained       Recused
  
2. Safe Streets for Seniors in CB1 – Report  
*Michael Levine presented findings done by students at Pace University regarding how street conditions in Lower Manhattan affect the pedestrian experience of seniors.*
  
3. Manhattan Seniors Project – Report

*Members of the Affordable Housing Task Force are interested in unifying and expanding services for seniors in Lower Manhattan.*

4. Affordable Housing – Report

*The Task Force has put forward five recommendations to promote affordable housing in Lower Manhattan, which will be voted on as a resolution tonight during the Planning and Community Infrastructure Committee report.*

**Quality of Life Committee**

**P. Moore**

1. Intro 89, proposed City Council legislation regarding the banning of carriage horses in New York City – Report

*The Committee did not feel enough information was presented to pass a resolution regarding this legislation.*

2. Current activities in the community by the U.S. Census – Report

*Information regarding the census can be obtained online.*

3. Presentation on Pedestrians for Accessibly Safe Streets – Report

*Dr. Karen Gourgey presented on ways in which city streets can be difficult and even dangerous for pedestrians, particularly those who are visually-impaired.*

4. Borough Board Resolution on Pilot program to install 40 traffic cameras to record speeding violations – Resolution

BOARD VOTE:                    29 In Favor    2 Opposed    1 Abstained    0 Recused

**Old Business**

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No old business was conducted

**New Business**

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RESIGNATION OF THE BOARD SECRETARY. Chairperson Julie Menin announced that Community Board 1 Secretary, Noel E. Jefferson, will step down as Secretary effective September 2011. Julie thanked Noel for over six years of distinguished service to the board as Secretary. There will be a special election to fill the vacant position in September. At the July full board meeting, the Board will elect a Nominating Committee in accordance with its bylaws, and the Nominating Committee will meet prior to the September full board meeting to identify and possibly recommend candidates.

SEPTEMBER 11TH SURVIVOR ACCESS TO THE MEMORIAL. Only families of those who died during the September 11, 2001 attacks will be given access to the WTC site on the 10<sup>th</sup> anniversary. Those who survived the attacks and who were living in Lower Manhattan at the time and were impacted by the attacks will have to register for tickets to visit the site with the general public. Access to the general public will begin on September 12, 2011. There also will be no separate commemorative ceremony for survivors at the site. Community Board 1 will organize a commemorative event in Lower Manhattan open to all on September 10, 2011.

## **Adjournment**

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Minutes submitted by Noel Jefferson, Secretary.