

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 36 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 79 Laight Street, application for replacement of entrance door and transom

WHEREAS: The application seeks to help make the entrance to the condo converted building in 2001 more noticeable from the street, and

WHEREAS: The building in the North Tribeca Historic District was formerly the Steam Sugar Refinery constructed in 1853, and

WHEREAS: The applicant seeks to replace the historically appropriate wooden doors installed in 2001 with two new blackened steel full clear glass doors below the existing clear glass transom, and

WHEREAS: The applicant seeks to install two small 7 1/2" x 11" historically designed simple electric lanterns, and

WHEREAS The applicant looked at precedents along Laight Street to support the application, and

WHEREAS: The Committee did not feel the full glass steel doors were appropriate for this residential building as it made it look more like a retail space entrance, and

WHEREAS: The Committee felt the doors at # 92 and # 78 Laight Street – which have more traditional wooden doors with solid bases – of not less than 30" - were more appropriate – which the applicant agreed to change the design to follow these, and

WHEREAS: The Committee felt the modest lanterns were appropriate, and

WHEREAS: The Committee noted the previously approved two security cameras would now be installed as approved, and

WHEREAS: The Committee noted there would be no change in signage on the building, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends Landmark Preservation Commission approve the application.

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DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: 152 Franklin Street, application for handicapped access ramp

WHEREAS: This application is for a standard and typical ADA-compliant access ramp, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission approve this application.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:       6 In Favor   3 Opposed   0 Abstained   0 Recused  
BOARD VOTE:           36 In Favor   0 Opposed   0 Abstained   0 Recused

RE:           140 Broadway, application for entry infill and re-glazing

WHEREAS: The application is to the Skidmore Owings and Merrill's 1967 design of The Marine Midland Bank which was designated an individual landmark in 2014, and

WHEREAS: The AIA guide to New York City comments: "A taut skin over bare bones. The sleek visually flush façade is in melodramatic contrast to the masonry environment surrounding it. The matteness of black spandrels breaks up the reflections of the neighbors into more random, mysterious parts, and

WHEREAS: The applicant seeks to modify the Nassau (rear facade) and part of the Liberty (north side back façade) Street ground floor levels, and

WHEREAS: The applicant seeks to install three new retail entrances on Nassau Street – each with double doors and side light panels matching the existing doors' design, height and transom, and

WHEREAS The applicant seeks to install one retail entrance on Liberty Street – with double doors and side light panels matching the existing doors' design, height and transom, and

WHEREAS: The applicant seeks to remove the existing tinted glass and replace it with clear glass in all of the retail facades, the black spandrels remaining as original, and

WHEREAS: There will be no exterior signage – it being addressed by an internal signage band on a fascia set back 2' from the retail space window, and

WHEREAS: The signage for future potential tenants will be controlled by a master plan for uniformity, and

WHEREAS: The applicant confirmed there would be no exterior lighting, and

WHEREAS: Some members of the Committee felt the replacement of the tinted glass with clear glass to be inappropriate, and

WHEREAS: Some members of the Committee noted there was already clear glass for the office building entrance all along Cedar Street – and the proposal provided an opportunity to make the base of the side and rear entrances of the building more cohesive – leaving the primary Broadway façade as originally designed, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends Landmark Preservation Commission reject the application.

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COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE:           6 In Favor   0 Opposed   0 Abstained   0 Recused

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

RE:                   464 Greenwich Street, amendment to storefront glazing

WHEREAS: Although the signoff for the first floor of this renovation called for the installation of clear glass, in fact opaque glass has been installed instead, backed by wire mesh behind clear glass, and

WHEREAS: While this installation was not performed as had been approved, it turns out to be a handsome and contextual effect, now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 recommends that the Landmarks Preservation Commission approve this amendment.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 13 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC MEMBERS VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: N 150167ZRY  
Stairwells Zoning Text Amendment

WHEREAS: The Department of City Planning (DCP), in collaboration with the Department of Buildings (DOB) and the Fire Department (FDNY), is proposing a city-wide Zoning Text Amendment to facilitate and make effective additional safety measures that are part of New York City's 2014 Building Code; and

WHEREAS: The safety measures are intended to enhance public safety in a particular category of new high rise buildings by providing additional exiting capacity for building occupants during emergency situations that require full building evacuation; and

WHEREAS: These safety measures may be provided as designated emergency elevators, increased exit stair width, or as an additional exit stairway. The proposed text amendment consists of an amendment to the New York City Zoning Resolution, Section 12-10 (Definitions), to exempt floor space that is occupied by these additional safety measures from counting towards zoning floor area (zfa); and

WHEREAS: Such measures are required for all new non-residential buildings that are greater than 420 feet in height but do not apply to residential buildings. Buildings of this size are typically found in zoning districts without set height limits that allow a floor area ratio (FAR) of 10 or greater; and

WHEREAS: Building Code Section 403.5.2 is a new provision requiring one of the following options be incorporated into the design of all new non-residential buildings greater than 420 feet in height, or any mixed-use building that contains non-residential use above a height of 420 feet:

1. Construct all passenger elevators in the building as "occupant self-evacuation" type, including the safety requirements of such elevators, such as connection to emergency standby power, emergency communications, and special lobby dimensions to accommodate floor occupants, including wheelchairs; or
2. Increase the required width of all "emergency" exit stairways by 25 percent above what is otherwise required and construct all passenger elevators as "occupant self-evacuation" type but the standby power generating-equipment need only be sized to accommodate a limited number of the elevators (defined by an approved timed egress analysis); or

3. Construct one additional “emergency” exit stairway than is normally required based on the number of building occupants; and

WHEREAS: The majority of the provisions of Local Law 141/2013 (the 2014 NYC Construction Codes) took effect on December 31, 2014. However, *Section 403.5.2* of the Building Code, *Additional Exit Stairway*, states that the provisions “shall take effect the later of 18 months after the date of enactment of this local law or the date of an amendment of the definition of floor area in the New York City Zoning Resolution providing for the exclusion of the floor area of the additional exit stairway and additional exit stairway width from the calculation of floor area...”. (Section 14 of Local Law 141 of 2013); and

WHEREAS: The action necessary to facilitate the project consists of a text amendment to Section 12-10 (Definitions) of the New York City Zoning Resolution. The proposed amendment would modify the definition of *floor area* to exempt the required additional stair width or the additional stair from zoning floor area (zfa), when such safety measure is provided pursuant to the Building Code. The proposed exemption would allow for the restoration of the minor loss of zoning floor area that would result from providing these safety measures. The zoning text amendment would not increase the allowable zoning floor area of any affected site and net usable square footage would remain the same as currently permitted under existing regulations. No other changes to areas that permit high-rise development are included with this action; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 recommends approval of the Stairwells Zoning Text Amendment (N 150167ZRY) and supports all measures to make our district’s buildings safer in the event of an emergency evacuation.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE: 13 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC MEMBERS VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 32 In Favor 0 Opposed 0 Abstained 0 Recused

RE: N 150189PXM  
Acquisition of office space for Department of City Planning at 120 Broadway

WHEREAS: The New York City Department of Citywide Administrative Services proposes to acquire approximately 120,000 square feet of office space on the 30<sup>th</sup>, 31<sup>st</sup> and Lower Arcade at 120 Broadway for relocation of the Department of City Planning (DCP) and City Planning Commission offices from their current locations at 22 Reade Street and 2 Lafayette Street, and

WHEREAS: Approximately 300 personnel, including full and part time interns, are located at 22 Reade Street and the DCP's Transportation Division, with 22 staff is currently located on the 12th floor of 2 Lafayette Street, and

WHEREAS: DCP currently occupies 99,000 square feet in a six story building at 22 Reade Street that is currently in a state of disrepair, with ongoing maintenance issues, including poorly functioning elevators, inconsistent or nonexistent air-conditioning and heat; poor lighting, inferior meeting spaces and an antiquated layout; and the City Planning Commission's public hearing space is inadequate in size and does not have appropriate lighting and sound conducive for public meetings, and

WHEREAS: Spanning a full city block bordered by Broadway and Nassau, Pine and Cedar Streets, 120 Broadway, also known as The Equitable Building is a designated National Historic Landmark and a NYC Landmark and was constructed in 1915 and renovated and restored in 1990, and

WHEREAS: The 30<sup>th</sup> and 31<sup>st</sup> floors of 120 Broadway will be fully occupied by DCP personnel, including members of the City Planning Commission and a portion of the Lower Arcade will be utilized as the City Planning Commission public meeting space, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 recommends approval of the acquisition of approximately 120,000 square feet of office space on the 30<sup>th</sup> and 31<sup>st</sup> floors and Lower Arcade at 120 Broadway for the New York City Department of City Planning for relocation of its offices at 22 Reade Street and 2 Lafayette Street.



COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Proposed Action Plan Amendment 8 and NYC EDC's reallocation of "Neighborhood Game-Changer Investment Competition" funds intended for Southern Manhattan

WHEREAS: At a height of seven feet, Lower Manhattan experienced one of the highest inundation levels in Manhattan and unfortunately two people in Community District 1 drowned. While great strides have been made in Lower Manhattan in terms of recovery and relief, there is still much that must be done to rebuild and revitalize what was destroyed, and to protect the area in anticipation of future extreme weather events; and

WHEREAS: On June 25, 2013, The NYC Economic Development Corporation (NYCEDC) announced, "A Transformative Opportunity: Announcing the Neighborhood Game Changer Investment Competition" which included Southern Manhattan as one of five areas impacted by Hurricane Sandy that was eligible to be awarded up to \$18 million with more than one award; and

WHEREAS: In July 2013, Community Board 1 (CB1) passed a resolution on this federal funding which was part of the Hurricane Sandy recovery initiatives approved by the United States government in May 2013 to catalyze significant long-term economic growth. Since that time, CB1 has periodically requested updates on this allocation and was told by NYC EDC that funding allocation will proceed; and

WHEREAS: Recently NYC EDC informed CB1 that they had announced the reallocation of the "Neighborhood Game-Changer Investment Competition" to projects outside of CB1; and

WHEREAS: On October 16, 2014, the City received a third and final allocation of \$994,056,000 in CDBG-DR funding from the United States Department of Housing and Urban Development (HUD). The Proposed Action Plan Amendment 8 to the City's Action details the allocation of the City's entire \$4.21 billion grant award; and

WHEREAS: The amended Proposed Action Plan reallocates \$200 million to Build it Back from other prior allocations: \$96 million from business programs, \$44 million from infrastructure and other city services, and \$60 million from resiliency; and

WHEREAS: The amended action plan was released on Friday, December 19, 2014. The public hearing is scheduled for Thursday, January 15, 2015, leaving a short time for preparation by those wishing to comment, especially considering the two major holidays during this time; and

WHEREAS: Although it is 2 ½ years after Superstorm Sandy, the City has not yet allocated any funding for coastal resiliency protection systems in the CB1 area, although the Proposed Action Plan accounts for \$355 million in new coastal resiliency funding via the HUD Rebuild by Design program, including: \$335 million for a massive flood protection system of the East Side of Manhattan. The project will create a multi-layered protective system that will also provide social and environmental benefits to the community; and

WHEREAS: CB1 has long advocated for funding and implementation for resiliency measures in Lower Manhattan. Our prioritized budget requests for Fiscal Year 2016 included that “EDC provide funds for the design and construction of short to medium term resiliency infrastructure in anticipation of future extreme weather events” (#2) as well as “EDC provide funds for the design and construction of long term resiliency infrastructure, such as the ‘Compartment C’ phase of the BIG U project, in anticipation of future extreme weather events” (#10); and

WHEREAS: Lower Manhattan is in desperate need of immediate resiliency and hardening measures. Existing plans for such measures, such as the Lower Manhattan Multi-Purpose Levee, are long-term projects that will not effectively protect Lower Manhattan for several decades. Resiliency plans for Lower Manhattan were included in the Rebuild by Design BIG U proposal, but \$335 million in funding awarded in June 2014 by the U.S. Department of Housing and Urban Development (HUD) are only for the first phase of the project. This phase spans the coast of Manhattan from East 23rd Street to Montgomery Street, all north of the Brooklyn Bridge, and does not include any protection for the Community Board 1 area. The BIG U proposal contains plans for resiliency infrastructure in “Compartment 3”, from the Brooklyn Bridge to the Battery in Community District 1. This proposal includes “Berms in the Battery” at the southern tip of Manhattan, “strategically located so as to protect the ducts of the infrastructure below and create a continuous protective upland landscape” as well as flood protection in the Financial District which would help protect against massive potential damages, including critical infrastructure underneath (BIG U proposal). On June 24, 2014, Community Board 1 unanimously passed a resolution urging, “HUD to allocate dedicated funding for both study and implementation of the ‘Compartment 3’ portion of the BIG U proposal, which would contribute to the overall hardening of Lower Manhattan and assist in bridging the gap between short-term measures such as rapidly deployable flood barriers, and long-term strategies like the Lower Manhattan Multi-Purpose Levee;” and

WHEREAS: The CDBG-DR Action Plan provides \$3 million to be used to advance resiliency planning and feasibility studies for other areas of Southern Manhattan from Montgomery Street to the Battery Maritime Building. Roughly half of that area along the East River is south of the Brooklyn Bridge which is located in Community District 1. This comes out to roughly \$1.5 million – and this does not include the tip of Lower Manhattan nor any portion along the Hudson River; and

WHEREAS: Of the City's entire CDBG-DR \$4.21 billion grant award, only roughly \$10 million total has been allocated in Community District 1, specifically to small business and Build it Back programs, not on resiliency, although Superstorm Sandy caused billions of dollars worth of damage, causing major disruptions and permanently displacing some businesses; and

WHEREAS: CB1 is not aware of any other allocation from the City of CDBG-DR funding from HUD to be allocated in our district; and

WHEREAS: On June 11, 2013, the City released "A Stronger, More Resilient New York" (SIRR), a comprehensive plan that contains actionable recommendations both for rebuilding the communities impacted by Sandy and increasing the resilience of infrastructure and buildings citywide; and

WHEREAS: The Initiative Summary includes Coastal Protection measure is to "(A) Install an integrated flood protection system in Lower Manhattan" and (1) Create an implementation plan and design for an integrated flood protection system for remaining South Manhattan areas" (pp. 381-382); and

WHEREAS: Although it is 2 ½ years after Sandy, CB1 is not aware of the City's plan in either of these areas except for the allocation of roughly \$1.5 million for a feasibility study on the East side between the Brooklyn Bridge and the Battery Maritime Building; and

WHEREAS: Much can be done to additionally assist the South Street Seaport area in their efforts to rebuild and revitalize. The City should make efforts to fast-track construction in the area (such as the Brooklyn Bridge Rehabilitation Project), and ensure that future projects (such as Peck Slip Park), are completed with a focus on resiliency and reflecting the new needs of a community that is changing rapidly. In August 2013, \$8 million was allocated for the Brooklyn Bridge Park portion of the East River Blueway Plan. We understand that the feasibility study and findings were to be completed by Fall 2014. CB1 urges that this park include resiliency measures and be completed as soon as possible; and

WHEREAS: CB1 has played an active and positive role in the public process of Sandy recovery with the City since October 29, 2012; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 strongly urges that the City reallocate the \$18 million of cancelled Neighborhood Game Changer funds back into the CB1 area specifically into initiatives outlined in the SIRR report such as Coastal Projection "(A) Install an integrated flood protection system in Lower Manhattan" and (1) Create an implementation plan and design for an integrated flood protection system for remaining South Manhattan areas" as well as other flood resiliency measures; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 supports the funding for short-term interim measures, such as rapidly deployable flood barriers to protect the South Street Seaport neighborhood and other areas critically damaged during Superstorm Sandy; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 supports the allocation of roughly \$1.5 million towards a feasibility study for resiliency measures on the East side, but we request that the study be expanded to cover the entire coastline of Lower Manhattan, including the Battery and the West side up to Canal Street. It is especially important to study how partially implemented resiliency measures, such as phase 1 of the BIG U proposal, would redirect water to surrounding areas. Furthermore, we are very concerned about the timeline, implementation and funding for such a proposal; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 is concerned about both the short-term and long-term time frame because Lower Manhattan remains largely unprotected 2 ½ years after Superstorm Sandy and faces an increasing potential for extreme weather events as confirmed by experts in the field, and the subsequent financial damage to Lower Manhattan and the City at large; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 strongly urges the City to ensure the Manhattan Community Board 1 District gets adequate funding to address critical needs in order to fully recover and prepare for the next extreme weather event; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 strongly urges that a portion of the roughly \$1 billion in CDBG-DR funds, the last of the total \$4.2 billion CDBG-DR allocation, be reserved for a resiliency investment competition be used for the study and implementation of “Compartment 3” of the Big U proposal; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 calls upon Mayor Bill de Blasio, Manhattan Borough President Gale Brewer, and Councilmember Margaret Chin, U.S. Congressman Jerrold Nadler, U.S. Senator Kirsten Gillibrand, U.S. Senator Charles Schumer, Assembly Speaker Sheldon Silver, Assembly Member Deborah Glick, and State Senator Daniel Squadron to advocate for the equitable distribution and reallocation of CDBG-DR to address unmet resiliency needs in Community District 1.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	2 In Favor	1 Opposed	0 Abstained	0 Recused
BOARD VOTE:	33 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Illegal Hotels

WHEREAS: New York City suffers from a shortage of affordable housing and is in a legislatively imposed housing emergency; and

WHEREAS: Manhattan community boards have always considered the preservation and development of affordable housing a top priority; and

WHEREAS: Illegal hotels are apartment and Single Room Occupancy (SRO) units in permanent residential buildings legally required to be occupied for thirty days or longer that are used as transient hotels; and

WHEREAS: Short-term illegal hotel use has plagued Manhattan for over a decade; and

WHEREAS: Illegal hotels take available apartments from an already tight housing market, and disrupt the lives of the residents who live in the building and the community; and

WHEREAS: Illegal hotels lead to the rapid deregulation of permanent affordable housing in our community, provide incentives for landlords to harass tenants out of their homes, and drive up rents in the surrounding area; and

WHEREAS: Co-op shareholders and condo owners who rent their units for short-term use contrary to their proprietary lease and by-laws also risk legal action; and

WHEREAS: Illegal hotels create fire safety and security risks for residents and unsuspecting tourists because they do not conform to the more stringent safety regulations for hotels set forth in the New York City Fire Codes, such as fire sprinklers and secondary egress; and

WHEREAS: Illegal hotels create public nuisances and quality of life issues for residents living in the buildings, including noise, overcrowding, unusual wear and tear on the building; and

WHEREAS: Most illegal hotels fail to meet Federal, State and City accessibility requirements for people with disabilities; and

WHEREAS: Many tourists are deceived into booking an illegal hotel because they are unaware that the buildings in which they are staying are built for permanent residential use and do not meet the stringent commercial hotel fire-safety codes; and

WHEREAS: Illegal hotels change the fabric of our communities, including by the loss of small business owners who rely on permanent residents living in the community are priced out; and

WHEREAS: The advent and proliferation of online platforms including, but not limited to, Airbnb, VRBO, One Fine Stay, and Home Away over the past few years have exponentially increased illegal hotels in New York City and our community further exacerbating the housing crisis; and

WHEREAS New York State Attorney General Eric Schneidermann's report of October, 2014 on the investigation into Airbnb stated that 72% of Airbnb rentals are illegal and that the number of unique units booked for private short-term rental on Airbnb rose from 2,652 in 2010 to 16,483 in the first five months of 2014; and

WHEREAS: The Attorney General also reported that Airbnb has 13,000 listings in Manhattan alone; and

WHEREAS: Manhattan has a total of 750,000 co-op, condo and rental units; and

WHEREAS: Based on these facts, Airbnb utilizes 1.74% of Manhattan's available housing stock for short-term illegal rentals, which is greater than Manhattan's vacancy rate of 1.54%, and

WHEREAS: The Attorney General also reports that commercial uses dominate the short term rental business, with 6% of the "hosts" collecting 37% of the revenue; and

WHEREAS: Enforcement of illegal hotel activity is carried out by the Mayor's Office of Special Enforcement, which operates a joint task force comprised of specially trained inspectors from New York City agencies, including Department of Buildings, Department of Finance, Police Department, Fire Department, and Department of Health; and

WHEREAS: A shortage of inspectors who respond to illegal short-term use complaints contributes to a delay of more than one month between a complaint being filed and an inspection being conducted; now

THEREFORE

BE IT

RESOLVED

THAT: The New York City Council and Mayor deBlasio allocate increased funding to the Mayor's Office of Special Enforcement to increase their ability to enforce the current laws and regulations for illegal hotels.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Resolution in opposition to Intro 585 which would amend the City Charter to impose term limits on Community Board Members

WHEREAS: Community Board members are volunteers and spend an enormous amount of time serving their communities. They must learn a great deal not only about their neighborhoods but about the zoning codes, local laws and agency policies and service delivery that the Boards address; and

WHEREAS: CB1's long-serving members have a history of mentoring newer members; and

WHEREAS: Long-serving CB1 members have an institutional history of their neighborhood and the community as a whole that takes years to cultivate; and

WHEREAS: Long-term members understand that attendance is a crucial component to continue as a full board member and this is addressed in the CB1 by-laws stating that "members may be removed for cause by the Borough President or by a majority vote of CB1. Grounds for removal include:

- a. Three consecutive unexcused absences from regular meetings of the Board or from more than four of the regular monthly meetings of the Board called in any one-year (July 1-June 30).
- b. Three consecutive unexcused absences from committee meetings or from more than twenty-five percent of assigned committee meetings in any one year (July 1 - June 30)"; and

WHEREAS: It is evident from the turnover of community board membership that participation of long-serving members is an important component to the monthly operation of CB1, in that they give extra time and commitment beyond simply attending committee meetings. In addition, long-serving CB1 members write resolutions, and attend agency meetings and hearings during regular business hours on behalf of CB1; and

WHEREAS: Board members must acquire knowledge and expertise so that they can play important roles in negotiating with developers, assisting constituents and tackling community problems related to traffic, sanitation, safety, business development and interests that impact all City residents; and



WHEREAS: These skills take a long time to acquire, develop and refine. This is acutely relevant when there are large, long-term projects that can take years to implement. Coupled with intricate zoning changes and negotiations with developers and city agencies, it is those Board members with long-term and intricate knowledge of their communities that can represent and fight for the Board and the interests of the community most effectively; and

WHEREAS: The Borough Presidents appoint community board members for two year terms and each Borough President is elected every four years for a maximum of two terms or eight years. This in and of itself amounts to a term limit as the Borough Presidents are under no obligation to reappoint an individual beyond a two year term. Natural attrition also occurs yearly with current members leaving for reasons related to their personal lives or increased responsibilities outside of their Community Board work. Reappointment is not automatic. Board members take the responsibilities of their tasks seriously and are held accountable for their attendance, active participation and lack of conflicts of interest; and

WHEREAS: There is a need to continually provide mechanisms for new and increased civic participation. Community Boards offer forums for community input and engagement, not only through public sessions but often through Public Membership and committee work; now

THEREFORE  
BE IT  
RESOLVED

THAT: While there is a need to encourage greater citizen participation in the work of Community Boards, there is not a need to impose term limits on Community Board members.

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DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: QUALITY OF LIFE

COMMITTEE VOTE:	6 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBER VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	0 Opposed	0 Abstained	1 Recused

RE: James Zadroga 9/11 Health and Compensation Reauthorization Act

WHEREAS: Council Member Margaret Chin has co-sponsored a resolution in the New York City Council calling upon the United States Congress to pass, and the President to sign the James Zadroga 9/11 Health and Compensation Reauthorization Act (Res 0533-2015); and

WHEREAS: The resolution was referred to the Council Committee on Civil Service and Labor on January 7, 2015; and

WHEREAS: CB1 requests that The City Council resolution be amended to include the two following items:

- WHEREAS: Various documented chronic debilitating illnesses continue to affect first responders, residents, and volunteers today and will do so in the future, and
- WHEREAS: Funding for the James Zadroga 9/11 Health and Compensation Act should be appropriated as a yearly budgeted line item to insure continued medical care when an illness presents itself at any time, and

WHEREAS: The attached resolution was reviewed by Community Board 1 (CB1); now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 supports the resolution and calls on the Committee on Civil Service and Labor and the City Council to amend and adopt resolution 0533-2015 calling upon the United States Congress to pass, and the President to sign the James Zadroga 9/11 Health and Compensation Reauthorization Act.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: SEAPORT/CIVIC CENTER

COMMITTEE VOTE: 5 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 33 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 87 South Street, application for a wine and beer license for Tri Elite Group Corp

WHEREAS: The applicant, Tri Elite Group Corp, is applying for a wine and beer license; and

WHEREAS: The bar service hours are 12:00 p.m. – 12:00 a.m. on Sunday and 11:00 a.m. – 12:00 a.m. Monday – Saturday; and

WHEREAS: The restaurant is 1,100 square feet including a dining area of 800 square feet and a kitchen area of 300 square feet; and

WHEREAS: The applicant does not intend to apply for a cabaret license and does not intend to apply for a sidewalk café license; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as a school, church, synagogue or other place of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are not three or more establishments with on-premises liquor licenses within 500 feet of this establishment; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 opposes the granting of a wine and beer license to Tri Elite Group Corp unless the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: SPECIAL LANDMARKS

COMMITTEE VOTE: 10 In Favor 0 Opposed 0 Abstained 0 Recused

BOARD VOTE: 33 In Favor 3 Opposed 1 Abstained 0 Recused

RE: South Street Seaport – Howard Hughes Corporation, alterations to: (1) Tin Building - relocation and one-story addition (2) Pier 17 western edge/removal of head-house (3) Pier 17 canopy and mechanical screen (4) Pedestrian canopy (5) Demolition of Link Building (6) Construction of pavilions under FDR Drive (7) East River Esplanade (8) New Building on Pier 16 (9) Schermerhorn Row and new building on John Street (10) Wayfinding dynamic signs (11) Beekman-Fulton Street Extension

WHEREAS: The extensive application considers only matters within the current South Street Seaport Historic District boundaries; and

WHEREAS: Since 2000, Manhattan Community Board 1 (CB1) has requested that the Landmarks Preservation Commission (LPC) extend the South Street Seaport Historic District to be congruent with the Federal and State Historic District boundaries that include the area of the proposed 494' tower on the New Market Building Site; and

WHEREAS: The application was the subject of a three hour public hearing on December 10, 2014 at St. Paul's Chapel which was attended by over 350 residents and interested parties; and

WHEREAS: Public comment was given by 46 attendees of which 25 were broadly in favor of the overall South Street Seaport development proposal, including the Downtown Alliance, New York Chamber of Commerce, and the Real Estate Board of New York; 14 were against the proposal, including Historic Districts Council and Save Our Seaport, and 7 were not clearly for or against the proposal. Many of the public comments did not specifically address the landmarks issues; and

WHEREAS Additional written public comment was accepted by the CB1 office until December 15, 2014. The office received 16 new additional testimonies with 2 in favor and 14 against; and

WHEREAS: On February 5, 2015, Manhattan Borough President Gale Brewer and NYC City Council Member Margaret Chin addressed a joint letter to NYC LPC Chair Meenakshi Srinivasan in which they state that it is particularly challenging to evaluate portions of the LPC application, such as the new proposed structure on

Pier 16, the use of Schermerhorn Row and the new building on John Street, which do not yet have final plans, and request that LPC separate out portions of the application that substantially relate to the previous Pier 17 Uniform Land Use Review Procedure (ULURP) application from those parts that relate to the ULURP not yet submitted, and postpone review of the latter until such time as this ULURP has been at least certified; and

WHEREAS: The First proposal to dismantle and rebuild the 1905 Tin Building with original historic materials is considered appropriate, but without the proposed one story rooftop addition which the Board feels is inappropriate due to the visibility from the district and materials proposed; and

WHEREAS: The Tin Building rolldown gate materials will be painted metal and glass. The storefront will be open-air when the gates are up, and is considered contextual; and

WHEREAS: The Second proposal to remove the Pier 17 western edge head-house is considered appropriate, but only on condition that the current proposed view corridors do not change in future design revisions; and

WHEREAS: The varied use of the subsequently exposed flooring materials (stone, wood, concrete) should be made more consistent with the materials original to the Historic District such as cobblestone, bluestone, granite and brick; and

WHEREAS: The Third proposal to add a glass-like canopy to the already approved Pier 17 proposal is not considered appropriate as it will take away the open space that the Board, the community and the Seaport Working Group desire and most likely add inappropriate uses to the roof, which will further undermine the community's access to the space through the year. The screening of mechanical equipment is appropriate as long as there are no future design changes or intrusions to the existing, approved application for Pier 17; and

WHEREAS: The Fourth proposal to add a pedestrian canopy between Pier 17 and the Tin Building is not considered appropriate as it obscures views of tall historic ships, further removing the sense of place and grittiness of the Historic District; and

WHEREAS: The Fifth proposal to demolish the non-contributing Link building is considered appropriate; and

WHEREAS: The Sixth proposal to construct pavilions and add lighting under the FDR is conceptually promising, but needs further integration with community interests. Nothing is more foreboding nor less contextual than the space under the FDR as it exists currently, but it is important that the pavilions are sited so as not to obstruct views of the Tin Building, Pier 16 and historic vessels. CB1 accepts that the present condition created by the FDR is unsafe, unappealing and unacceptable, and encourages the applicant to design and maintain a more integrated solution,

working with the New York City Department of Transportation and the Design Trust for Public Space which has a program for creative uses of spaces under highways; and

WHEREAS: The Seventh proposal to create view corridors down the East River Esplanade is appreciated in the application and much welcomed. Community Board 1 encourages the applicant to work with the New York City Economic Development Corporation to find alternative sites for other aspects of the proposed development and adopt all the recommendations of the Seaport Working Group, a copy of which is attached; and

WHEREAS: The Eighth proposal for a new building on Pier 16 cannot be contemplated until there is a solid design and placement to be considered. That being said, CB1 is supportive of the South Street Seaport Museum's need for a structure on Pier 16 to allow ADA compliant access to the ship Wavertree, as well as to provide ticketing and a gathering space for tour and school groups preparing to board the ship. The structure is currently in design and CB1 looks forward to reviewing the proposed plans once they are complete; and

WHEREAS: The Ninth proposal for the historically important Schermerhorn Row buildings to be converted into affordable housing units, while speaking to Community Board 1's continuing advocacy for affordable housing is only considered appropriate when the South Street Seaport Museum's needs for a strong presence on Schermerhorn Row as well as a visual presence on South Street for a connection to the water are addressed first, after which affordable housing units would be a welcome addition. At the February 5, 2015 full board meeting, CB1 received confirmation that the South Street Seaport Museum believes they "must have a presence in Schermerhorn Row", after which Howard Hughes Corporation confirmed their support of the South Street Seaport Museum's desire to remain there. CB1 is further concerned that the former hotel space within Schermerhorn Row never received interior historic designation. CB1 encourages the applicant to include more affordable housing units by using the more efficient building footprint of the yet-to-be designed new building immediately adjacent to the existing Historic District, this matter being the heart of the future ULURP application. The new building on John Street was considered acceptable as long as the inappropriate use of terracotta was removed from the design; and

WHEREAS: The Tenth proposal for wayfinding dynamic signs is desirable but needs further study. The column signage is inappropriate as they are out of context and too large; and

WHEREAS: CB1 is encouraged by the applicant's interest in incorporating a local food market of at least 10,000 square feet; and

WHEREAS: The Eleventh proposal from Howard Hughes Corporation includes a "Beekman-Fulton Street Extension", extending Beekman and Fulton Streets east of the FDR

Drive which will introduce disruptive and dangerous vehicular traffic, undermine the historic character of the district, and directly contradict the pedestrianization goals of the Seaport Working Group; and

WHEREAS: The proposal calls for the elimination of kiosks on Pier 16 which is desirable and appreciates the significant new seating that has been designed into the new plan; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 is committed to work to find a sensible compromise with the applicant to move a proposal forward to revitalize the area and support local union jobs and keep the historic character of the area; and

BE IT

FURTHER

RESOLVED

THAT The Seaport area needs substantial, visible improvements with a concrete timeline for completion; and

BE IT

FURTHER

RESOLVED

THAT CB1 will not support a proposal that does not meet all the guidelines prepared by the Seaport Working Group; and

BE IT

FURTHER

RESOLVED

THAT CB1 is pleased to see the applicant's interest in including affordable housing in the application but does not support it being put in the historically sensitive Schermerhorn Row buildings, without the South Street Seaport Museum's needs there addressed first; CB1 recommends the applicant provides more units by using the more efficient building footprint of the yet to be appropriately and contextually designed proposed new building immediately adjacent to the existing Historic District; and

BE IT

FURTHER

RESOLVED

THAT: CB1 strongly requests that the designate the former hotel space within Schermerhorn Row as an interior LPC landmark, that the space remains accessible to the public, and that the authenticity of the interior spaces be preserved; and

BE IT

FURTHER

RESOLVED

THAT CB1 would support the relocation of the Tin Building but on the condition that the applicant removes the proposed inappropriate one story roof addition; and

BE IT

FURTHER

RESOLVED

THAT: The quantity and quality of public space that was specified by the City when Pier 17 was originally built in 1985 is maintained, and that the Manhattan Borough President's office confirm to its satisfaction that this is the case, making appropriate reference to the City Planning Commission resolution, dated March 11, 1985, related to Pier 17, in performing analysis. The former Pier 17 structure included balconies and walkways which also qualified as public space; and

BE IT

FURTHER

RESOLVED

THAT: The proposed, egregiously inappropriate "Beekman-Fulton Extension" extending Beekman and Fulton Streets east of the FDR Drive be rejected and removed from this proposal and any future plans for the Seaport Historic District; and

BE IT

FURTHER

RESOLVED

THAT: Designs for prototype seating and kiosks that can support information and ticket sales for historic ships and other water-borne uses called for by the Seaport Working Group continue to be included; and

BE IT

FURTHER

RESOLVED

THAT: The dynamic wayfinding signage is desired but the FDR column covers be removed; and

BE IT

FURTHER

RESOLVED

THAT CB1 is committed to work with the applicant to ensure the survival of the sense of place of the Historic District and the surrounding area including the iconic views of one of the most important individual landmarks in the world, the Brooklyn Bridge, and the Seaport's long history of water-dependent uses be preserved; and

BE IT

FURTHER

RESOLVED

THAT CB1 again appeals to LPC to provide leadership and support the community in



this process by immediately calendaring the extension of the New York City South Street Seaport Historic District to reflect the same boundary as the Federal and State Historic District to help ensure the sense of place remains within the Historic District and to preserve the vitally important link between the Historic District and the iconic Brooklyn Bridge Individual New York City and Federal Landmark; and

BE IT  
FURTHER  
RESOLVED  
THAT

CB1 does not support the segmentation of the proposed plan, and requires that any changes to the proposal presented to CB1 on December 10, 2014 be presented back to the Board for review prior to the LPC hearing.

DRAFT

SEAPORT WORKING GROUP  
GUIDELINES AND PRINCIPLES



On February 24, 2014 members of the South Street Seaport Working Group (SWG) convened for the first time as to engage in a candid, community-driven dialogue that focused on the future development of the South Street Seaport Historic District and its immediate vicinity. The SWG was formed by Manhattan Community Board 1, Councilmember Margaret Chin, Borough President Gale Brewer, State Assemblyman Sheldon Silver, State Senator Daniel Squadron and Congressman Jerrold Nadler following concerns raised by Community Board 1, local residents and others regarding the proposal by the Howard Hughes Corporation for redevelopment of the Seaport. The SWG, facilitated by Professor Jonathan Martin of the Pratt Institute, considered the neighborhood's history, vital infrastructure, and the increasing need for services and amenities for Lower Manhattan's growing residential population. NYC Economic Development Corporation, NYC Department of City Planning and the NYC Department of Cultural Affairs also participated to provide technical support as needed to the SWG. The development guidelines presented here are the result of this dialogue.

Over a ten week period, members of the SWG worked to define this set of shared guidelines to provide recommendations to inform cohesive developments in the South Street Seaport Historic District and its immediate vicinity. The guidelines seek to cover key aspects of any development initiative. The SWG categorized the guidelines as follows:

- Community and Connectivity
- South Street Seaport Museum and Waterfront
- Open Space
- Preservation
- Vitality
- Building Height & Views
- Resiliency
- Pedestrian Environment

To provide a clearer understanding of the community's specific needs and concerns in connection with each general guideline, the SWG developed and agreed on a number of principles that articulate each guideline further. The SWG's intention is that the following guidelines and their respective principles inform any future development initiative in the Historic District and its immediate vicinity.

## 1. COMMUNITY & CONNECTIVITY

### **GUIDELINE:**

Maintain the historic character and sense of place of the Seaport by making stronger physical, social, and economic connections within and beyond the Seaport community, including other Lower Manhattan neighborhoods and areas easily accessible via ferry, through a variety of innovative and convenient transportation modes, including trolley, walkways, bike paths, and ferries.

### **PRINCIPLES:**

- 1.1 Integrate a contextual way-finding signage system, in accordance with LPC guidelines, identity graphics, and appropriate branding that respect and celebrate the Seaport's history and identity.
- 1.2 Create a structure for sustained community and citywide input and participation, including that from residents and business owners, in preserving and protecting the historic character and integrity of the district.
- 1.3 Actively encourage public access to the water, water dependent uses and waterborne activities through diverse programming of public space and connections with other maritime uses and sites in New York harbor and beyond, including Governor's Island and other ports, potentially via a visiting ships program.
- 1.4 Create stronger connections between the Seaport stores, cultural activities and amenities, and the upland community through public and family-oriented programming and curated independent shops, services, and events.
- 1.5 Support the community through creation of a community center, accessible open space, and partnerships with local educational institutions that provide Programming for all ages at the Seaport.



## 2. MUSEUMS & WATERFRONT

### GUIDELINE:

Maintain the historic character and sense of place of the Seaport by recognizing and supporting a reinvented South Street Seaport Museum as the cultural anchor of the district.

### PRINCIPLES:

- 2.1 Preserve, protect, and strengthen the museum through creation of a long-term strategy that ensures financial and institutional sustainability and independence.
- 2.2 Strengthen physical and visual connections between the museum, the waterfront, and the historic ships while maintaining a museum presence in the uplands.
- 2.3 Ensure that an active and historic waterfront is maintained and that ships remain prominent on the waterfront by providing sufficient berthing space for the museum and visiting ships.
- 2.4 Consider different ideas for maintaining the Peking on the waterfront and encouraging other tall ships.

## 3. OPEN SPACE

### GUIDELINE:

Maintain and improve the existing open space at the Seaport and create new open space along the water's edge that is publically accessible, including indoor and outdoor spaces programmed for passive and active recreation.

### PRINCIPLES:

- 3.1 Maximize access to existing and new open space, including roofs of privately owned buildings, to appeal to a wide variety of users, including workers, local residents, families and visitors, for daytime and evening activities.
- 3.2 Improve the public realm in existing open spaces and create new features in suitable locations with consideration for view corridors.
- 3.3 Complement the historic district with decorative amenities, such as street furniture, planters, and appropriate lighting.
- 3.4 Activate, recapture and revitalize underutilized areas under FDR Drive with creative, cultural and contextual programming and physical improvements such as landscaping, lighting and acoustic treatments.

## 4. PRESERVATION

### GUIDELINE:

Maintain the historic character, visual corridors and sense of place of the Seaport through the preservation and creative adaptive reuse of existing historic buildings to the greatest extent practicable.

### PRINCIPLES:

- 4.1 Utilize adaptive reuse of buildings so as to preserve the historic integrity of the district.
- 4.2 Preserve sense of place, "authentic," historic character, and low-rise scale by keeping buildings in scale with the historic fabric of the district.
- 4.3 Use historically appropriate materials that complement the existing buildings.
- 4.4 Appropriately program the Seaport with input from the museum to maintain and improve the historic character and sense of place.

## 5. VITALITY

### GUIDELINE:

Create a Seaport that supports commercial vitality through diverse retail programming that is cohesive and distinct from other nearby shopping areas and serves local residents, families and visitors, and integrates the uplands with the waterfront.

### PRINCIPLES:

- 5.1 Support retail programming at the Seaport that is distinctive, vibrant, diverse and attractive to a broad spectrum of people, including local residents, workers, and tourists.
- 5.2 Create a retail mix that prioritizes smaller, local and regional purveyors and retailers, including those specializing in artisanal foods, craftsmanship, and art relevant to the Seaport.
- 5.3 Create a year-round public market district based on successful precedents from around the world that prioritizes and incubates local purveyors selling locally and responsibly sourced foods and goods and restaurants that appeal to locals, families and visitors and are true to the spirit and character of the district's traditional role as the city's marketplace.
- 5.4 Schedule time-based events and public programs that appeal to a variety of people in order to create diversity and varied interest through the day, week and year at the Seaport provided events do not adversely affect the surrounding area.
- 5.5 Eliminate short-term storefront vacancies through creative strategies such as temporary uses and "pop-up" local stores, cultural exhibits and galleries so as to create active street frontage and enhance pedestrian interest.
- 5.6 Develop temporary signage program that complements the Seaport's historic character during construction periods to orient people to, from and within the Seaport.
- 5.7 Develop public art opportunities at the Seaport that include stakeholder input and take advantage of the area's social and cultural history or New York artists and scholars.
- 5.8 Create opportunities to engage the water in a variety of ways from viewing, touching, and entering.

## 6. BUILDING HEIGHTS & VIEWS

### GUIDELINE:

Buildings developed on properties adjoining the South Street Seaport Historic District should not adversely impact neighborhood scale and character.

- 6.1 Alternatives to the proposed 50-story tower should be sought and any building on the New Market site should be contextual with the buildings within the South Street Seaport Historic District.
- 6.2 Encourage the transfer of development rights to incentivize lower buildings and public open space in the immediate vicinity of the South Street Seaport Historic District in conformance with the design objectives of the 1998 Urban Renewal Plan Area.
- 6.3 Preserve and protect all historic east-west view corridors delineated in the 1998 Urban Renewal Plan and views of the Brooklyn Bridge and historic ships.



## 7. RESILIENCY

### **GUIDELINE:**

Resiliency measures should include preserving historic character of the Seaport and access to the waterfront the maximum extent possible.

### **PRINCIPLES:**

- 7.1 Develop a resiliency plan for the Seaport through a process of collaborative consultations with stakeholders, community members, and experts.
- Develop green guidelines for future development, when applicable, including measures that minimize greenhouse gas emissions and generation of energy from alternative sources such as wind and solar.

## 8. PEDESTRIAN ENVIRONMENT

### **GUIDELINE:**

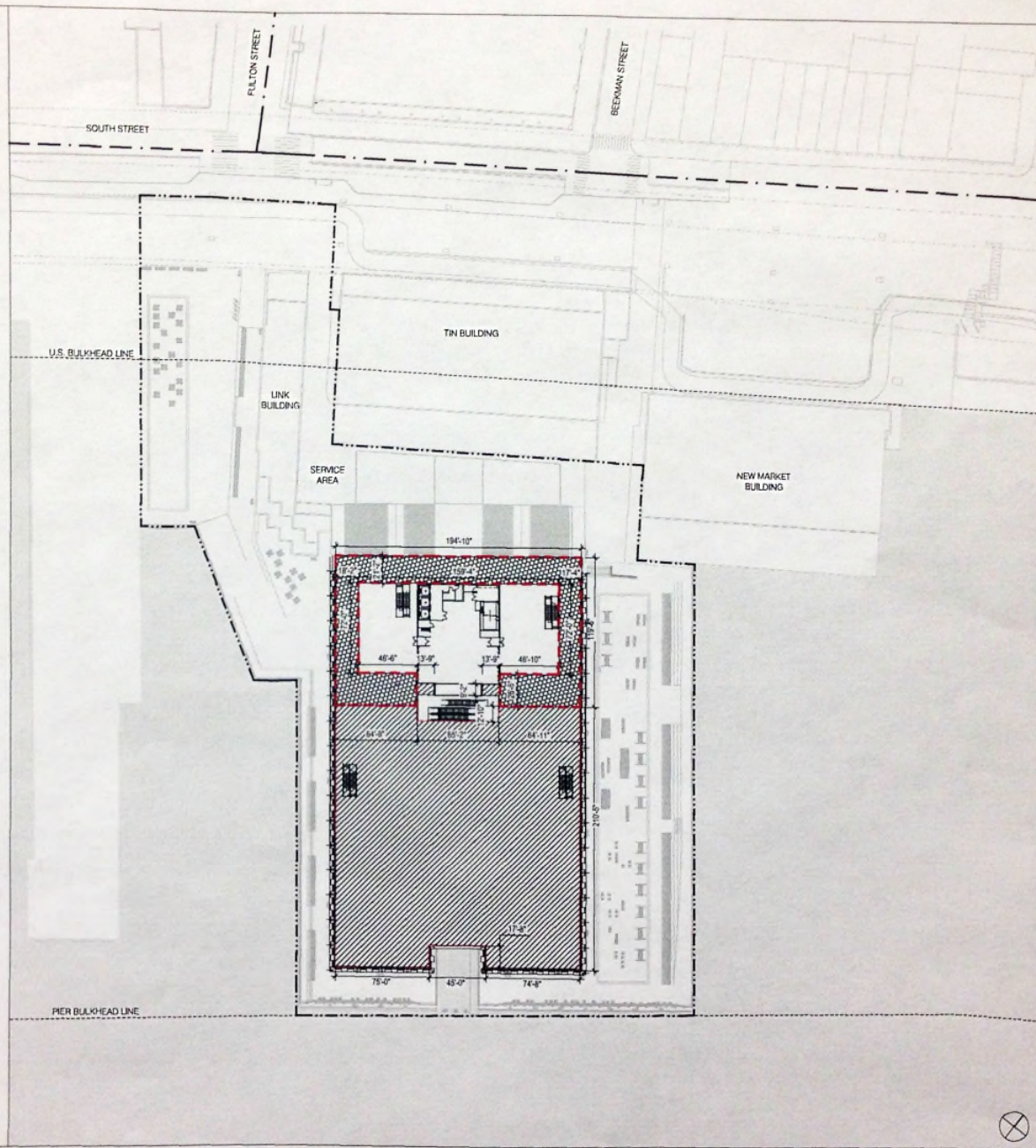
Create an attractive and functional pedestrian environment by balancing pedestrian, bicycle, and vehicular circulation.

### **PRINCIPLES:**

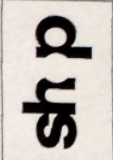
- 8.1 Develop a vehicular and pedestrian/bicycle flow plan to better accommodate pedestrians and bicycles, private vehicular traffic and service and commercial deliveries, including tour buses.
- 8.2 Develop a beautification plan to maintain and enhance the visual appearance of the Seaport
- 8.3 Develop a waste management plan to minimize litter and trash collection impacts.
- 8.4 Prohibit vehicular parking east of the FDR Drive.

## T9. TOPICS FOR FUTURE DISCUSSION/STUDY

- 9.1 Create a process for ongoing community engagement: Study the shifting of governance from NYCEDC to a new entity that would include community members.
- 9.2 Study the creation of the "Eleanor Roosevelt High Line" by building a trail above the FDR Drive south of the Brooklyn Bridge to the Battery Maritime Building. This new trail could provide connective links to support pedestrian and bicycle access to the Brooklyn Bridge and Seaport.



- ZONING DISTRICT LINE
- - - ZONING LOT LINE
- PUBLIC ACCESS AREA (10,112 SQ. FT.)
- ADDITIONAL OPEN AREA
- OPEN WATER (BELOW)



ARCHITECT  
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 MEP ENGINEER  
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 LANDSCAPE ARCHITECT  
 JAMES CONNER FINE DESIGNERS  
 110 HAYDEN STREET, BOSTON, MA 02111  
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 LIGHTING DESIGNER  
 ILLUMINATIONS INTERNATIONAL  
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 CODE CONSULTANT  
 CLARK CONSULTANTS, INC.  
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 VERTICAL CIRCULATION  
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 SIGNAGE AND IDENTITY  
 CLARK CONSULTANTS, INC.  
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**SOUTH STREET  
 SEAPORT PIER  
 17  
 RENOVATION**  
 South Street Seaport

THESE CONDITIONS AND REQUIREMENTS OF THESE AND ANY SUPPLEMENTARY SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH THE CITY OF BOSTON'S ZONING REGULATIONS AND THE MASSACHUSETTS STATE BUILDING CODE.

STANDARD CONDITIONS  
 SECTION 10.00 - GENERAL NOTES  
 DATE: 08/14/14  
 PROJECT NO.: 08000000  
 DATE: 07/14/14  
 DRAWN BY: ALTHEA  
 CHECKED BY: CHARLES



PIER 17  
 ROOF PUBLIC ACCESS

DRAWING NUMBER  
**L-301A**



COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Funding for Hudson River Park Pier 26

WHEREAS: Hudson River Park serves the people and community of Lower Manhattan including the Borough of Manhattan Community College, Stuyvesant High School, and three other public schools within two blocks of the park; and

WHEREAS: Given the dearth of open space on the West Side, Pier 25 has become the busiest pier in Hudson River Park and features myriad activities; and

WHEREAS: Pier 26's marine infrastructure has been constructed and paid for by funds from the Lower Manhattan Development Corporation in 2006; and

WHEREAS: Pier 26 was left in an unfinished state - without utilities, decking, or landscaping - until additional funds can be secured to complete this work; and

WHEREAS: The community has been waiting for over 15 years for Pier 26 to be completed; and

WHEREAS: The Estuarium planned for Pier 26 is now finally moving ahead. Pursuant to a competitive solicitation for proposals, Hudson River Park conditionally selected, and is now beginning negotiations with Clarkson University to lead a consortium of partners in operating and programming the facility; and

WHEREAS: The Estuarium will be an important educational and community resource that will enhance appreciation of the river and will provide free and low fee public programming, and it will serve local schools and educational groups including Manhattan Youth and PS 234; and

WHEREAS: The River Project has been a part of our community for more than 30 years and has established ties to local community residents and organizations and Community Board 1 (CB1) encourages the Hudson River Park Trust (HRPT) and Clarkson University to involve the River Project and other local partners in future plans for the Estuarium; and

WHEREAS: Both Brooklyn Bridge Park and Governors Island Park have been fully funded by the City of New York while Hudson River Park has not; and

WHEREAS: There has been City funding of approximately \$175 million for Hudson River Park since 2000, including the \$17 million for Pier 54 that was just announced; and

WHEREAS: Hudson River Park receives no city or state operating funds, so maintaining Pier 26 would not be a drain on city funds; and

WHEREAS: CB1 has previously supported funding the completion of Hudson River Park in a [resolution passed on September 20, 2012](#); and

WHEREAS: CB1 also passed prior resolutions on March 20 and June 17, 2007 regarding plans for Pier 26; and

WHEREAS: This park is important to the health and well-being of this community and the city of New York; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 calls on the City of New York and our elected officials to provide Hudson River Park Trust with funds to complete Pier 26; and

BE IT

FURTHER

RESOLVED

THAT: CB1 asks that HRPT return with specific plans for Pier 26 as soon as they are ready.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Tribeca Parking Regulations

WHEREAS: The New York City Department of Transportation (DOT) appeared at the Tribeca Committee of CB 1 on January 14, 2015 to present proposed changes in parking regulations in Tribeca; and

WHEREAS: This presentation followed a study by DOT to determine how to increase the number of residential parking spaces in Tribeca to reflect the increasing number of residents in the area; and

WHEREAS: Based on the study, the following changes were proposed and are ready for final review and possible installation:

Watts (Greenwich & Canal) N/S  
Watts (Greenwich & Canal) S/S  
Vestry (Washington & Greenwich) N/S  
Vestry (Washington & Greenwich) S/S  
Hubert (Washington & Greenwich) N/S  
Vestry (Greenwich & Hudson) S/S – N/S; and

WHEREAS: Based on the study, the following changes were proposed for the near future and will be delayed for the reasons noted below, and in addition, DOT noted that “some building projects have occupied lanes that we recommend for parking and therefore, some of these proposed changes will happen when they no longer occupy the lane ”:

Watts (West & Washington) S/S – currently a travel lane – would like to provide once the project no longer occupies the north side  
Desbrosses (West & Washington ) N/S – Dependent on 264-270 West Street project status  
Desbrosses (West & Washington ) S/S – Dependent on 264-270 West Street project status  
Vestry (West & Washington) S/S – Storage area on N/S of street, narrows the roadway – Parking may not work until the storage area is removed for 264-270 West Street  
Washington (Desbrosses & Watts) W/S – Dependent on nearby project; and

WHEREAS: DOT continues to look at possible parking changes to other streets that have been proposed or are under consideration and will return to the Tribeca Committee later in the year with additional proposals; and

WHEREAS: DOT is also expecting to install metering later in the year or in 2016 and DOT's Parking unit will be doing an extensive study and they will come before the Tribeca Committee prior to installation; now

THEREFORE

BE IT

RESOLVED

THAT: Community Board #1 approves the changes proposed by DOT; and

BE IT

FURTHER

RESOLVED

THAT: CB1 looks forward to discussion with DOT later in the year about additional changes; and

BE IT

FURTHER

RESOLVED

THAT: CB1 thanks DOT for its efforts to revise parking regulations to reflect the changes in Tribeca and its outreach to CB1.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	3 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Street permit application for Bastille Day 2015

WHEREAS: The applicant, Friends of Finn Square, has applied for a full street closure on W. Broadway between White Street and Walker Street for Tuesday, July 14, 2015 from 12:00 pm to 8:00 pm; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 does not oppose the proposed extension of a street activity permit submitted by Bastille Day 2015 for a street activity permit for Tuesday, July 14, 2015 from 12:00 pm to 8:00 pm, subject to the following conditions:

1. The NYC Department of Transportation reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: TRIBECA

COMMITTEE VOTE:	9 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	1 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 24 Harrison Street, application for upgrade to liquor license for Terroir Tribeca LLC d/b/a Terroir Tribeca

WHEREAS: Tribeca Terroir LLC is applying for a liquor license; and

WHEREAS: This establishment currently operates with a restaurant wine and beer license; and

WHEREAS: The establishment is open until 12:00 am Sunday through Tuesday and until 2:00 am Wednesday through Saturday, and

WHEREAS: CB 1 is not aware of any problems or complaints associated with this establishment; and

WHEREAS: The hours and Method of Operation for this establishment will remain the same; and

WHEREAS: The total square footage of the restaurant is 1400; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the grant of a liquor license at 24 Harrison Street for Tribeca Terroir LLC *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEES OF ORIGIN: BATTERY PARK CITY  
AND YOUTH AND EDUCATION

BPC

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC MEMBERS VOTE: 2 In Favor 0 Opposed 0 Abstained 0 Recused

YOUTH

COMMITTEE VOTE: 8 In Favor 0 Opposed 0 Abstained 0 Recused

PUBLIC MEMBERS VOTE: 1 In Favor 0 Opposed 0 Abstained 0 Recused

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

RE: North Cove Marina RFP Resolution Status

WHEREAS: Community Board 1 (CB1) unanimously approved a resolution in December of 2014 calling for the BPCA to withdraw their September 2014 RFP for an Operator of the North Cove Marina and allow a more open process for the selection criteria with greater weight placed on the community programming element; and

WHEREAS: That resolution was reinforced by letters from many elected officials including Congressman Nadler, Former Assembly Speaker Silver, Borough President Brewer, State Senator Squadron and Council Member Chin, calling for a withdrawal of the RFP and establishing a process with more transparency and community input; and

WHEREAS: While the RFP and the selection process are the responsibility of the Battery Park City Authority (BPCA), and

WHEREAS: BPCA has in the past engaged the community when considering the development, operation and use of public assets, now

THEREFORE

BE IT

RESOLVED

THAT: CB1 calls upon the BPCA to reply to our resolution and the requests of our elected officials; and

BE IT

FURTHER

RESOLVED

THAT: CB1 calls upon Governor Cuomo to address this apparent lack of community dialogue and engagement by the BPCA whose members he appoints as stewards of the public interest; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 is seriously disappointed that the BPCA made a decision that was not at all responsive to our requests and those of our elected officials for the RFP to be withdrawn and reissued so that community concerns could be considered and taken into account; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 calls for an increase in overall community programming, especially those for the youth in the community as well as continued and enhanced support for local youth programs through our local schools and events.



COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: BATTERY PARK CITY

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	34 In Favor	1 Opposed	0 Abstained	0 Recused

RE: Brookfield Place Small Businesses

WHEREAS: Brookfield Properties has embarked on a major renovation and upgrade of the public spaces in Brookfield Place, and

WHEREAS: This work will result in improved flow and both shopping and dining experience for workers and residents as well as visitors in Battery Park City; and

WHEREAS: Historically, there have been several small businesses in convenient and highly accessible locations that have successfully served Brookfield Place tenants and the community; and

WHEREAS: With the development of more retail at the rebuilt World Trade Center it is important that we take into consideration the small service and other businesses that have a long history of serving residents and workers in the area; and

WHEREAS: We believe that it is important to address the needs of workers and residents as well as visitors and to support small businesses that have a long and successful track record in lower Manhattan; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 calls upon Brookfield Properties to give consideration to small businesses that have served the community for many years and have established strong relationships with customers as it determines which retail businesses will operate in the newly renovated Brookfield Place.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 911 Memorial Family Day

WHEREAS: Street Activity Permit for 911 Memorial Family Day on 04/26/2015 from 9am-7pm, Greenwich St. between Cortlandt Street and Liberty Street and Liberty St. between Greenwich St. and West St.; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *does not oppose* the application submitted by 911 Memorial Family Day for a street activity permit on 04/26/2015, subject to the following conditions:

1. New York City Department of Transportation Lower Manhattan Borough Commissioner's Office (LMBCO) reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Bands and persons with megaphones are not situated along the route such that they disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 20 John Street, Dee Jing, Inc.

WHEREAS: The applicant, Dee Jing, Inc, applied for a restaurant wine and beer license for 20 John Street; and

WHEREAS: The square footage of the establishment is 500 with 2 tables and 16 seats; and

WHEREAS: There will be recorded background music; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license or cabaret license; and

WHEREAS: The applicant has stated that there are buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has stated that there are establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 11 a.m. – 11:30 p. m. seven days a week; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *opposes* the granting of wine/beer license for 20 John Street, Dee Jing, Inc, *unless* the applicant complies with the limitations and conditions set forth above.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Coenties Slip Greenmarket

WHEREAS: Street Activity Permit for Coenties Slip Greenmarket from 07/02/2015 to 11/19/2015 from 8am-7pm, Coenties Slip between Water St. and Pearl St, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 *does not oppose* the application submitted by Coenties Slip Greenmarket for a street activity permit on 07/02/2015 to 11/19/2015, subject to the following conditions:

1. New York City Department of Transportation Lower Manhattan Borough Commissioner's Office (LMBCO) reviews the application and determines that it is compatible with nearby construction activity that is expected to be simultaneously underway, and
2. Traffic control agents are deployed as needed to ensure that there is no significant adverse impact from the event on traffic flow, and
3. Clean-up will be coordinated with the appropriate City Agencies, and
4. Bands and persons with megaphones are not situated along the route such that they disturb residents, and
5. Pedestrian and vehicular traffic in and out of all garages downtown remain open at all times.

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: FEBRUARY 5, 2015

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	29 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 102 Greenwich Street, Riff Downtown LLC

WHEREAS: The applicant, Riff Downtown LLC, applied for a hotel restaurant liquor license for 102 Greenwich Street; and

WHEREAS: The square footage of the establishment is 500 with 2 tables and 21 seats; and

WHEREAS: There will be recorded background music; and

WHEREAS: The applicant does not intend to apply for a sidewalk café license or cabaret license; and

WHEREAS: The applicant has stated that there are no buildings used primarily as schools, churches, synagogues or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has stated that there are establishments with on-premises liquor licenses within 500 feet of this establishment; and

WHEREAS: The operation hours are 3 p.m. – 12 a. m. weekdays and 3 p.m. – 2 a. m. weekends; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 *opposes* the granting of liquor license for 102 Greenwich Street, Riff Downtown LLC *unless* the applicant complies with the limitations and conditions set forth above.



Legislation Details (With Text)

**File #:** Res 0533-2015      **Version:** \*      **Name:** James Zadroga 9/11 Health and Compensation Reauthorization Act.

**Type:** Resolution      **Status:** Committee

**In control:** Committee on Civil Service and Labor

**On agenda:** 1/7/2015      **Final action:**

**Enactment date:**      **Enactment #:**

**Title:** Resolution calling upon the United States Congress to pass, and the President to sign the James Zadroga 9/11 Health and Compensation Reauthorization Act.

**Sponsors:** Margaret S. Chin, Melissa Mark-Viverito, Paul A. Vallone, I. Daneek Miller, Andrew Cohen, Costa G. Constantinides, Mathieu Eugene, Vincent J. Gentile, Vanessa L. Gibson, Corey D. Johnson, Peter A. Koo, Brad S. Lander, Mark Levine, Rosie Mendez, Donovan J. Richards, Ydanis A. Rodriguez, Deborah L. Rose, Ruben Wills, Stephen T. Levin, Eric A. Ulrich

**Indexes:**

**Attachments:**

Date	Ver.	Action By	Action	Result
1/7/2015	*	City Council	Introduced by Council	
1/7/2015	*	City Council	Referred to Comm by Council	

Res. No. 533

Resolution calling upon the United States Congress to pass, and the President to sign the James Zadroga 9/11 Health and Compensation Reauthorization Act.

By Council Members Chin, The Speaker (Council Member Mark-Viverito), Vallone, Miller, Cohen, Constantinides, Eugene, Gentile, Gibson, Johnson, Koo, Lander, Levine, Mendez, Richards, Rodriguez, Rose, Wills, Levin and Ulrich

Whereas, In 2014, Congresswoman Carolyn Maloney and United States Senator Kirsten E. Gillibrand introduced H.R. 5503/S. 2844, which would reauthorize the James Zadroga 9/11 Health and Compensation Act (the “Zadroga Act”); and

Whereas, The Zadroga Act was signed into law by President Barack Obama in 2011; and

Whereas, The Zadroga Act created the World Trade Center Health Program (the “Program”), which provides health treatment to people who worked or resided in the vicinity of the World Trade Center on and after the events of September 11, 2001; and

Whereas, The Program is comprised of the “Responder Program” and the “Survivor Program”; and

Whereas, The Responder Program provides services to the personnel who carried out rescue and recovery duties at the World Trade site; and

Whereas, The Survivor Program provides services to individuals who lived or went to school around the World Trade Center site; and

Whereas, In addition to authorizing the World Trade Center Health Program, H.R. 5503/S. 2844 will also reauthorize the September 11<sup>th</sup> Victim Compensation Fund (“VCF”); and

Whereas, The Victim Compensation Fund handles claims from victims of the 9/11 attacks, or their representatives for compensation of economic or non-economic losses related to the attacks; and

Whereas, While the majority of recipients live in the New York City area, many survivors and first responders of the 9/11 attacks live across the United States; and

Whereas, According to an article in the *The Hill* newspaper, over 30,000 Americans suffer from illnesses related to the 9/11 attacks; and

Whereas, These individuals live in 431 out of 435 Congressional districts across the country; and

Whereas, According to the same article, first responders in New York City are particularly hard hit; and

Whereas, A total of 2,977 people were killed on 9/11 in New York City, the Pentagon, and Shanksville, Pennsylvania; and

Whereas, The attacks resulted in the killing of 343 members of the New York Fire Department, 23 members of the New York City Police Department, and 37 Port Authority officers; and

Whereas, More than 800 members of the New York Fire Department and more than 550 members of the Police Department are suffering from 9/11 related illnesses; and

Whereas, Unless Congress acts to reauthorize the Zadroga Act thousands of survivors are at risk of losing crucial health benefits; now, therefore, be it

Resolved, That the Council of the City of New York calls upon the United States Congress to pass, and the President to sign the James Zadroga 9/11 Health and Compensation Reauthorization Act.

LS# 2703, 2706, 2875

11/6/2014  
GZ