



The City of New York

Manhattan Community Board 1

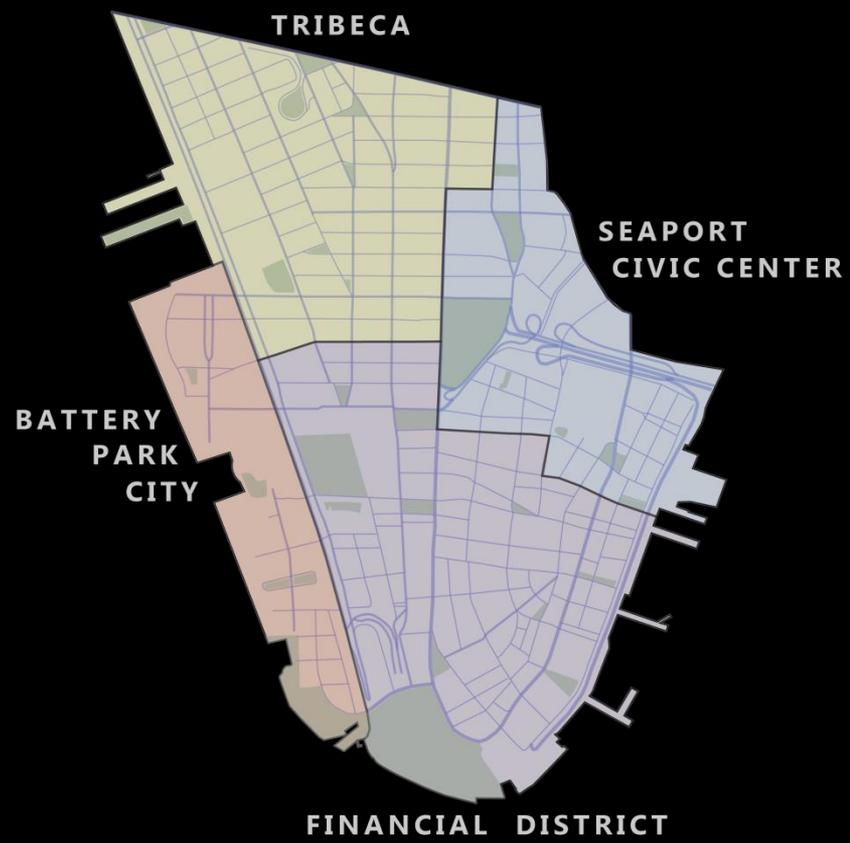
Monthly Board Meeting

Tuesday, March 27, 2018

6:00 PM

Museum of Jewish Heritage
36 Battery Place
(Photo ID is required to enter building)

- Anthony Notaro, Jr., Chairperson
- Lucian Reynolds, District Manager
- Lucy Acevedo, Community Coordinator
- Diana Switaj, Director of Planning and Land Use
- Michael Levine, Planning Consultant



CB1's OFFICE CONTACT

Manhattan Community Board 1
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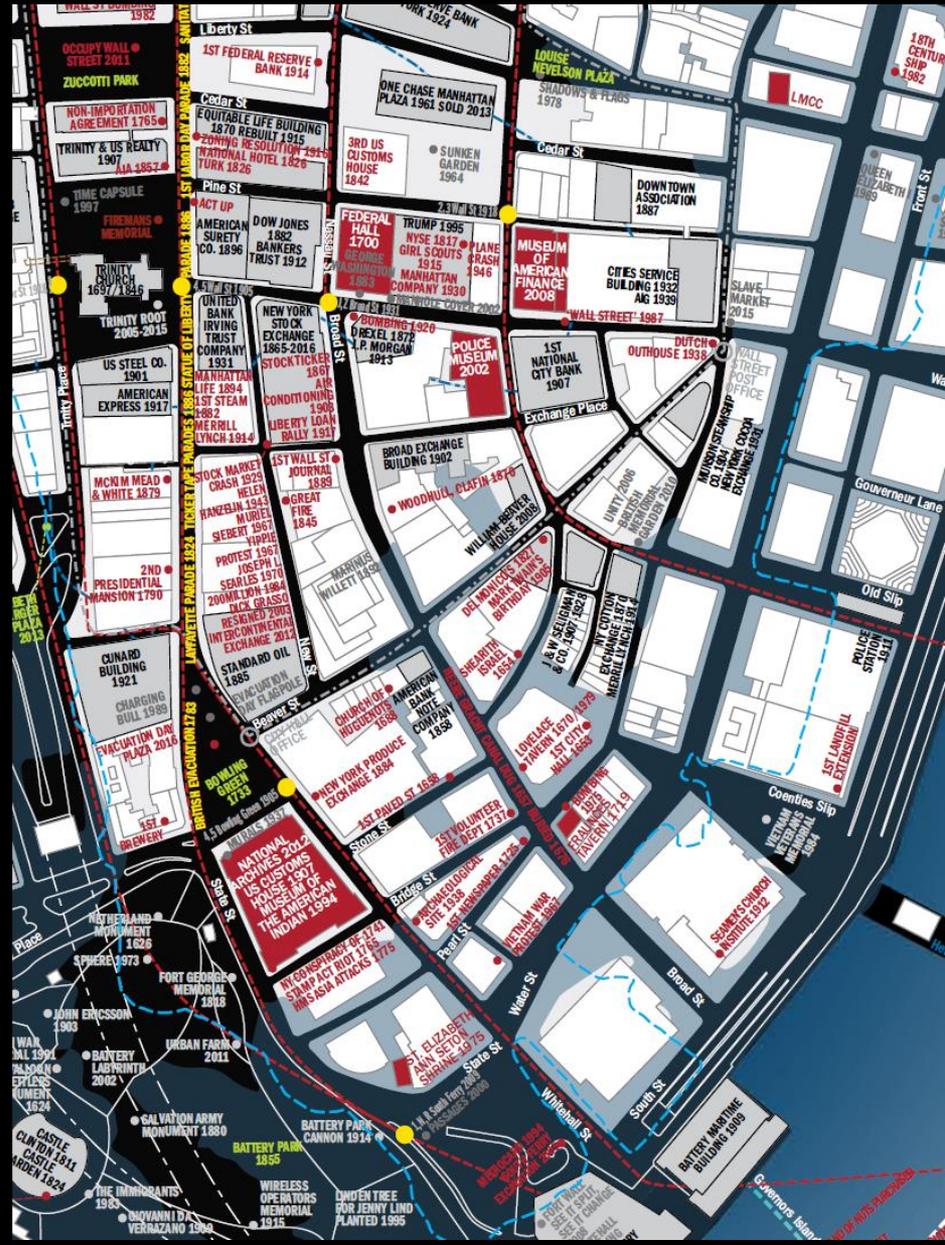


Manhattan Community Board 1

Public Session

Comments by members of the public (6 PM to 7 PM)

(Please limit to 1-2 minutes per speaker to allow everyone to voice their opinions)



Manhattan Community Board 1

Business Session

- Adoption of February 2018 minutes
- District Manager's Report – L. Reynolds
- Chairperson's Report – A. Notaro, Jr.

Manhattan Community Board 1

Chairperson's Report
March 27, 2018

Chair Report - *What's Happening*

- Riker's Island Closure Task Force
 - CB1 membership – 3/14 meeting
- City Planning
 - POPS 101 Training for CB1 members – 4/09 at Land Use, Zoning & Economic Development (Waterfront, Parks & Resiliency invited)
- Mayor's Office of Recovery & Resiliency
 - Community Engagement update to CB1 at Resiliency Sub-Committee – 4/17/18
- Landmarks Preservation Commission Proposed Rules Changes
 - Significant concern by many CBs
 - CB1 formulating position

Chair Report - *What's Happening*

- Congestion Pricing Plan
 - Constantly changing
 - Tolls
 - Value Capture
 - In the proposed State Budget or not?
- Board Officer Elections for June 2018
 - Nominating Committee to be elected tonight



- Economic Development Corporation & Downtown Heliport
 - Conditions on their 2016 lease
 - Follow up and reporting of compliance

Chair Report – *Neighborhood Policing*



- Neighborhood Coordination Officers (NCOs)
- Serve as liaisons between community & police
- Divides a precinct into 4-5 sectors
- April 10th launch for 1st Precinct

Chair Report – *Priorities*

- Revised By-Laws (3/28/18)
 - Attendance
 - Code of Conduct
- Member engagement
 - Robert's Rules
 - Making meetings productive, time-conscious and maybe fun
 - Committee Review Survey
 - 27 out of 47
 - Interview Follow up
- Budget Cycle & District Needs Statement
 - Make it meaningful
 - How do we track it?

Chair Report – *Priorities*

	Committee & Subcommittee	Task Force	Chair	2018 Goals	Budget Request
1	Licensing		J. Ehrlich	Application review improvements and streamlining Improved records keeping More open & earlier community notification	
2	Personnel		E. Lewinsohn	Assist DM & Chair on personnel issues Ensure staff review process Monitor member attendance Assist in Member development, i.e. Parliamentary Procedure	
3	Youth & Education		T. Joyce	Secure 500 more schools seats	
4	Waterfront, Parks & Resiliency		P. Goldstein	Build process for addressing future of New Market Building Site Work on HHC Pier 17 operation issues and impact on community Push for Design Plans and funding for Lower Manhattan resiliency Work on both improvements and opening of parks in the district Focus on POPS compliance and modifications Preserve and enhance Seaport Museum	
5	Quality of Life		P. Moore	Work on improving 311 system and access to data	

Chair Report – 2018 *Goals*

- Seaport Preservation & The New Market Building site
- Review Budget & District Needs Statement Process
- Effects of overdevelopment
 - School seats
 - Traffic (DOT Study)
 - Pollution & Sanitation
 - Safety
 - Impact Fees
- Resiliency
- Zoning & Neighborhood Preservation
- Board effectiveness (conducting meeting, member engagement & deeper thought)
- Open Spaces
- Housing & Economic Development
- Street Fairs for CB1

NYPD Transit District 2 New Officers



New Members Mentoring Program???



Manhattan Community Board 1 Committee Reports

Landmarks & Preservation – B. Ehrmann/J. Friedman

- 1) 101 Reade Street, application installation of ramp – Resolution
- 2) 8 Jay Street, application for storefront renovation – Resolution

101 Reade Street



PROPOSED



CURRENT



Ground Floor Commercial: New Storefront and Entrances

8 JAY ST

8 Jay Street
New York, NY 10013

William Rogers Architect
258 Broadway, Suite 8F
New York, NY 10007

8 Jay Street



8 Jay Street



Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Seaport/Civic Center area

- 1) 95 South Street, Building B, application for liquor license for HHC Riverdeck, LLC – Resolution
- 2) 95 South Street, application for liquor license for HHC Bridgeview, LLC – Resolution
- 3) 150 Nassau Street, application for transfer of a liquor license for DP Hospitality Group d/b/a Bread and Butter – Resolution
- 4) 181 Front Street, application for liquor license for CW SSS LLC d/b/a By Chloe South Street Seaport – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Financial District area

- 1) Application to co-naming 29 South William Street to Mill Street Synagogue/Gershom Mendes Seixas Way – Resolution
- 2) Street Activity Permit Office application for Romania Day Festival; Sunday, May 13, 2018; 10:00AM – 6:00PM; Broadway between Liberty Street and Battery Place; Whitehall Street between Stone Street and Morris Street – Resolution
- 3) 1 State Street, application for a wine, beer and cider license for 1 State Tacos LLC d/b/a Dos Toros – Resolution
- 4) 55 Water Street, 3rd Fl, application for liquor license for Gieto Nicaj or Corp. to be formed d/b/a Sky 55 – Resolution
- 5) Governors Island (six acres of the western development zone), application for a seasonal liquor license for Collective Hotels and Retreats, Inc. d/b/a Collective Retreats – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Tribeca area

1) 112 Hudson Street, application for liquor license for Noted Tribeca Inc. – Resolution

Battery Park City area

1) 250 Vesey Street, Ground Floor, application for a liquor license for S Big Swing LLC d/b/a Seamore's – Resolution

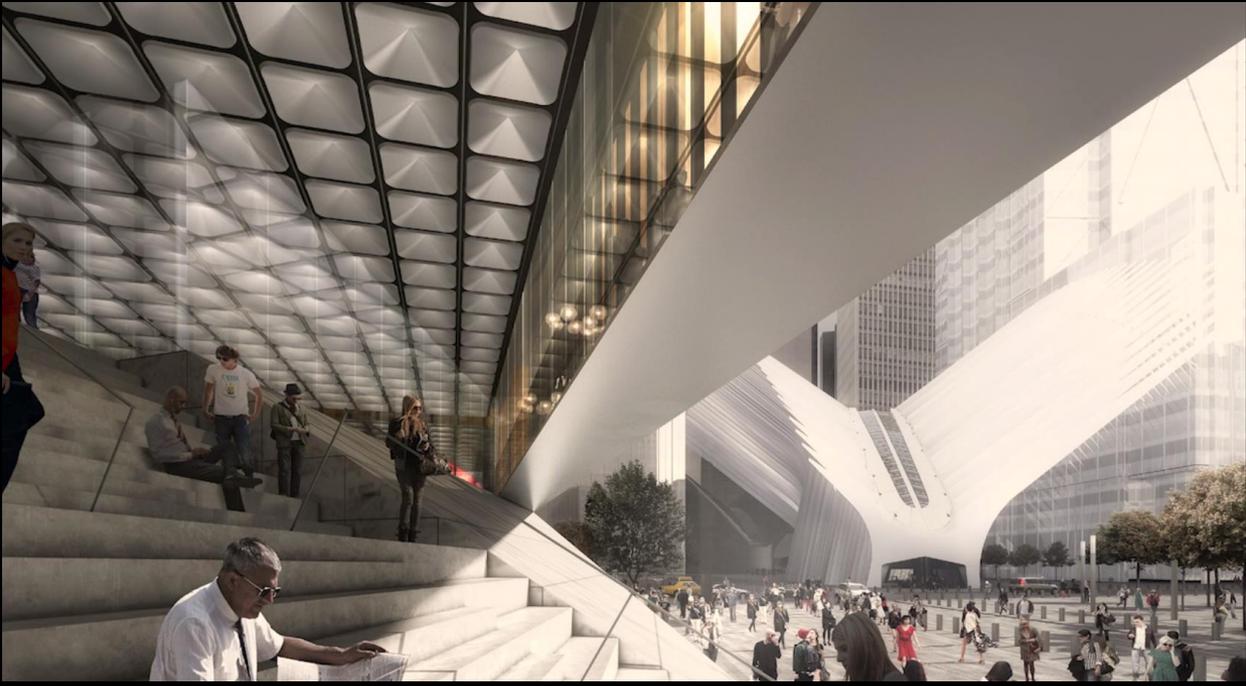
Manhattan Community Board 1 Committee Reports

Land Use Zoning & Economic Development Committee – R. Thomas

- 1) Update on World Trade Center – Report
- 2) Update on Performing Arts Center at the World Trade Center – Report
- 3) Update Economic Development in Lower Manhattan – Report
- 4) Update on Governors Island – Report



THE PERELMAN



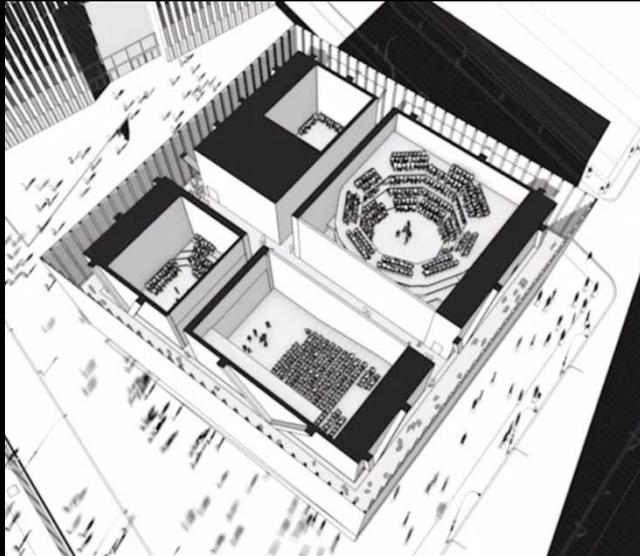
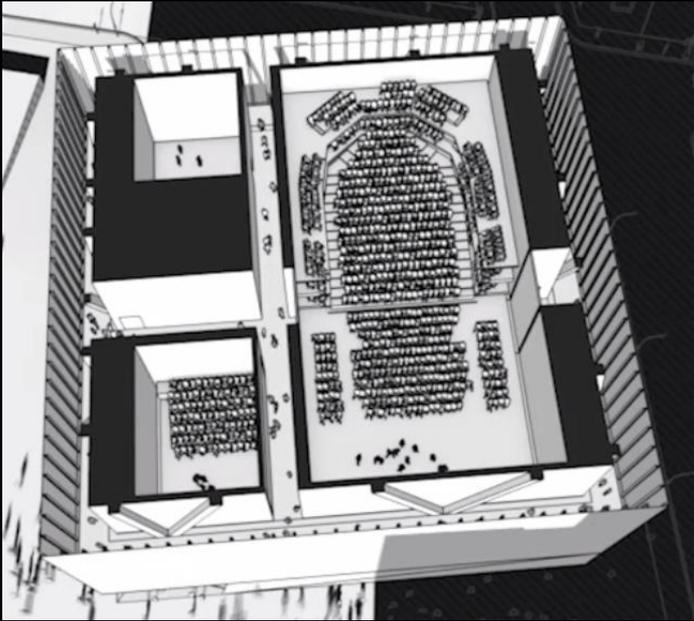
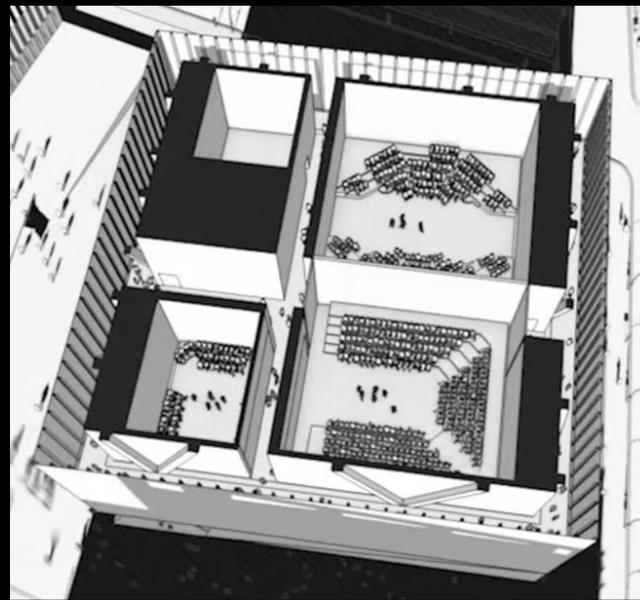
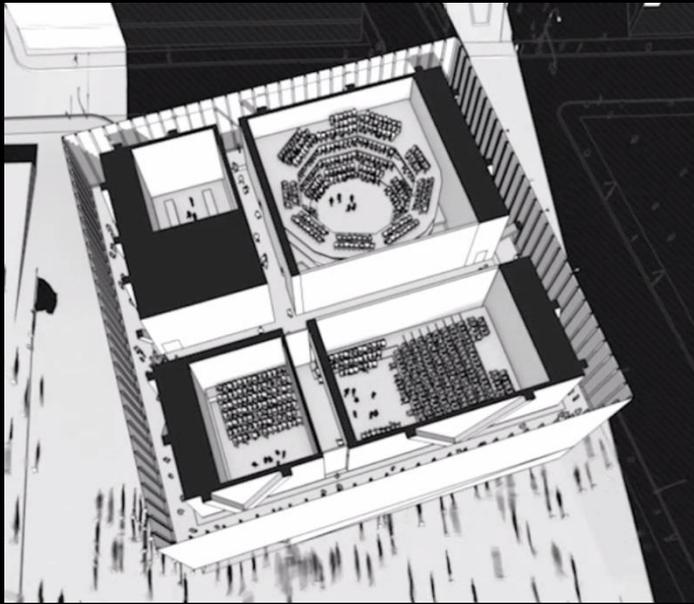
World Trade Center
Performing Arts Center



World Trade Center
Performing Arts Center



World Trade Center
Performing Arts Center



World Trade Center
Performing Arts Center

March 12, 2018

Downtown



Lower Manhattan Economic Development Update

Lower Manhattan's Economy: An overview



LOCATION

- 88 million SF of office space
- Over 1,180 bars, restaurants, shops & services

PRIMARY MARKET AREA

- Population: 61,000
- Total households: 33,000
- Average HH income: \$218,000

EMPLOYMENT

- **Private sector employment: 242,000**
- Average private sector wage: \$145,000

COMMERCIAL MARKET

- 2017 leasing – 5.5 Million SF
- Overall average asking rent: \$60.20 PSF
- Overall vacancy rate: 8.7%

VISITORS & TOURISM

- 32 hotels & 7,000 hotel rooms

A local economy of regional importance

\$62.3 Billion GDP

Lower Manhattan's GDP in 2013

\$2.4 Billion

in New York City tax revenues
(FY 2014)

3,400 people

On average in every NYC
neighborhood work downtown



Our Approach to Economic Development

- Research
- Planning and advocacy
- Business attraction and support



OFFICE | RETAIL | TOURISM & HOSPITALITY | RESIDENTIAL | MAJOR PROJECTS UPDATE

ALLIANCE FOR DOWNTOWN NEW YORK
LOWER MANHATTAN REAL ESTATE MARKET REPORT | Q3 2017

LOWER MANHATTAN ON TRACK FOR STRONG YEAR END FINISH
 Lower Manhattan logged another positive quarter in 2017, positioning the market for its best year since 2014. The area's vacancy rate dropped for the third consecutive quarter making Lower Manhattan the 15th tightest submarket nationwide, according to Cushman & Wakefield. Lower Manhattan's status as a media mecca reached new heights with **ESPN Studios** announced relocation to the Seaport District's Pier 17, as well as **Macmillan Publishers'** commitment to relocate its headquarters from the Flatiron Building to 120 Broadway. Investment activity in the office market is higher than 2016 activity, with several large deals demonstrating investors' positive outlook on the market.

LOWER MANHATTAN LEASING ACTIVITY SURPASSES 2016 TOTAL IN THIRD QUARTER
 Lower Manhattan's commercial office market is experiencing its strongest year since 2014 and continued to perform well in the third quarter. Activity was up 20 percent over last quarter. Lower Manhattan logged 1.43 million square feet of new activity in the third quarter, bringing the year-to-date volume to 4.5 million square feet. According to CBRE, year-to-date activity has already surpassed 2016's total.

4.5 MILLION SF
 Highest YTD Leasing Activity since 2014

While leasing activity is up year-over-year Manhattan-wide, Lower Manhattan's 56 percent year-over-year jump far outpaces other market's performance as compared to this time last year. Midtown activity is up 20 percent, bolstered by strong activity at Hudson Yards, while Midtown South is up just eight percent.

YEAR-OVER-YEAR INCREASE - YTD LEASING ACTIVITY BY MANHATTAN SUBMARKET, 2013 - 2017
 Source: CBRE

Year	Lower Manhattan	Midtown	Midtown South
2013	~20%	~10%	~10%
2014	~30%	~15%	~15%
2015	~-10%	~5%	~5%
2016	~-10%	~10%	~10%
2017	56%	20%	8%

Lower Manhattan Real Estate Market Report | Q3 2017

LOWER MANHATTAN
NEW YORK CITY'S PREMIER TRANSIT HUB

Street Station
 Downtown & Brooklyn
 (Lafayette & The Battery)

Wall Street Station
 Downtown & Brooklyn
 Underpass to Midtown & The Bronx

Wall St Station
 Downtown & Brooklyn
 (Lafayette & The Battery)

Lower Manhattan Real Estate Market Report | Q3 2017

Manhattan Community Board 1 Committee Reports

Waterfront, Parks & Resiliency – P. Goldstein

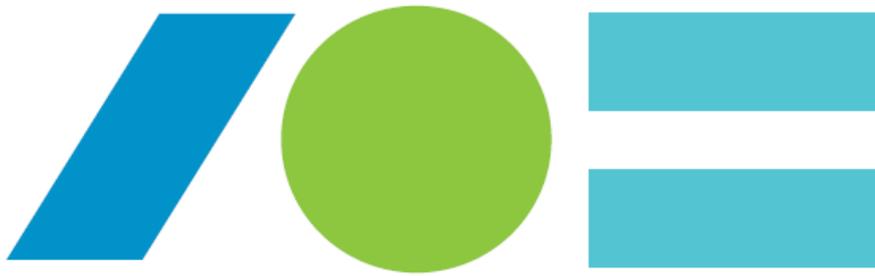
- 1) Waterfront Edge Design Guidelines (WEDG) – Report
- 2) Public Art installation for Thomas Paine Park & Chinatown Partnership Project – Report
- 3) Potential New Park Sites – Report

WEDG

Waterfront Edge Design Guidelines



**HOW TO PROMOTE
RESILIENCE, **ECOLOGY**,
AND ACCESS AT THE
WATER'S EDGE**



Resilience Ecology Access





Waterfront Edge Design Guidelines

Credit system

SCORECARD Residential/Commercial Project Type 401 POSSIBLE POINTS



CATEGORY 1: Site Selection & Planning (SS & P)

Y	?	N		POSSIBLE POINTS: 43
●	●	●	Credit 11 (Priority) Use a Multi-Disciplinary Project Team and Design Process	4
●	●	●	Credit 12 (Priority) Conduct Assessment of Site's Vulnerability to Climate Change and Sea Level Rise	4
●	●	●	Credit 13 (Priority) Avoid "Bluefield" Development	4
●	●	●	Credit 14.1 Project Siting: Site Near Existing Waterborne Transportation	1
●	●	●	Credit 14.2 Project Siting: Site Near Area Underserved by Open Space	1
●	●	●	Credit 14.3 Project Siting: Site in Area Participating in FEMA's Community Rating System	1
●	●	●	Credit 14.4 Project Siting: Clean a Biofield	5
●	●	●	Credit 15.1 Building Siting: Avoid Development in High Potential Erosion Area	2
●	●	●	Credit 15.2 Building Siting: Avoid the 100-Year Floodplain	6
●	●	●	Credit 15.3 Building Siting: Maximize Upland Views	2
●	●	●	Credit 16 Raise Elevation: Increase Freeboard of Buildings	4
●	●	●	Credit 17.1 Building-Scale Protection: Provide Wet Floodproofing	2
●	●	●	Credit 17.2 Building-Scale Protection: Provide Dry Floodproofing	2
●	●	●	Credit 18 Site Perimeter Protection: Provide Deployable Flood Barriers	1
●	●	●	Credit 19 Incorporate Streetscape Enhancements to Mitigate Elevation Changes	2
●	●	●	Credit 110 Participate in FEMA's National Flood Insurance Program	2

CATEGORY 2: Public Access & Interaction (PA & I)

Y	?	N		POSSIBLE POINTS: 96
●	●	●	Credit 11 (Priority) Maintain and Provide Safe Public Access	4
●	●	●	Credit 12 (Priority) Engage Local Community and Users	4
●	●	●	Credit 13 (Priority) Conduct Water-Dependent Use Assessment of Site	4
●	●	●	Credit 14.1 Pier: Build or Renovate	2
●	●	●	Credit 14.2 Pier: Design	6
●	●	●	Credit 15.1 Floating Dock: Build or Renovate	1
●	●	●	Credit 15.2 Floating Dock: Design	2
●	●	●	Credit 16.1 Beach and Get-down: Build or Renovate	1
●	●	●	Credit 16.2 Beach and Get-down: Design	2
●	●	●	Credit 17.1 Human-Powered Boat Launch: Build or Renovate	1
●	●	●	Credit 17.2 Human-Powered Boat Launch: Design	2
●	●	●	Credit 18.1 Community Boathouse: Build or Renovate	2
●	●	●	Credit 18.2 Community Boathouse: Design	4
●	●	●	Credit 19.1 Marina: Build or Renovate a "Clean Marina"	6
●	●	●	Credit 19.2 Marina: Designate Public Use and Access	2
●	●	●	Credit 19.3 Marina: Fund Public Programs	2
●	●	●	Credit 110.1 Mooring Field: Create or Renovate	1
●	●	●	Credit 110.2 Mooring Field: Design	1
●	●	●	Credit 111.1 Ferries: Build or Renovate Docking Facility	2
●	●	●	Credit 111.2 Ferries: Docking Facility Design	4
●	●	●	Credit 111.3 Ferries: Provide Operating Funds	4
●	●	●	Credit 112 Provide Maritime and Docking Amenities	4

Y	?	N		POSSIBLE POINTS: 43
●	●	●	Credit 13 Accommodate Public Fishing	2
●	●	●	Credit 14.1 Public Walkways and Greenways: Ensure Edge Continuity	1
●	●	●	Credit 14.2 Public Walkways and Greenways: Provide Widened Public Access Area	6
●	●	●	Credit 14.3 Public Walkways and Greenways: Create Waterfront Greenway	2
●	●	●	Credit 15.1 Visual Corridors: Create Additional Corridors	4
●	●	●	Credit 15.2 Visual Corridors: Increase Width of Existing/Required Corridors	4
●	●	●	Credit 16 Incorporate Transit Access and Facilities	1
●	●	●	Credit 17 Enhance Shoreline Street Ends	2
●	●	●	Credit 18 Identify Local Programming Partners for Public Space	1
●	●	●	Credit 19 Ground Floor Frontages: Activate Waterfront Area	4
●	●	●	Credit 20 Public Priority Phasing	2
●	●	●	Credit 21.1 Incorporate Historical/Cultural Elements: Implement Interpretive Media	2
●	●	●	Credit 21.2 Incorporate Historical/Cultural Elements: Accommodate Historic Boats and Ships	2
●	●	●	Credit 22 Provide Ecological/Educational Opportunities	2

CATEGORY 3: Edge Resiliency (ER)

Y	?	N		POSSIBLE POINTS: 102
●	●	●	Credit 1 (Priority) Assess Waterfront Edge Conditions to Determine Appropriate Design	4
●	●	●	Credit 2 (Priority) Design Waterfront Edge for Climate Conditions Projected for the 2050s	4
●	●	●	Credit 3.1 Shoreline Configuration: Remove Existing Fill/Restore Natural Shoreline	6
●	●	●	Credit 3.2 Shoreline Configuration: Reduce Slope	6
●	●	●	Credit 3.3 Shoreline Configuration: Create a Curvilinear Profile	2
●	●	●	Credit 3.4 Shoreline Configuration: Avoid Net Filling	4
●	●	●	Credit 4.1 Stabilization Techniques: Rehabilitate/Replace Manmade Edge	6
●	●	●	Credit 4.2 Stabilization Techniques: Incorporate Resilient Design Techniques	4
●	●	●	Credit 4.3 Stabilization Techniques: Design for Ecological Diversity	4
●	●	●	Credit 5.1 Natural Features: Restore/Replicate	6
●	●	●	Credit 5.2 Natural Features: Incorporate Resilient Design Techniques	4
●	●	●	Credit 5.3 Natural Features: Preserve Upland Areas for Wetland Migration	6
●	●	●	Credit 6.1 Nearshore Structures: Restore/Create	4
●	●	●	Credit 6.2 Nearshore Structures: Incorporate Nature-Based Features	4
●	●	●	Credit 6.3 Nearshore Structures: Minimize Hydrodynamic Impacts	4
●	●	●	Credit 7 Create Resilient Landscape Features on Site	4
●	●	●	Credit 8 Integrate Multiple Edge Resiliency Strategies	6
●	●	●	Credit 9.1 Sustainable Stormwater Management: Increase Retention and Infiltration Area	4
●	●	●	Credit 9.2 Sustainable Stormwater Management: Reduce Runoff Discharge Flow Rate	4
●	●	●	Credit 9.3 Sustainable Stormwater Management: Improve Discharge Quality	4
●	●	●	Credit 9.4 Sustainable Stormwater Management: Capture and Reuse	4
●	●	●	Credit 9.5 Sustainable Stormwater Management: Separate Sanitary and Stormwater	4
●	●	●	Credit 9.6 Sustainable Stormwater Management: Treat Sewage and Grey Water on Site	4

and guidelines

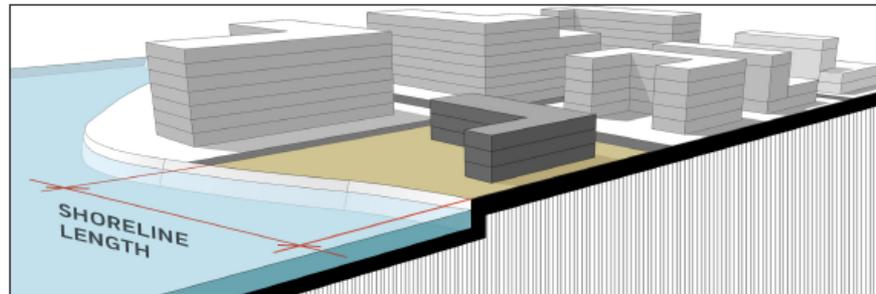
ER-CREDIT 3.2

Shoreline
Configuration:
Reduce Slope
POSSIBLE 6 PTS

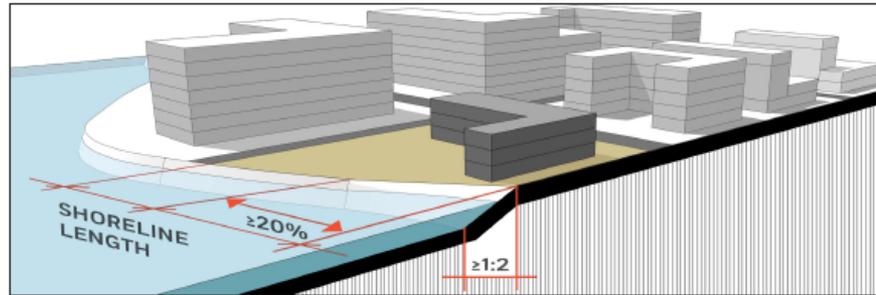
● ● ●
● ● ●
YES ? NO

Gradually sloped shorelines – rather than a hardened or more vertical shoreline – can progressively dissipate wave energy, reducing reflection and amplification while also improving the aquatic habitat within the intertidal zone. Reconfigure at least 20% of the shoreline but not less than 50 feet to a maximum slope of 1:2. (Note: Changes to the shoreline configuration should be analyzed by the project team for hydrological impacts regarding, storm surge/flooding, wave regime, and stream velocity/currents.) Provide a grading plan to demonstrate compliance with this credit.

- a) Reconfigure the shoreline length to a maximum slope of 1:2 **2 PTS**
- b) Reconfigure the shoreline length to a maximum slope of 1:3 **4 PTS**
- c) Reconfigure the shoreline length to a maximum slope of 1:4 **6 PTS**



BEFORE



AFTER

Components: new version

- 0. Site Assessment & Planning**
- 1. Responsible Siting & Coastal Risk Reduction**
- 2. Community Access & Connections**
- 3. Edge Resiliency**
- 4. Natural Resources**
- 5. Innovation**

Proposal for Temporary Installation – Gillie and Marc at Foley Square

Artist(s): Gillie and Marc
Sponsor: The Chinatown Partnership
Title: *He Thought This was Going to be a Year of Good Fortune*
Site: Foley Square, Manhattan
Dates: April 2018 – July 2018
Material: Bronze
Dimensions: 71" H x 47" L x 61" W
Weight: 900 lbs

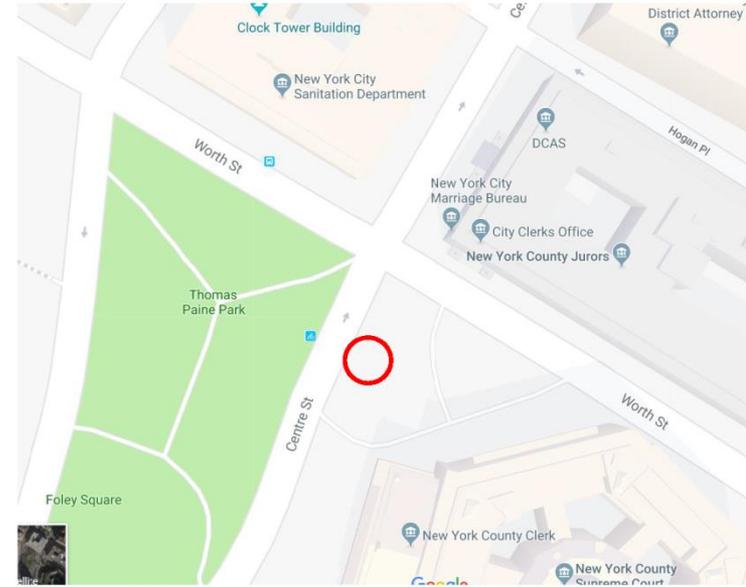
Summary of project:

He Thought This was Going to be a Year of Good Fortune celebrates the Year of the Dog. The figure holds a red apple, referencing the color's symbol of good fortune. Additionally, the word for an apple is ping, the homonym of which is peace.

Proposed Sculpture



Proposed Site



Proposal for Temporary Installation – Judith Modrak at Thomas Paine Park

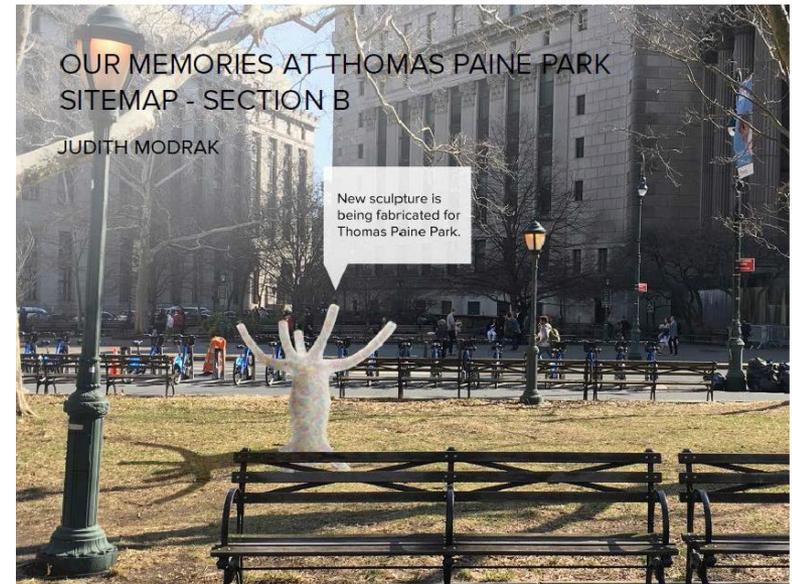
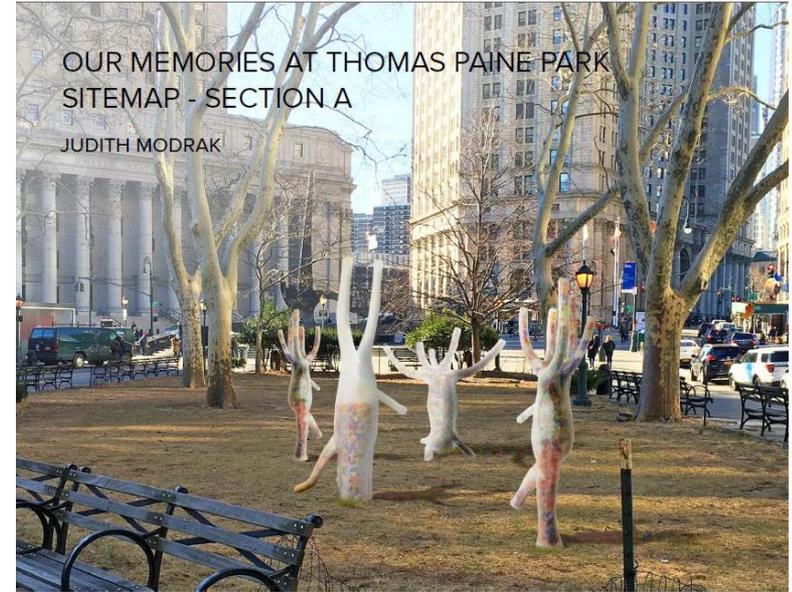
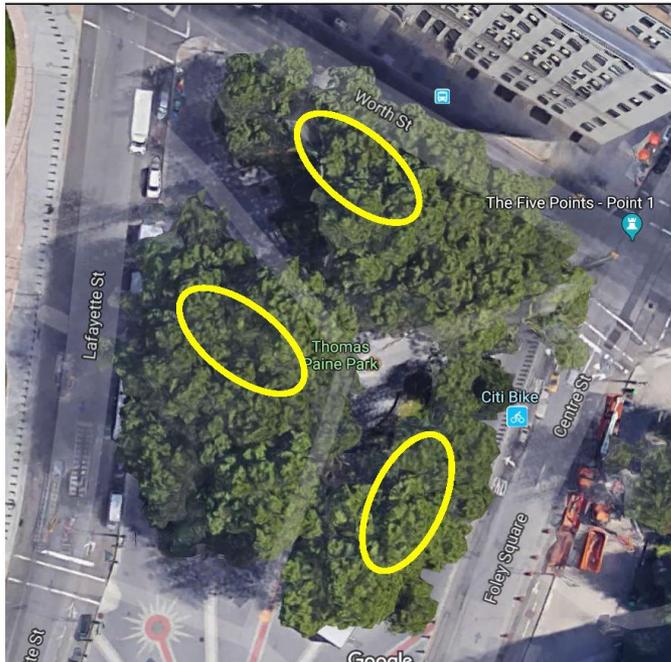
Artist(s): Judith Modrak
Title: *Our Memories*
Site: Thomas Paine Park, Manhattan
Dates: May 2018 – March 2019
Material: Resin and acrylic “memory stones”
Dimensions: 48” H x 24” W x 24” D to 66” H x 24” W x 24” D (each sculpture)
Weight: Around 100lbs. (each sculpture)

Summary of project:

Our Memories is an installation of seven translucent, neuron-inspired sculptures that contain color-coded “memory” stones. During a one-day event at Naumburg Bandshell in Central Park in April, participants will transform the sculptures by recalling a powerful memory and then depositing its representative stone into one of the sculptures. The acrylic memory stones are classified into six primary emotions: joy, anger, love, sadness, fear, and surprise. This action visually incites participants to consider the interior self, particularly how our experiences and memories are encoded and stored. The work is also a collective memorial of hundreds of individual memories and an experience that connects participants to the present moment and one another.

The resin sculptures will be secured to metal bases by threaded rods which are part of the sculpture's interior skeleton and bolted securely to steel plates which are secured to concrete bases. Except for when related events are taking place, the sculptures' openings will be sealed.

Proposed Site & Sculpture



Manhattan Community Board 1 Committee Reports

Resiliency Sub-Committee – A. Blank

1) Resiliency Overview - Report

A RESILIENT C.B.1

March 20th, 2018



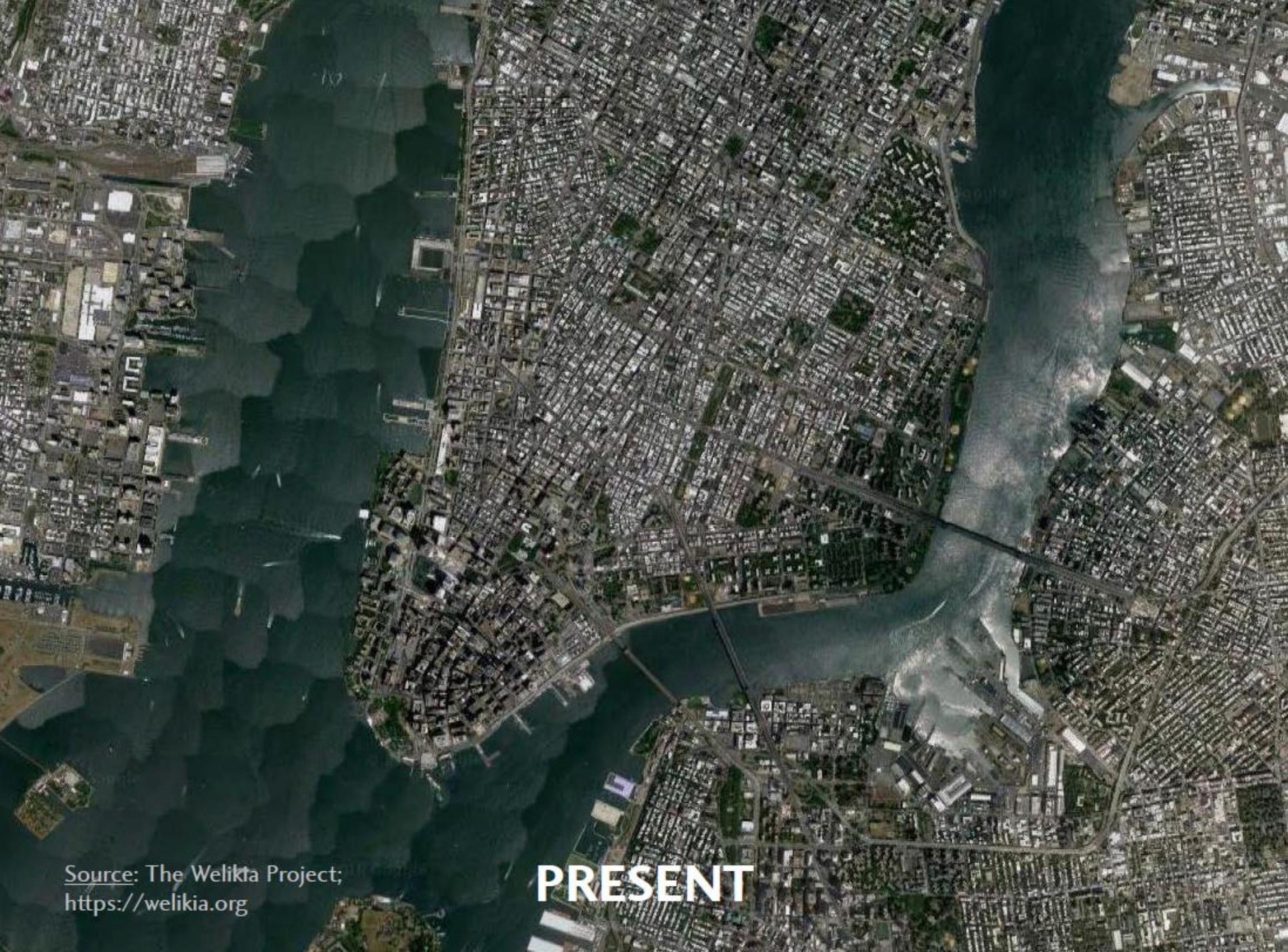


Source: The Welikia Project;
<https://welikia.org>

1609



Source: The Welikia Project;
<https://welikia.org>



Source: The Welikta Project;
<https://welikia.org>

PRESENT



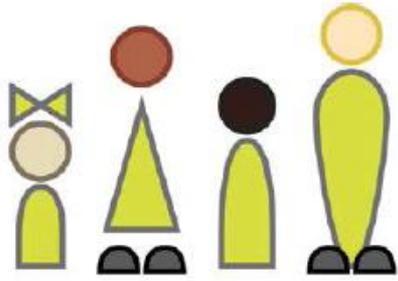
500-Year Flood
Plain 2100

100-Year Flood
Plain 2100

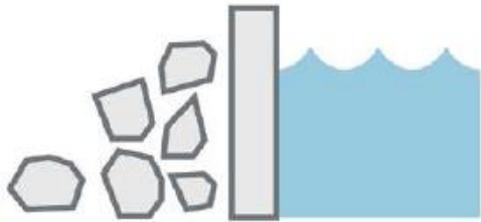
500-Year Flood
Plain 2015

100-Year Flood
Plain 2015

Source: NYC Department of City Planning "Flood Hazard Mapper".



Social Investment



Physical Investment

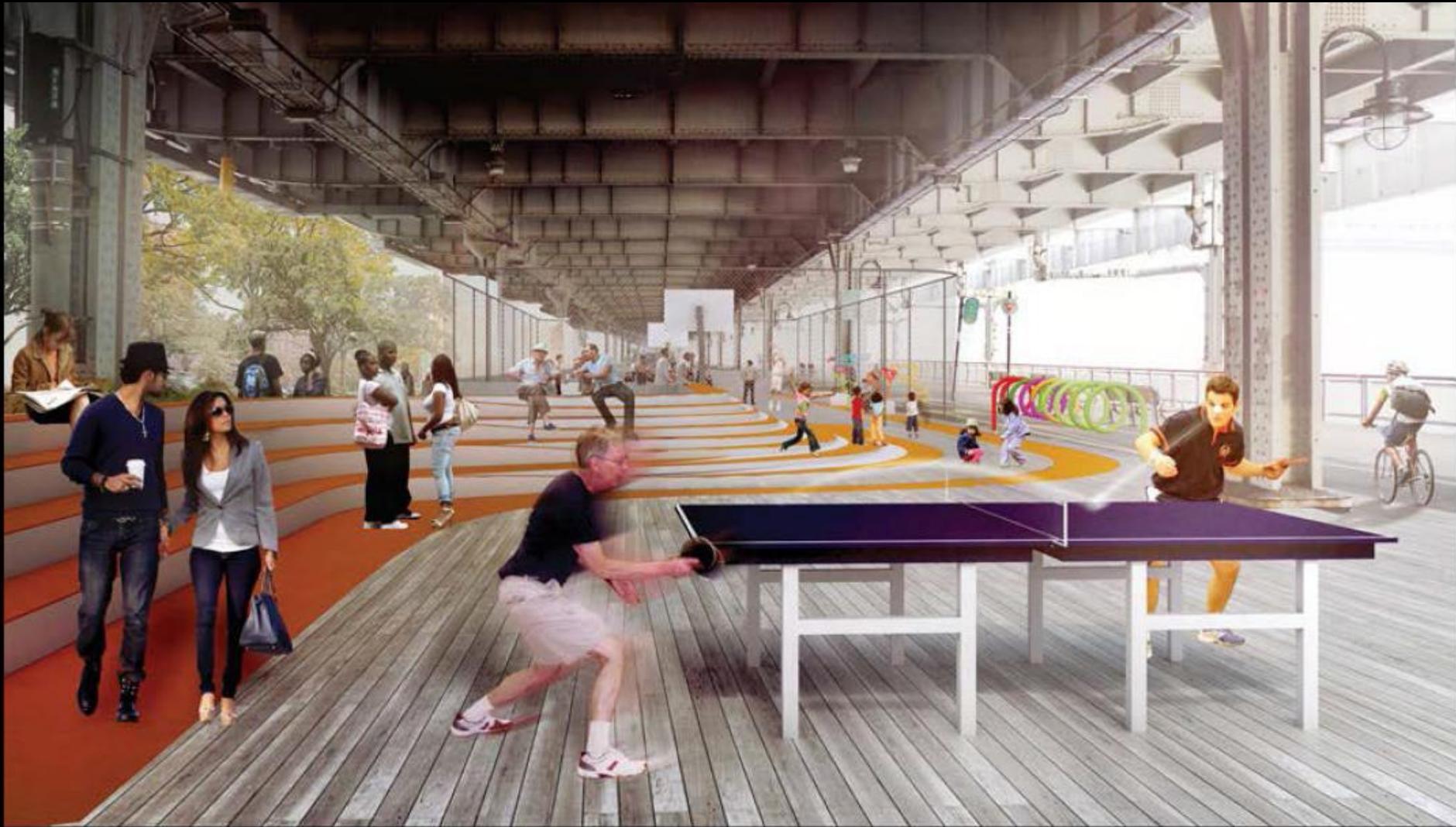


Economic Development and
Renewable Funding Stream









THE BIG BENCH
DAILY RECREATION









SOUTH STREET PAVILIONS
PERMANENT LANDSIDE PROGRAMMING



GATES
VIEWS MAINTAINED TO WATER



STORM APPROACHING...
PREPARATIONS MADE...



CLOSED POSITION
STORED-IN-PLACE DOORS RETRACT
FROM PAVILIONS

TO BE CONTINUED...

- MULTI-PURPOSE LEVEE
- NY-RISING
- HARBOR FLOOD BARRIERS
- SEEPAGE
- UPDATES FROM LMCR
- INTERIM FLOOD PROTECTION
IN HISTORIC DISTRICTS

Manhattan Community Board 1 Committee Reports

Quality of Life & Service Delivery – P. Moore

- 1) Pest Control with Dry Ice – Report
- 2) Identify curb side alternate side street parking areas below Canal Street – Report
- 3) Mayor's CAU Neighborhood Support Teams Follow Up – Report
- 4) MTA bus routes through BPC – Report
- 5) Smoking at Citi Bank – Report
- 6) Scaffolding follow up – Report

Manhattan Community Board 1 Committee Reports

Battery Park City – T. Meltzer

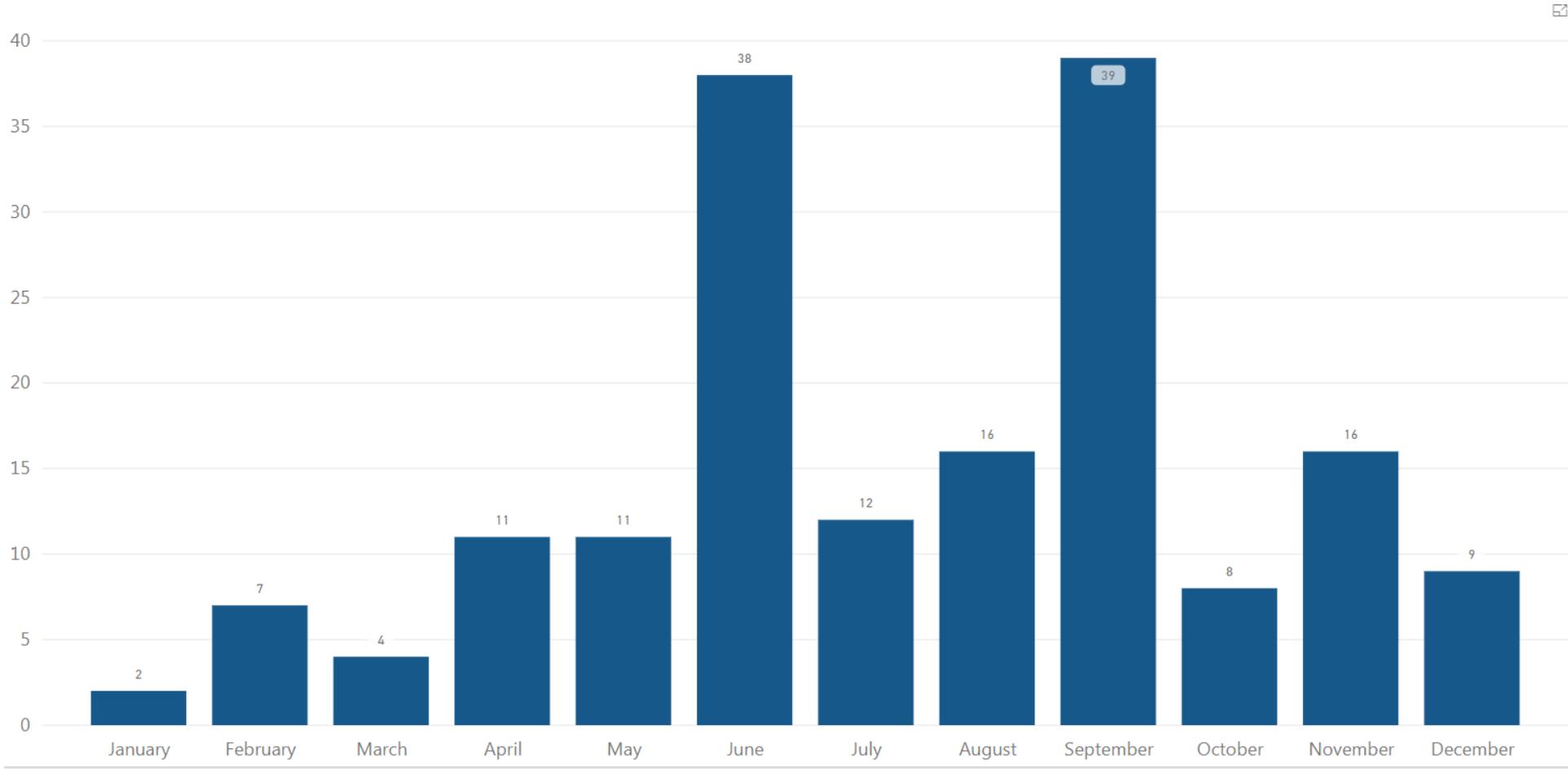
- 1) Change of meeting date – Report
- 2) NY Waterway Boat Noise – Report
- 3) River to River Festival Event Rockefeller Park – Report
- 4) Update on Peace Officers and Local Statistics – Report
- 5) NYS NYCHA 311 bill – Report
- 6) Battery Park City Parks user count and survey – Report
- 7) BPC Parks Conservancy Spring Plan – Report
- 8) Updates BPCA – Report

Manhattan Community Board 1

Battery Park City Committee

Complaint Type by Month

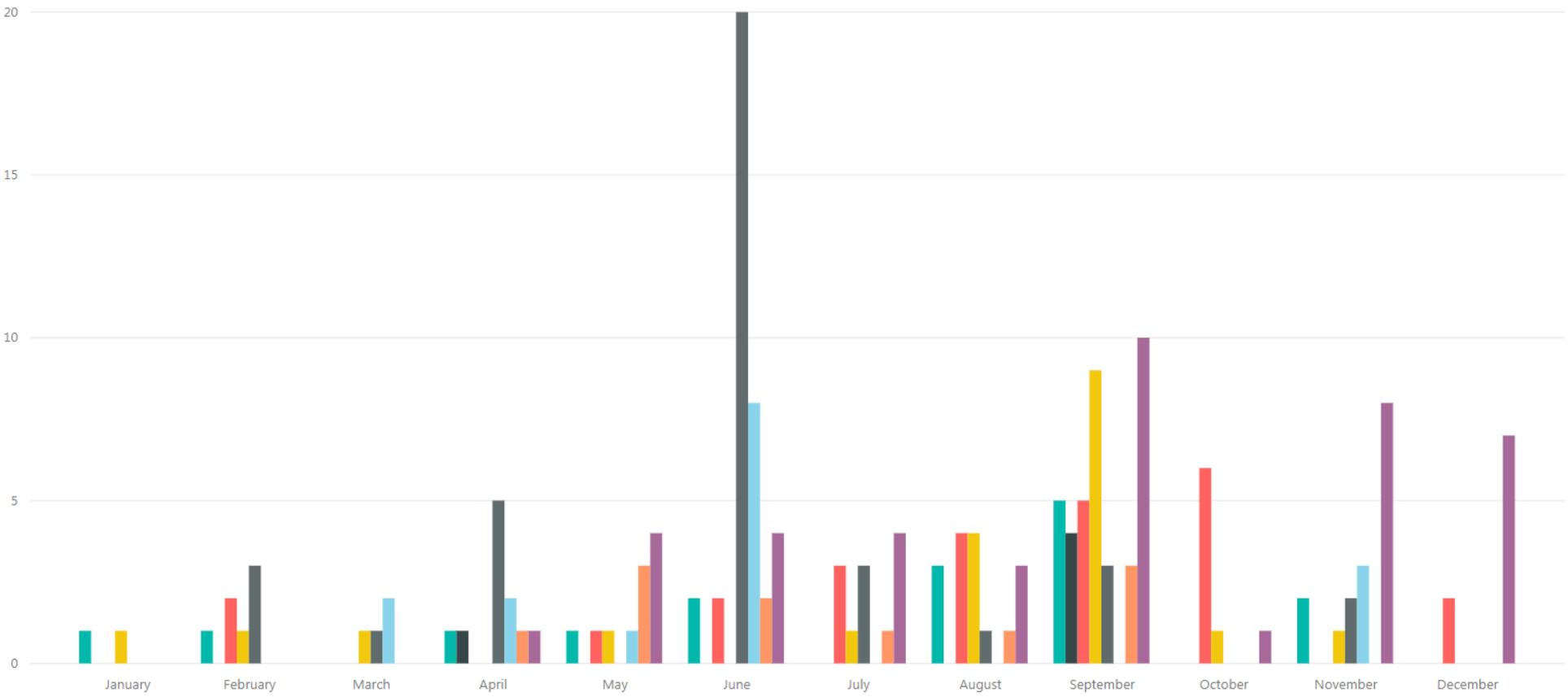
Complaint Type: All | Descriptor: Noise: Boat(Engine,Mu... | Year: All



Service Request by Year

Complaint Type: All
Descriptor: Noise: Boat(Engine,Mus...
Choose Date Range: 1/1/2010 to 12/31/2018

Year: 2010 2011 2012 2013 2014 2015 2016 2017



Custom Search

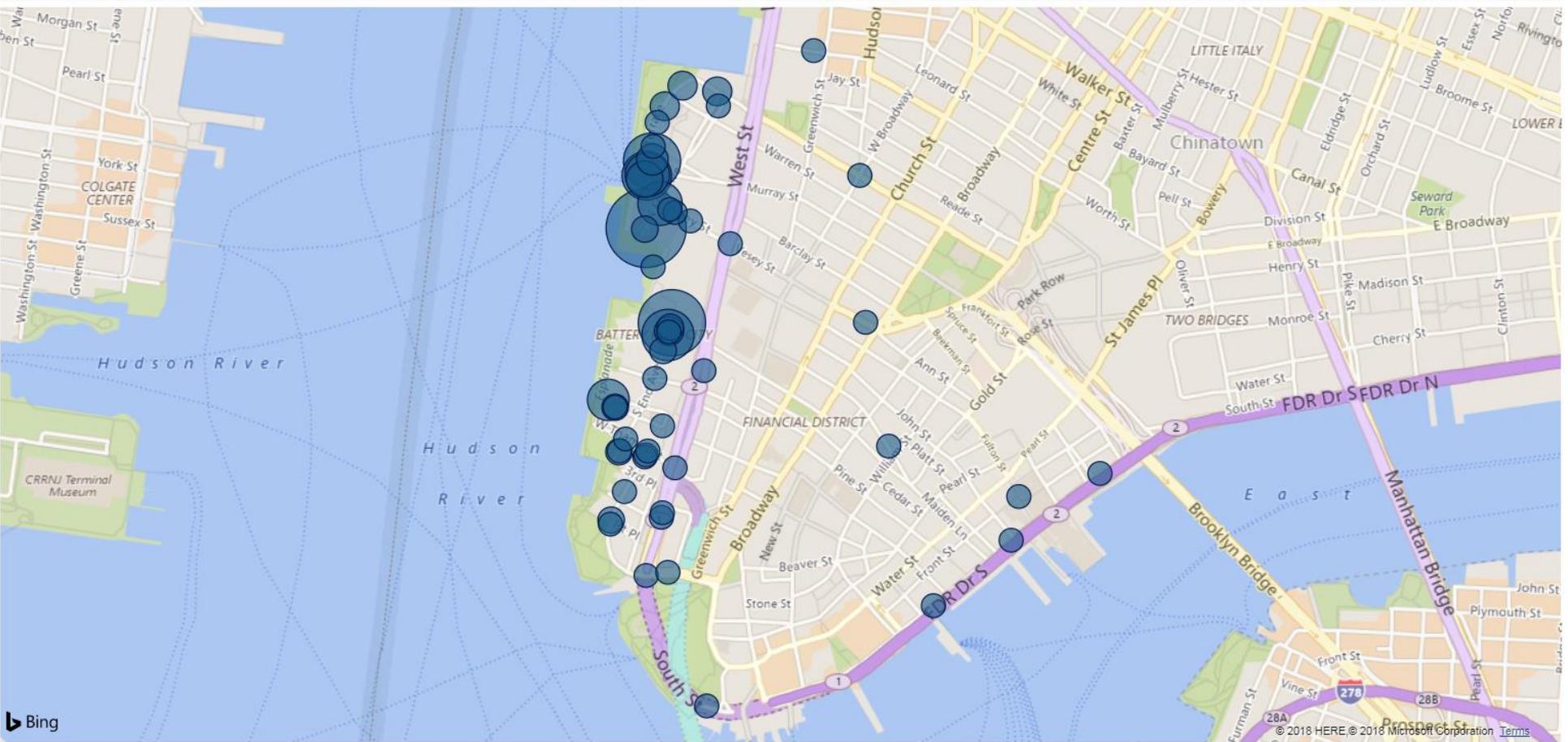
Complaint Type
All

Descriptor
Noise: Boat(Engine,Music,...)

Agency
All

Status
All

Choose Date Range
1/1/2010 12/31/2018







Manhattan Community Board 1 Committee Reports

Youth & Education – T. Joyce

- 1) Application for Playstreet by the Pine Street School – Report
- 2) Overcrowding Task Force – Report
- 3) Placard Car Parking at PS 89 – Resolution

Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1 Adjournment

Thank you and goodnight

