



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, May 22, 2018

6:00 PM

Downtown Boathouse

Hudson River Park at Pier 26

(Photo ID is required to enter building)

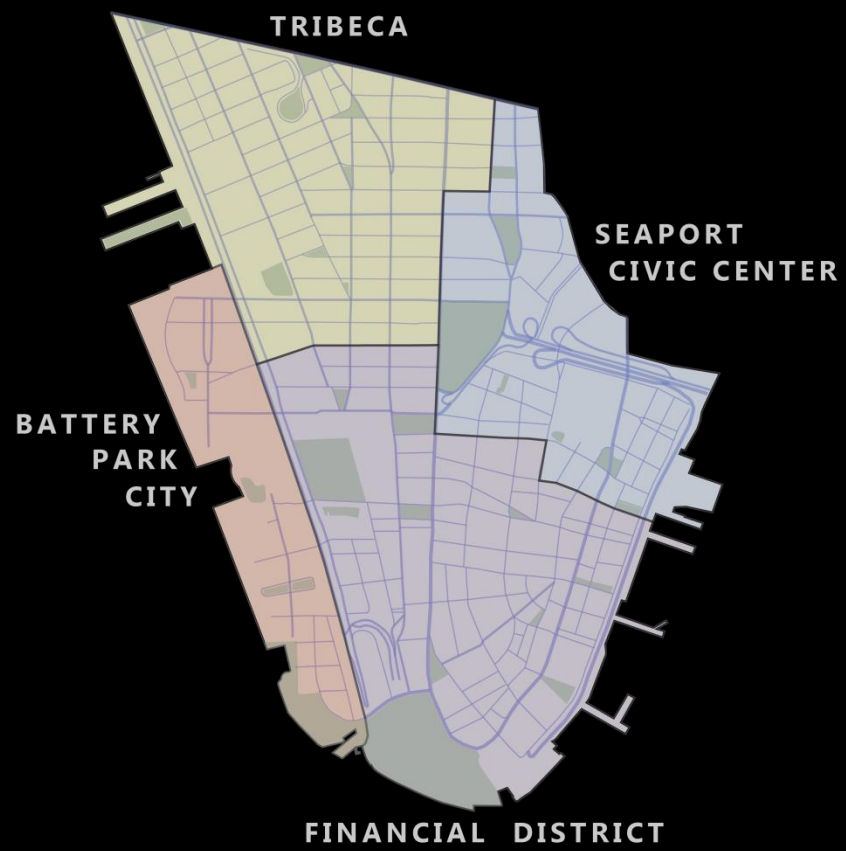
Anthony Notaro, Jr., Chairperson

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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Website: nyc.gov/mcb1

Email: Man01@cb.nyc.gov

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

District Manager's Report – L. Reynolds



Manhattan Community Board #1

Chairperson's Report
May 22, 2018



Chair Report - *What's Happening*

- **Newly Appointed CB1 Members:**

- Judith Weinstock (BPC)
- Mason Boyce (16 year BPC resident)
- Colin Mahoney (Financial District/Greenwich South)
- Anthony Arias (Seaport area)
- June 20th orientation
- Thanks to Adam Malitz & Elizabeth Goody

- **By-Laws Revision**

- Thanks to Elizabeth Lewinsohn, Michael Ketring and the whole task force
- Resolution for this evening

- **New York Stock Exchange Improvements – Downtown Alliance**



Downtown Alliance New York Stock Exchange Vision Press Conference 5/14/2018



The Broadsheet

*Downtown Alliance will be attending the June 11 Land Use, Zoning & Economic Development Committee to present on this proposal

Chair Report - *What's Happening*

– Why Call 311?

- What happens
- Example: Hudson River Park Trust Concert
- Tell your neighbors

– Warren Street Dog Run

– CB1 Core Value – Effectiveness, Getting Results

- *Build Bridges, not Walls*
- Battery Park City Committee South End Avenue Study
 - Partnering with Battery Park City Authority & Department of Transportation
- **Pier 17 Rooftop Concerts**
 - Building relationships vs policing
 - Summer series



Warren Street Dog Run



Chair Report - *What's Happening*

– CB1 Committee Structure Survey

- 34 Responses out of 47 Members = 72%
 - Compared to April 2017 response rate = 67% (33/49)
- 80% (23) preferred Specialized/Subject Matter Committees
 - 8 preferred Geographic Committees
 - 4 of these actually suggested hybrid
- Comments/Suggestions:
 - Time Management (4)
 - Transportation & Traffic
 - Separate Street Fairs from Licensing & Permits
 - Kathy Gupta –
 - » *We've had SMEs for 1 year and Geos for 20, give it a chance*
- Make Adjustments
 - Announcement in June/July



Chair Report - *Priorities*

– **Committee Adjustments**

- Possible New Committees
- Balance membership
- Public Members

– **School Overcrowding Task Force**

- Future Goals and Process

– **Budget Cycle & District Needs Statement**

- Make it meaningful
- How do we track it?

– **Urban Fellows' Report at the Borough Board and Manhattan Borough President's Office level**

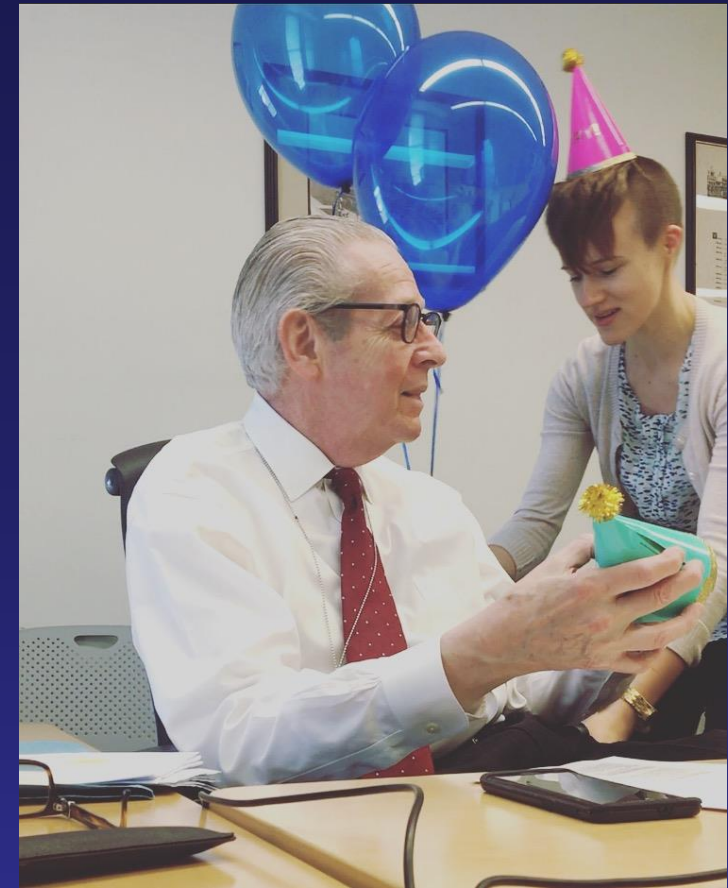
- Impact Fees

– **Seaport Advisory Group Work Continues**

- City Planning call



Happy Birthday Michael



NYPD Transit District 2 New Recruits



Dine Around Downtown

5/22/2018



Chairperson's Tip of the Hat - 2017



Chairperson's Tip of the Hat - 2017



Chairperson's Tip of the Hat - 2017



Chairperson's Tip of the Hat - 2017



Chairperson's Tip of the Hat - 2017



Chairperson's Tip of the Hat - 2017



Manhattan Community Board 1 Committee Reports

Executive – A. Notaro, Jr.

- 1) Charter Revision – Report
- 2) Committee Structure Survey – Report
- 3) Committee Descriptions and Mandates – Report

Manhattan Community Board 1 Committee Reports

Nominating Committee – F. Curtis

1) Candidates for Chairperson, Vice-Chairperson, Secretary,
Assistant Secretary and Treasurer – Report

Manhattan Community Board 1 Committee Reports

By-Laws Task Force – E. Lewinsohn

- 1) Revision of existing By-Laws – Resolution

Manhattan Community Board 1 Committee Reports

Land Use Zoning & Economic Development – R. Thomas

- 1) Emergency Preparedness for businesses – Report
- 2) M1 Hotel Zoning Text Amendment (N180349 ZRY) – Resolution



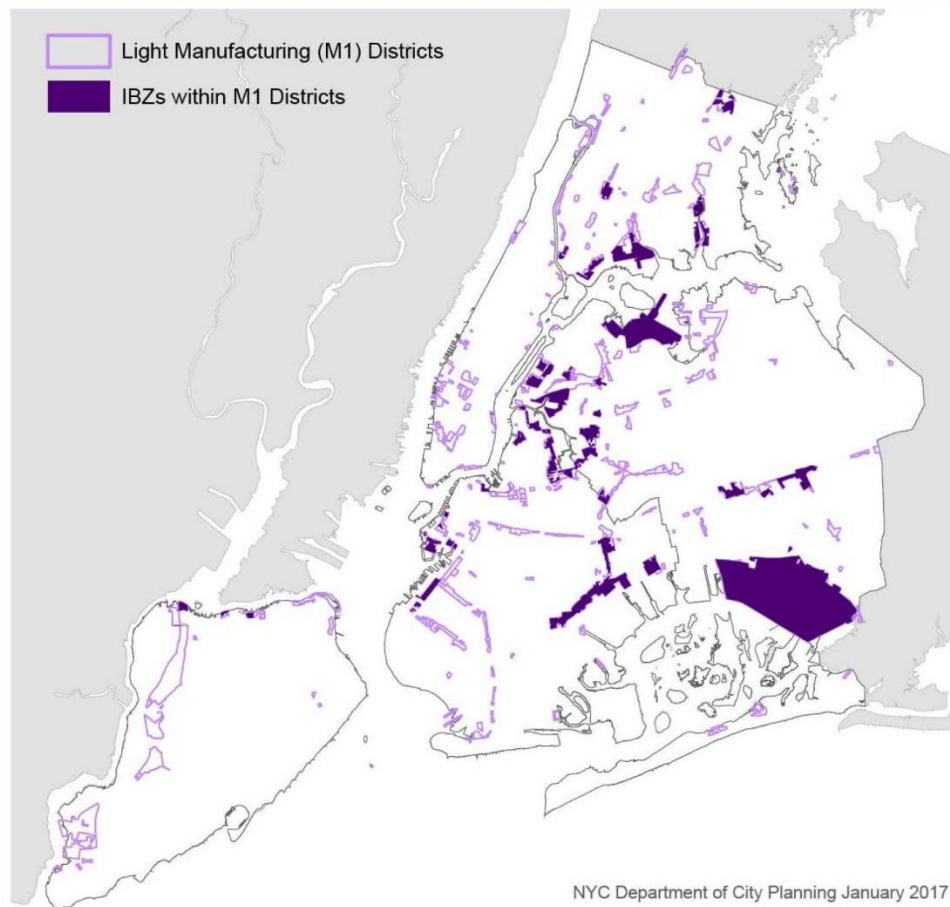
PROPOSED ZONING TEXT AMENDMENT: M1 HOTEL SPECIAL PERMIT

Community Board 1, Manhattan

05/14/18



M1 Districts are widely mapped



Conflicts posed by Hotel Developments

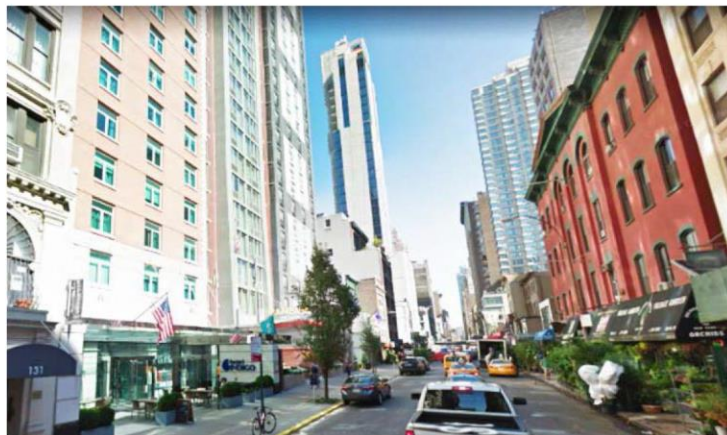


Hotels in LIC and South Brooklyn [Source: 2017 cyclomedia.com]

Active Industrial Areas

- Land use conflicts with surrounding businesses (Noise, truck traffic, pollution and other nuisance)
- Unsafe conditions for pedestrians
- Unpleasant streetscape: design out of context

Conflicts posed by Hotel Developments



Concentration of Hotels [Source: 2017 cyclomedia.com]

Mixed-Use Areas

- Concentration of hotel uses
- Tourist-oriented growth
- Changes to the neighborhood character
- Unpleasant Streetscape: design out of context

Proposed M1 Hotel Zoning Text Amendment

DCP is proposing a zoning text amendment to establish a CPC Special Permit for new hotels, motels, tourist cabins, and boatels in M1 districts.

- A case-by-case, site-specific review process to ensure that hotels are built only on appropriate sites, minimizing conflicts in industrial areas and achieving a balanced mix of uses in mixed-use areas.



Hotel in Queens

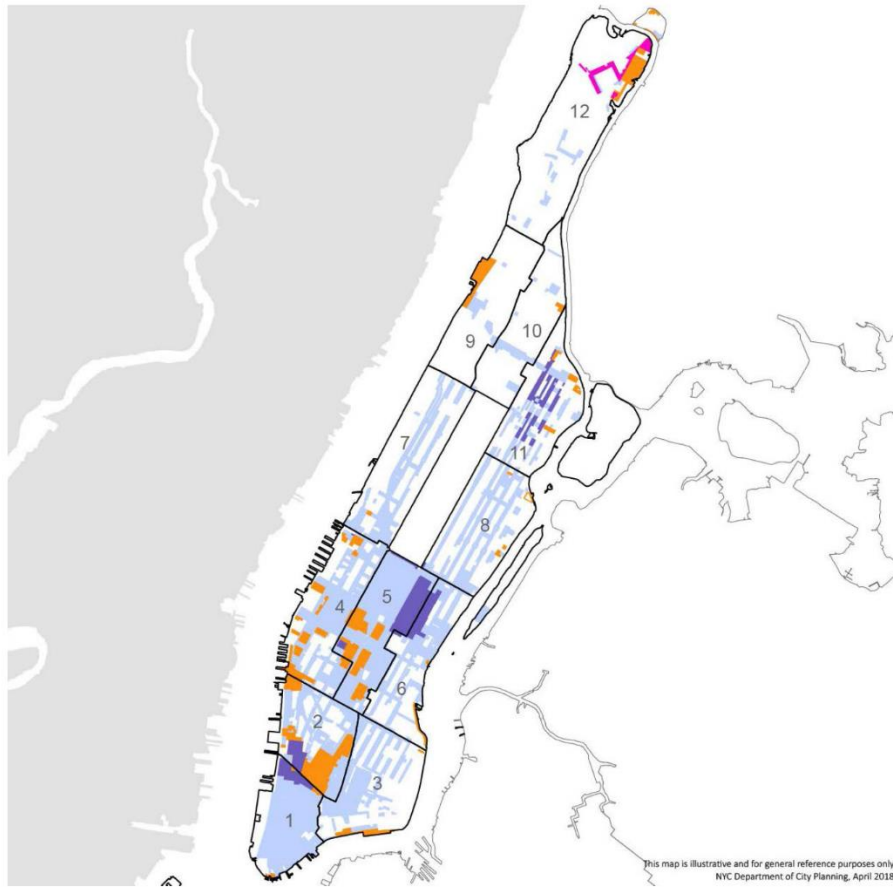
Proposed Special Permit Findings



New transient hotels will be permitted by Special Permit when the City Planning Commission finds the following:

- The proposed site plan includes elements that are necessary to address potential conflicts between the hotel and adjacent uses (ex. access, orientation or landscaping).
- The new hotel development will not cause undue vehicular or pedestrian congestion on local streets.
- The proposed new hotel development will not impair the essential character or future use of the surrounding area.

Proposed M1 Hotel Zoning Text Amendment

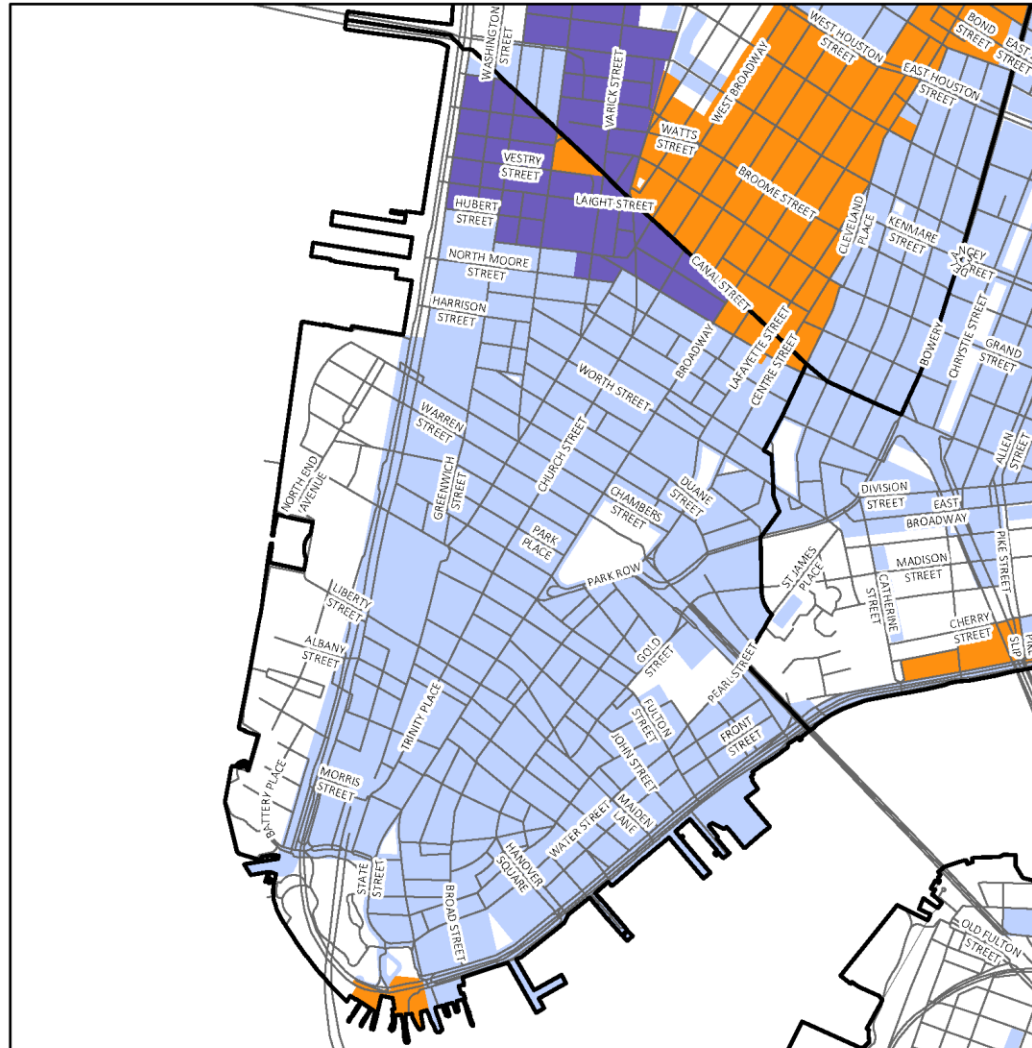


- M1 district where new hotel development would be subject to Special Permit
 - District with Special Permit for new hotel development; under Public Review
 - District with Special Permit for new hotel development; existing
 - Zoning district or overlay where new hotel development would still be permitted
 - M1 districts exempt from hotel Special Permit
 - Community District
- Current zoning in areas left blank does not permit new hotel development

This map is illustrative and for general reference purposes only
NYC Department of City Planning, April 2018

Areas affected by the proposed M1 Hotel Zoning Text Amendment Manhattan, Community District 1

- M1 district where new hotel development would be subject to Special Permit due to proposal
- District with existing Special Permit for new hotel development
- District with proposed Special Permit for new hotel development
- M1 district where new hotel development would be exempt from hotel Special Permit due to Proposal
- Zoning district or overlay where new hotel development would still be permitted; no Special Permit proposed
- Community District



Current zoning in areas left blank does not permit new hotel development

This map is illustrative and for general reference purposes only
NYC Department of City Planning, April 2018

Manhattan Community Board 1 Committee Reports

Waterfront, Parks & Resiliency – P. Goldstein

- 1) Peck Slip Park Redesign – Resolution
- 2) Public Space Notification – Report
- 3) Temporary Public Art at City Hall Park – Report
- 4) Seaport Advisory Group – Report



Reconstruction of Peck Slip

Located at Peck Slip between South St. & Water St.,
in Manhattan.

Community Board 1 - Parks Committee
May 15, 2018
Quennell Rothschild & Partners

Parks



1 - Looking South from Water St.



2 - Looking Southeast from Water St.



Peck Slip | Site Photos



Peck Slip | Proposed Plan - Grading





Peck Slip | Proposed Site - View to East

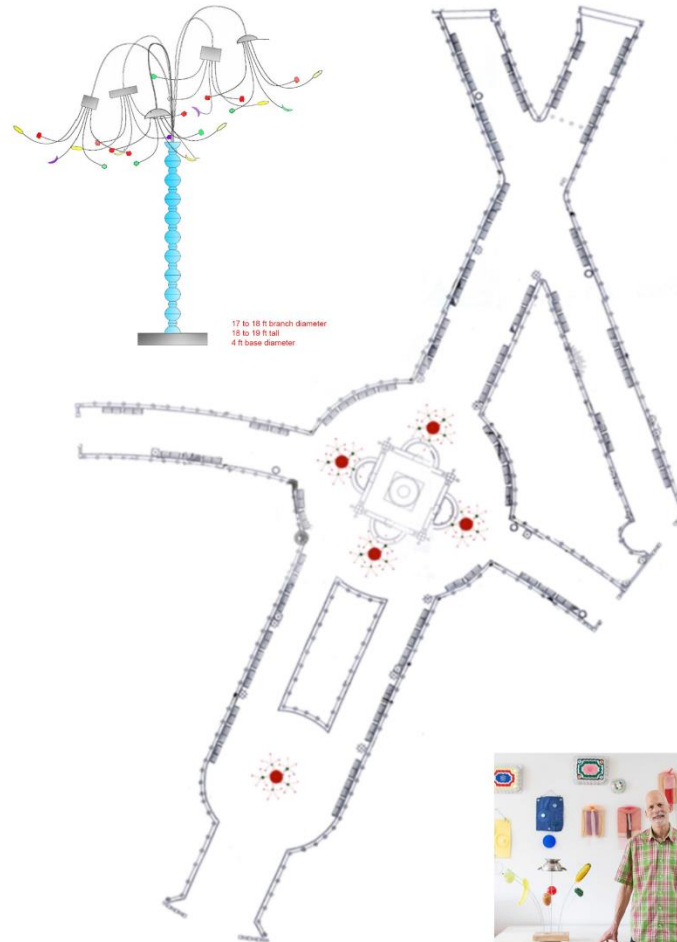


Peck Slip | Proposed Site - Looking Southeast

Summary of Temporary Installation

B. Wurtz: *Kitchen Trees* in City Hall Park

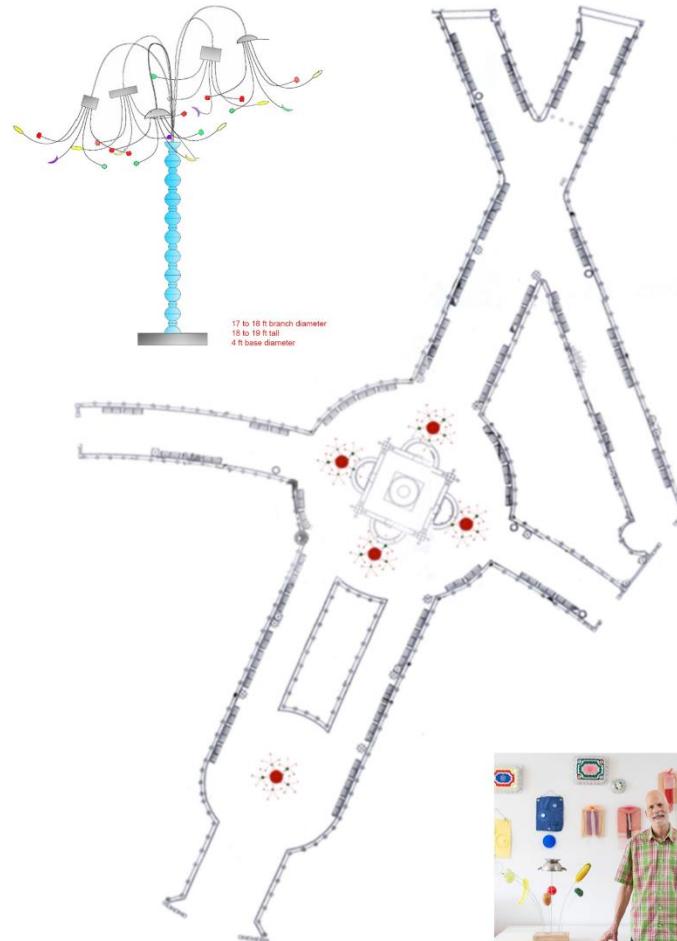
Artist(s): B. Wurtz
Presenting Organization: Public Art Fund
Title: *Kitchen Trees*
Site: City Hall Park, Manhattan
Dates: August 7, 2018 – December 7, 2018
Material: Concrete, stainless steel armature, various cookware items, cast fruits and vegetables
Dimensions: 18' – 19' high; 17' – 18' diameter (each sculpture)
Weight: TBD



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Proposal for Temporary Installation: Out of Thin Air at City Hall Park

Artist: Sari Carel

Title: Out of Thin Air

Site: City Hall Park, Manhattan

Presenter: More Art

Dates: May 31—July 8, 2018

Material: Six (6) surround sound JBL speakers

Dimensions: 9" x 7" x 5"

Item Weight: 8 pounds (each speaker)



Manhattan Community Board 1 Committee Reports

Youth & Education Committee – T. Joyce

- 1) Reso A Funding Application for IS 289 – Report
- 2) Community Education Council District 2 Meeting Regarding Change of Middle School Rubric – Report
- 3) Letters from Elected Officials in Support of a Mid-block Crosswalk at Millennium HS - Report

Manhattan Community Board 1 Committee Reports

Landmarks – B. Ehrmann

- 1) The Fulton Market Building, a.k.a 1-13 Fulton Street, 94-103 South Street, 200-209 Front Street and 141-153 Beekman Street, application for approval to modify the previously approved storefront infill, windows and signage master plans – Resolution
- 2) 159 John Street, application for ADA compliant entrance – Resolution
- 3) 80 White Street, application to modify street-front bulkhead and enlarge existing window opening on Cortlandt Alley for installation of new entrance door – Resolution
- 4) Appointment of new Landmarks Preservation Committee Chair – Resolution
- 5) Proposed letter regarding 53 Beach Street alternations – Report

11 Fulton Street

FULTON MARKET BUILDING // Front Street Elevation



11 Fulton Street

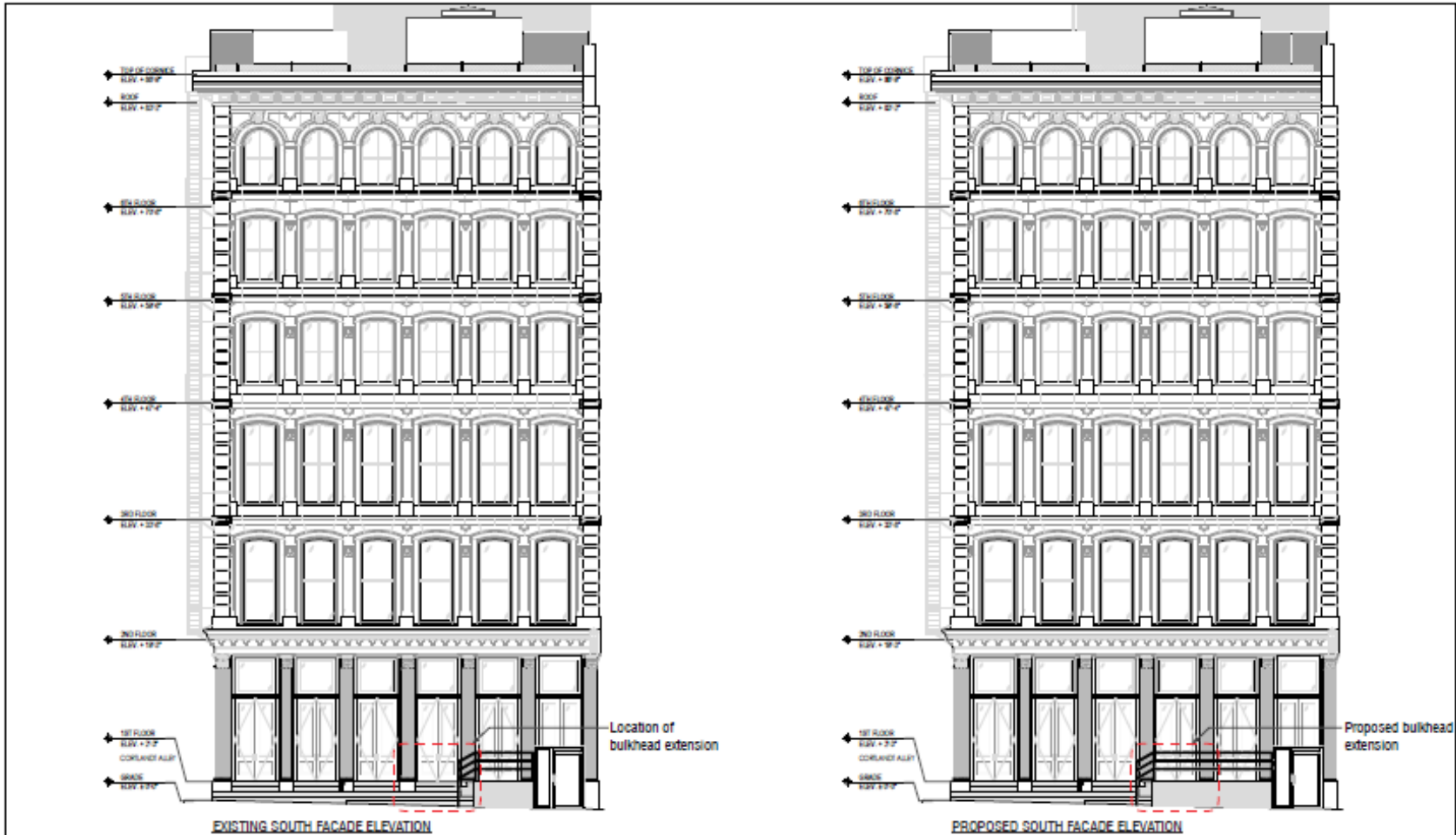
FULTON MARKET BUILDING // South Street Elevation



181- 189 John Street



80 White Street



ARTISTS SPACE
80 WHITE STREET
NEW YORK, NY
10013

ARCHITECT:
RADE STADBERG COX
50 CHAPIN STREET, SUITE 400
BROOKLYN, NEW YORK 11201
TEL: (312) 854-4400

SOUTH FACADE ELEVATIONS

DWG COMPANY:
LPC #19-23588
SCALE: 3/32" = 1'-0"
DATE: 8 OF 21

80 White Street



New entrance at vertically enlarged existing window opening
 Existing 12x12 ventilation louver for gas meter in existing fire rated panel
 Relocated 12x12 air intake louver in existing fire rated panel

ARTISTS SPACE
 80 WHITE STREET
 NEW YORK, NY
 10013

ARCHITECT:
 BADD STAGSBERG COE
 26 CHAPIN STREET, SUITE 400
 BROOKLYN, NEW YORK 11201
 T: (718) 624-5420

PROPOSED WEST FACADE ELEVATION

DATE: 03/20/19
 LPC #19-23388

SCALE: 3/32" = 1'-0"

18 OF 21

Manhattan Community Board 1

Committee Reports

Licensing & Permits – J. Ehrlich

Tribeca area

- 1) 452 Washington Street, application for an unenclosed sidewalk café for TRIBECA BAKERY LLC AKA Greca – Resolution
- 2) 62 Thomas Street, application for liquor license for Budda Bar and TBD – Resolution
- 3) 285 West Broadway, application for a liquor license for St. Helier Parish LLC – Resolution
- 4) 221 West Broadway, Compliance with Stipulations by Town Stages – Report

Financial District area

- 1) Street Activity Permit Office application for the Murray Street Exponents Festival; Single block festival; Friday, September 21, 2018; 8:00 AM – 8:00 PM; Park Place between Broadway and Church Street – Resolution
- 2) 70 Pine Street Ground Floor, application for liquor license for EBNB 70 Pine Street Restaurant – Resolution
- 3) 70 Pine Street 62, 63 ,64, 66 Floor, application for liquor license for EBNB 70 Pine Street Restaurant – Resolution
- 4) 83 Pearl Street, application for alteration of liquor license for Mad Dog and Beans - Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Battery Park City area

- 1) 200 West Street Ground Floor, application for liquor license for Aramark Services, Inc. – Resolution
- 2) 200 West Street 11th and 12th Floors, application for liquor license for Aramark Services, Inc. – Resolution
- 3) 200 West Street 42nd and 43rd Floors, application for liquor license for Aramark Services, Inc. – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Seaport/Civic Center area

- 1) Street Activity Permit Office application for the Association of Indians in America; Deepavali Festival 2018; Full street closure; Sunday, October 7, 2018; 8:00 AM – 8:00 PM; Water Street between Fulton and Fletcher streets; John Street between Front and Water Streets – Resolution
- 2) Pier 15, request for special hours from 9:00 PM to 4:00AM on Saturday, June 23, 2018 for Watermark for a fundraiser for the Ms. Foundation – Resolution
- 3) 1 Fulton Street, application for liquor license from HHC Fulton Retail, LLC for 10 Corso Como – Resolution
- 4) 78 South Street, Pier 15, application for vessel liquor license corporate change by Hornblower for Great Point – Resolution
- 5) 19 Fulton Street, presentation of revised plan – Report

Manhattan Community Board 1 Committee Reports

Battery Park City – T. Meltzer

- 1) South End Avenue Redesign – Report
- 2) Patrick Murphy, Vice President of Institutional Advancement – Report
- 3) Battery Park City Authority updates – Report

Site Context

Site & Surrounding Areas



* Comment taken from resident survey.

The trucks parking in the middle of the street are a **huge risk.**

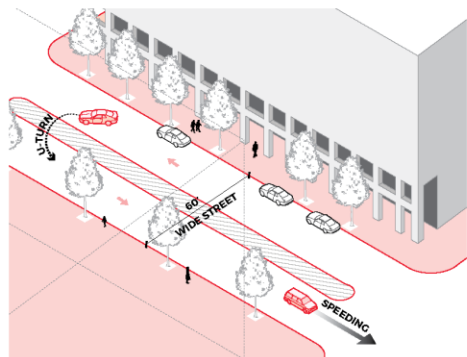
ii 1 **Vehicular Traffic**

Loading & Delivery

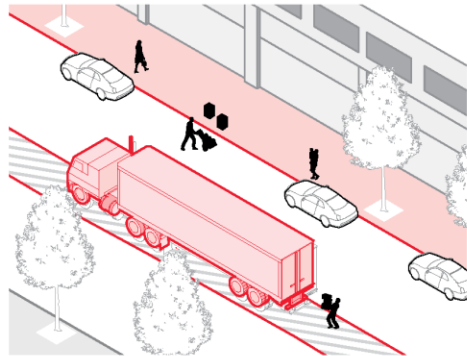
Double Parking Leads to Increased Vehicle Maneuvers, Conflict Points & Safety Issues.

Wide traffic lanes allow for speeding and traffic violations like midblock u-turns & double parking.

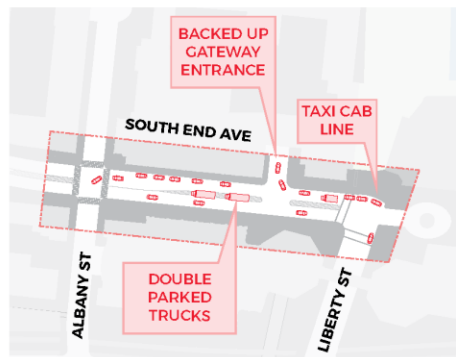
ii 1 **Vehicular Traffic**



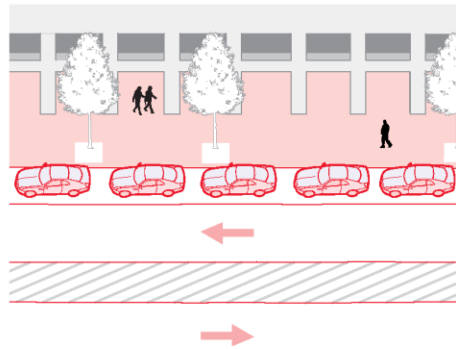
a. Traffic violations & non-permissible uses are largely due to the overly wide street.



c. Deliveries & loading lack structure, compromise street safety & add to congestion.

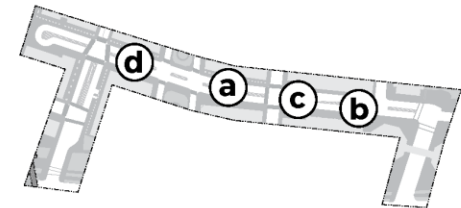


b. South End Ave traffic issues are most pronounced between Liberty & Albany St.



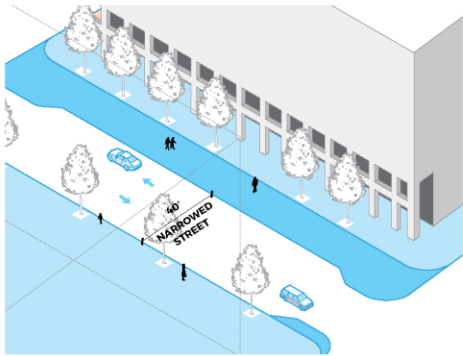
d. On-street parking Demand is a given. How can demand be curbed or discouraged?

Summary of Challenges

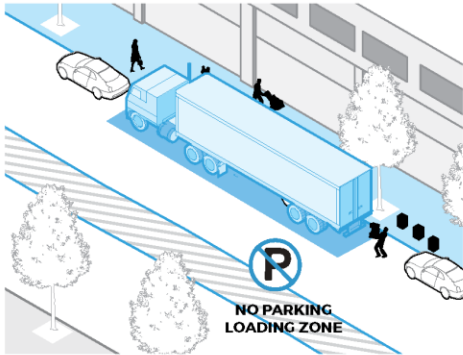


Key Plan

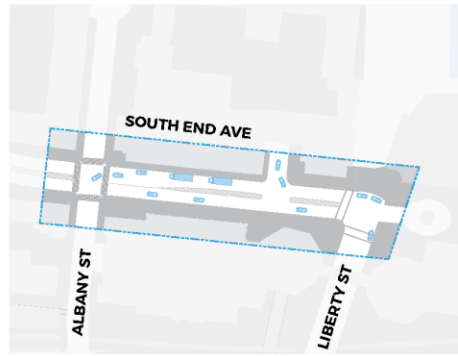
ii 1 Vehicular Traffic



a. Traffic calming & design strategies for narrowing the street.

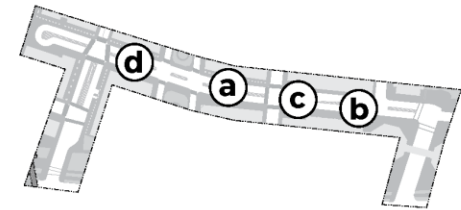


c. Create designated areas for delivery/service vehicles & restrict delivery times.



b. Optimize traffic patterns along South End Ave, particularly between Liberty & Albany St.

Opportunities



Key Plan

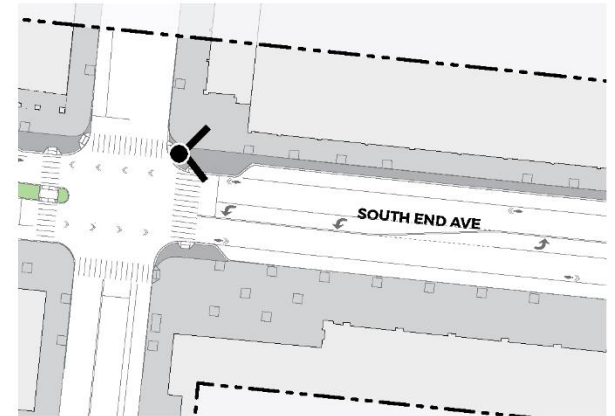
iii

West Side of South End Ave North of Albany St

Proposed



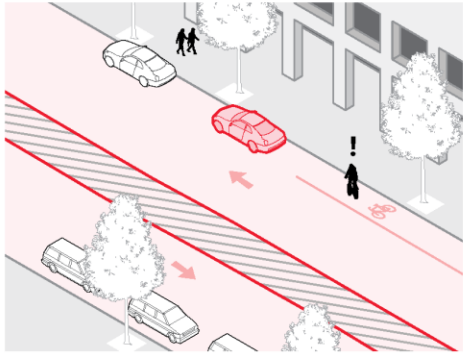
- Widened sidewalks and bulb-outs
- Designated loading zones
- Sharrow bike lane



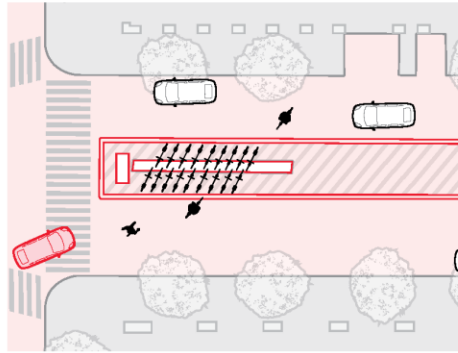
* Statistic taken from resident survey.

53%
of households have at
least one cyclist

ii 2 Bike Safety

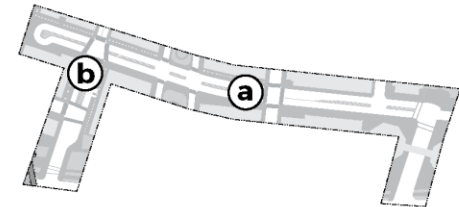


a. Inconsistent Bike Network.



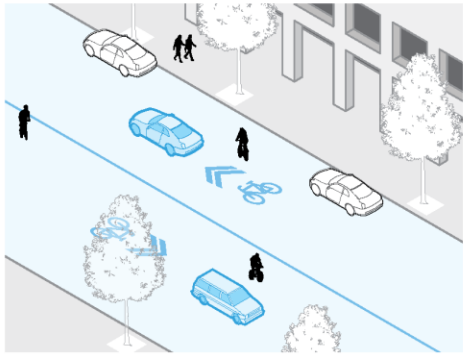
b. Unsafe West Thames St CitiBike Station.

Summary of Challenges

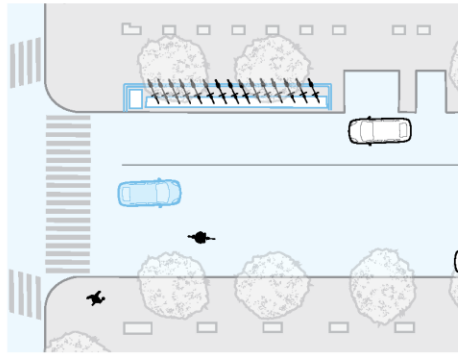


Key Plan

ii 2 **Bike Safety**

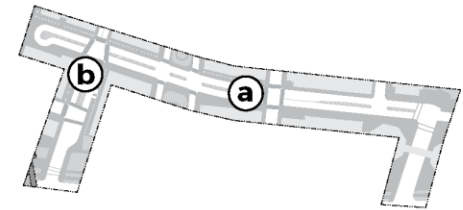


a. Sharrow roads for both bicyclists and drivers.



b. Relocate West Thames St CitiBike Station to be on extended sidewalk.

Opportunities



Key Plan



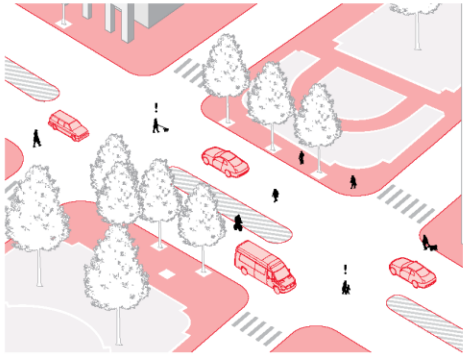
Pedestrian Safety

Lack of Crosswalks & Sidewalk Congestion

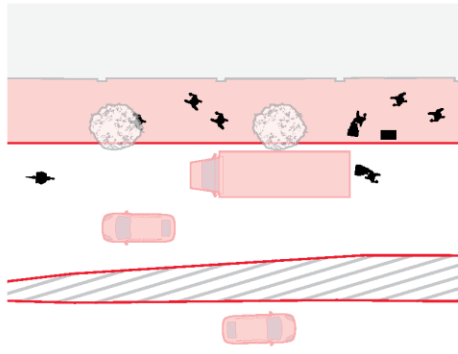
Speeding is a major safety concern for pedestrians.

Lack of crosswalks at key locations including at Rector Park and Hudson River Greenway (at West Thames St)

ii 3 Pedestrian Safety

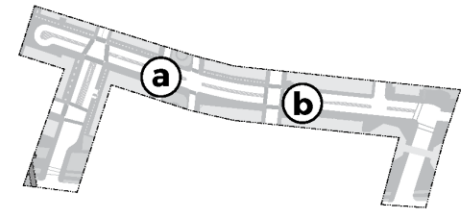


a. Lack of crosswalks.



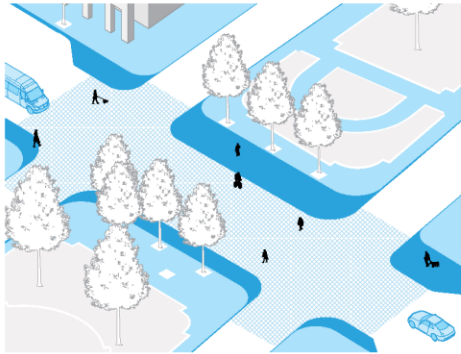
b. Overly narrow sidewalk in front of Gateway.

Summary of Challenges

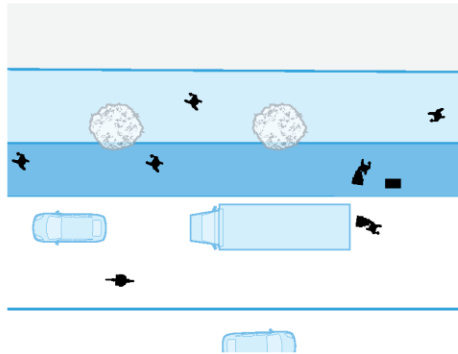


Key Plan

ii 3 Pedestrian Safety

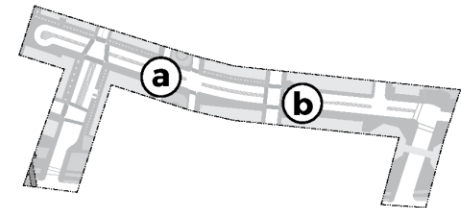


a. New traffic calming raised speed table at Rector PI & South East Avenue.



b. Widen sidewalk in front of Gateway.

Opportunities

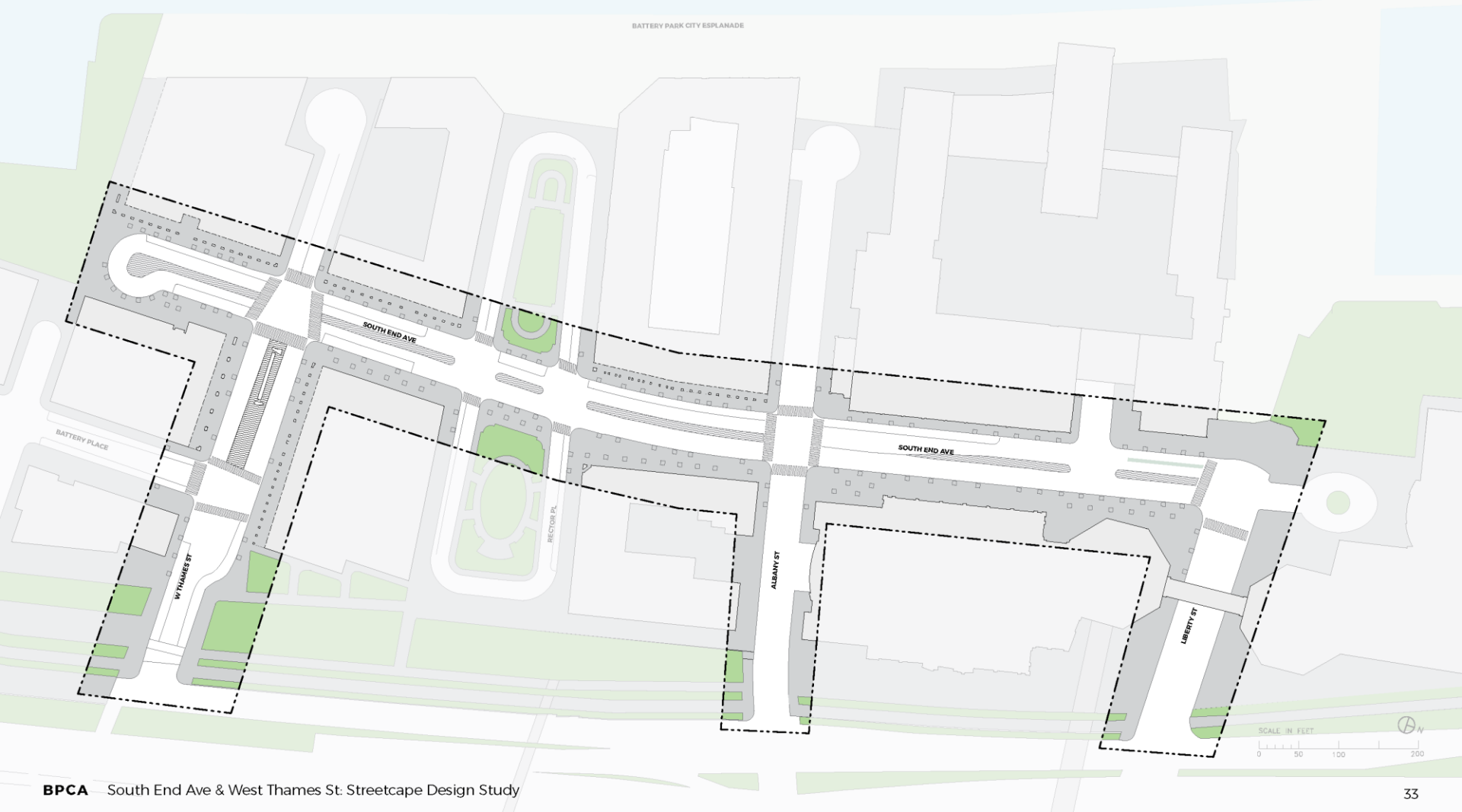


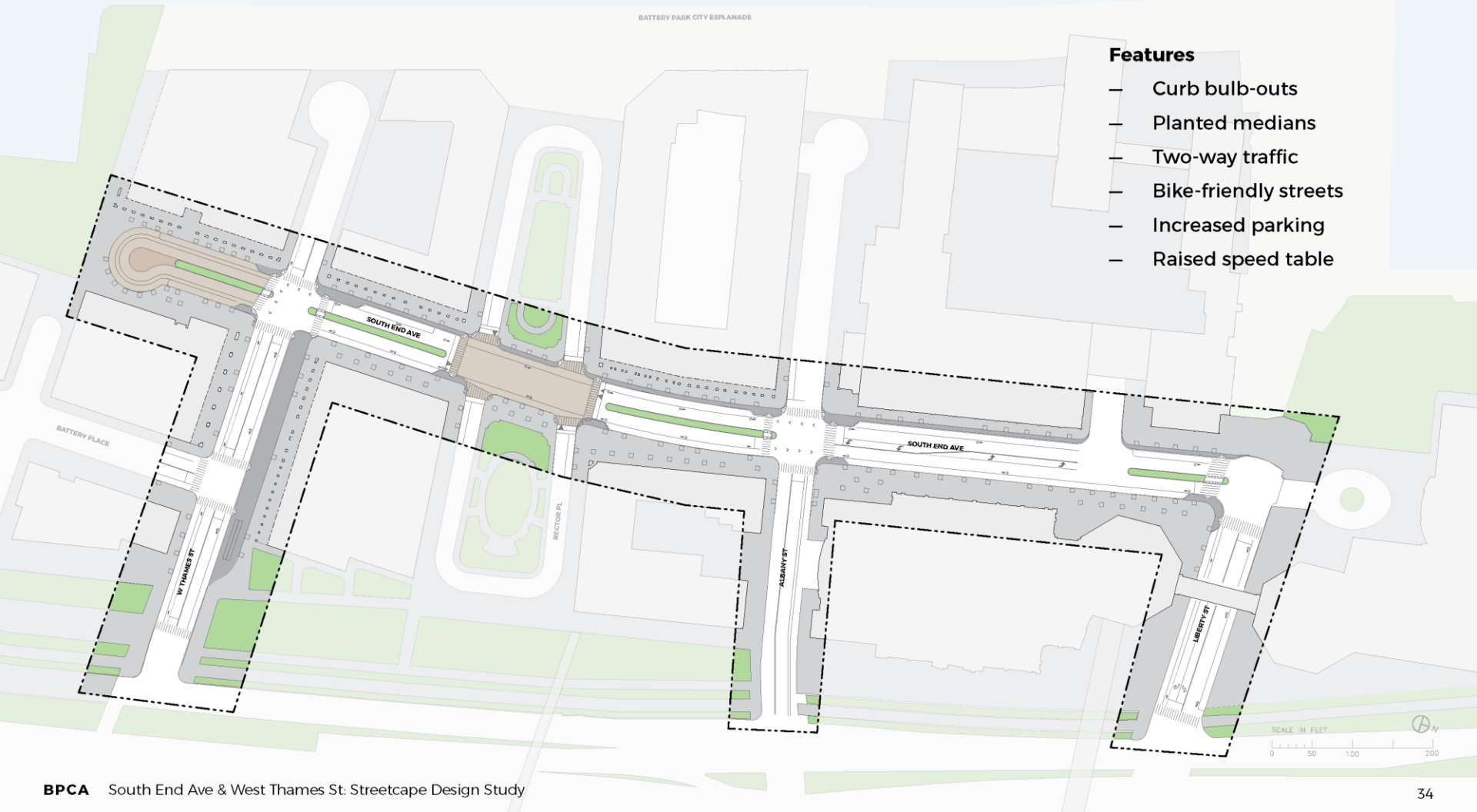
Key Plan

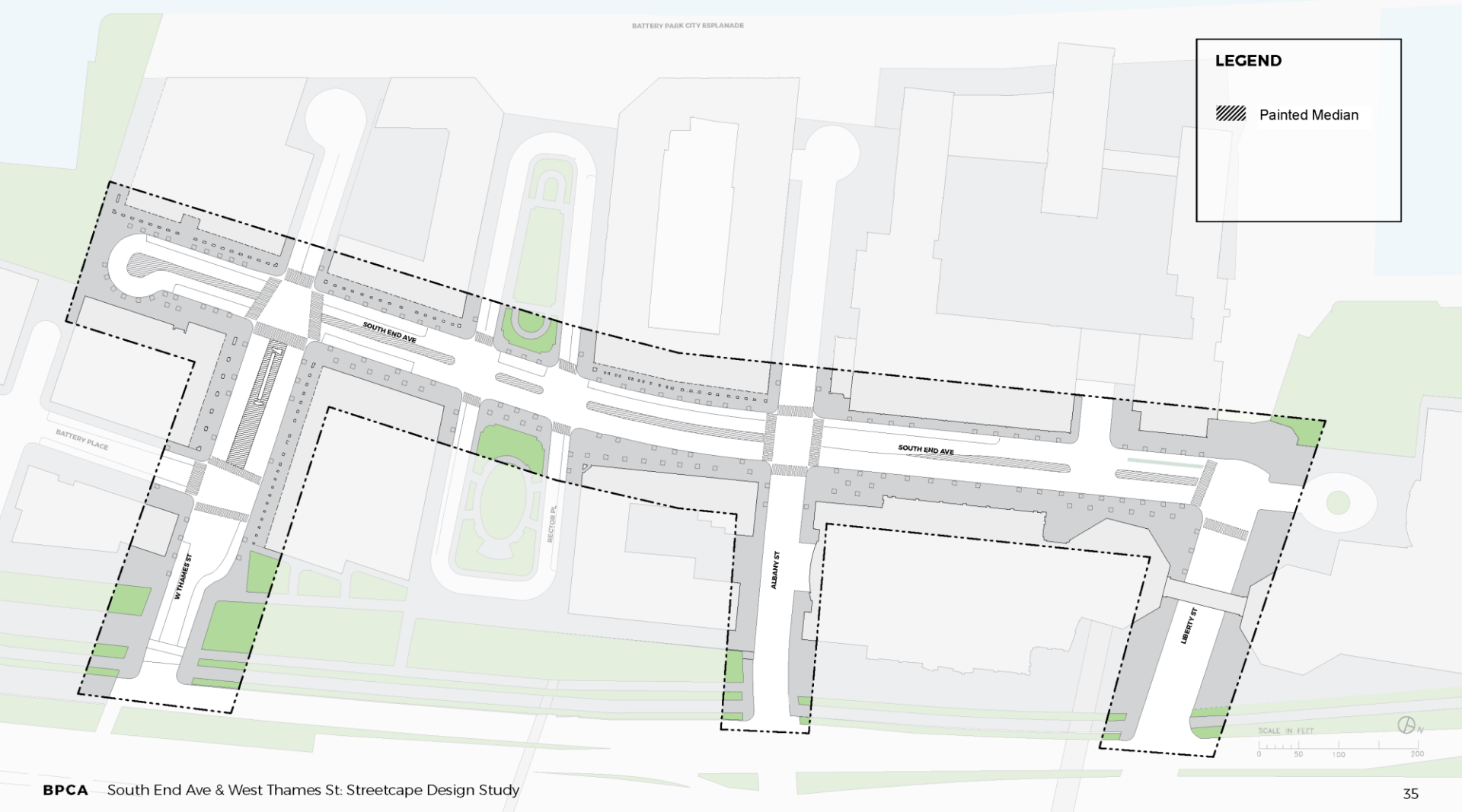
iii Rector Place at South End Ave

Examples of Speed Table

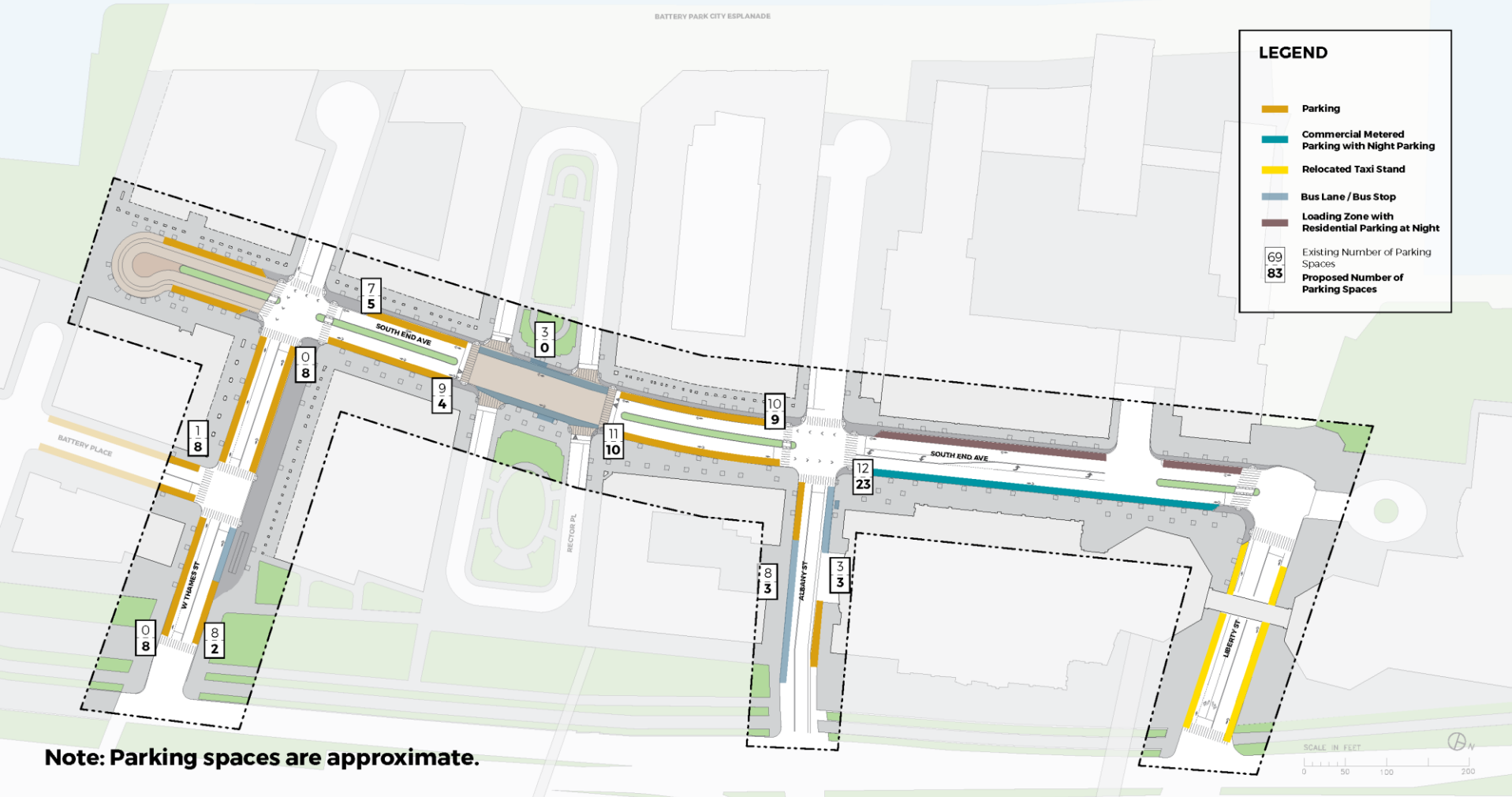




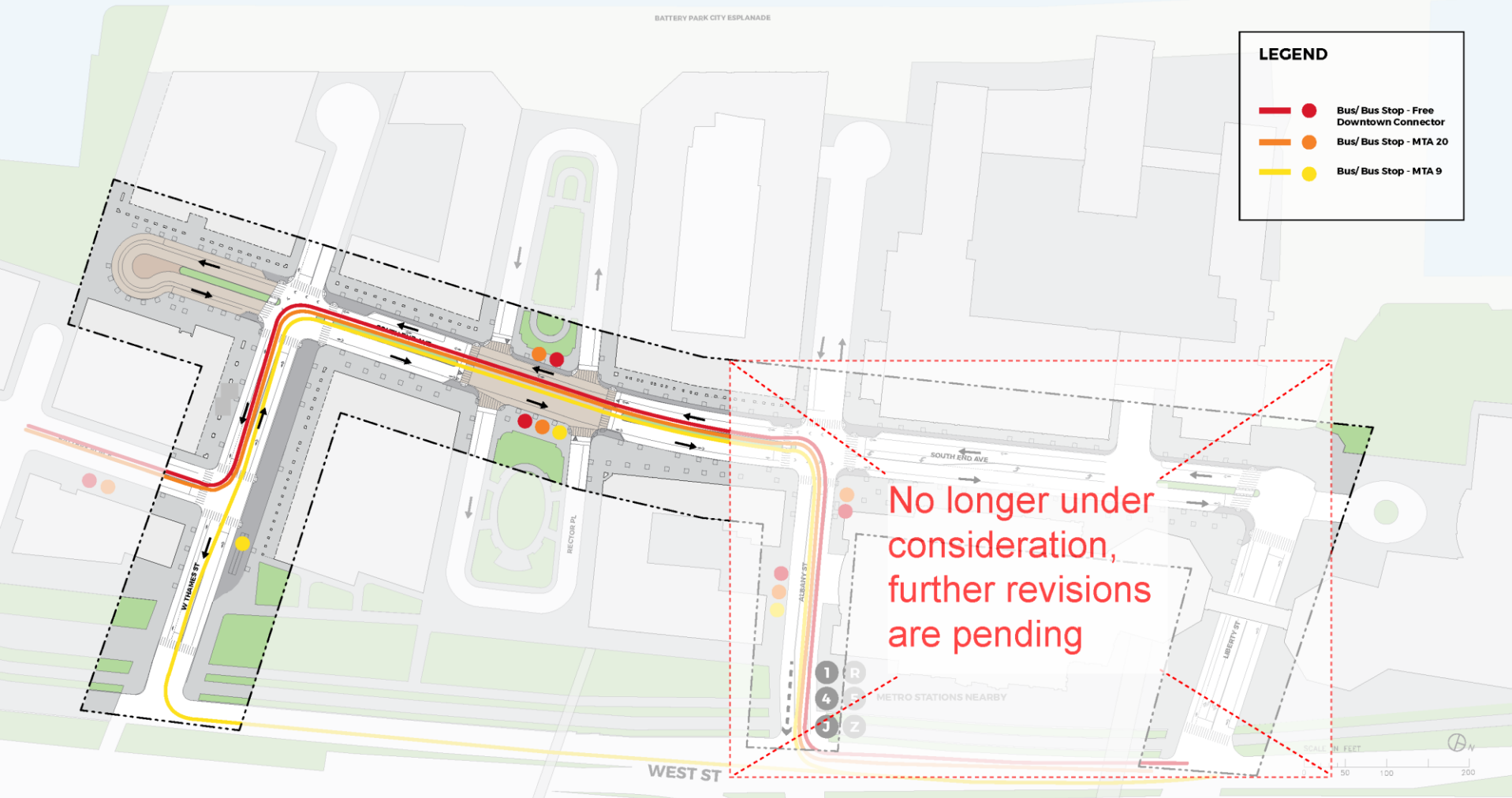








Note: Parking spaces are approximate.



Manhattan Community Board 1 Committee Reports

Quality of Life & Service Delivery – P. Moore

- 1) Alternate Side Street Parking Regulations and Film Permits – Report
- 2) Staten Island Express Bus Redesign Project and ADA Compliant Elevators at the Chambers Street J/Z subway station – Report
- 3) Special Events at Hudson River Park's Pier 26 – Report
- 4) The Past, Present, and Future of E-bikes in New York City – Report
- 5) Loading/Unloading Zone in front of 57 Reade Street – Report



Staten Island Express Bus Redesign

For more visit mta.info/SIExpressBus

Manhattan Community Board 1
May 17, 2018



How does this impact CB1?

- More buses will travel express from Midtown instead of traveling through lower Manhattan on local streets
- Schedules not finalized but estimated 20% decrease in volume of SI express buses on Downtown local streets
- Working with NYCDOT to establish better staging locations for buses in the evening
- One new route will operate to Downtown off-peak/weekends



Special Events at Hudson River Park's Pier 26

Use this contact information to reach a human and report a complaint about an HRPT event:

Hudson River Park Trust

Pier 40, 2nd Floor

353 West Street

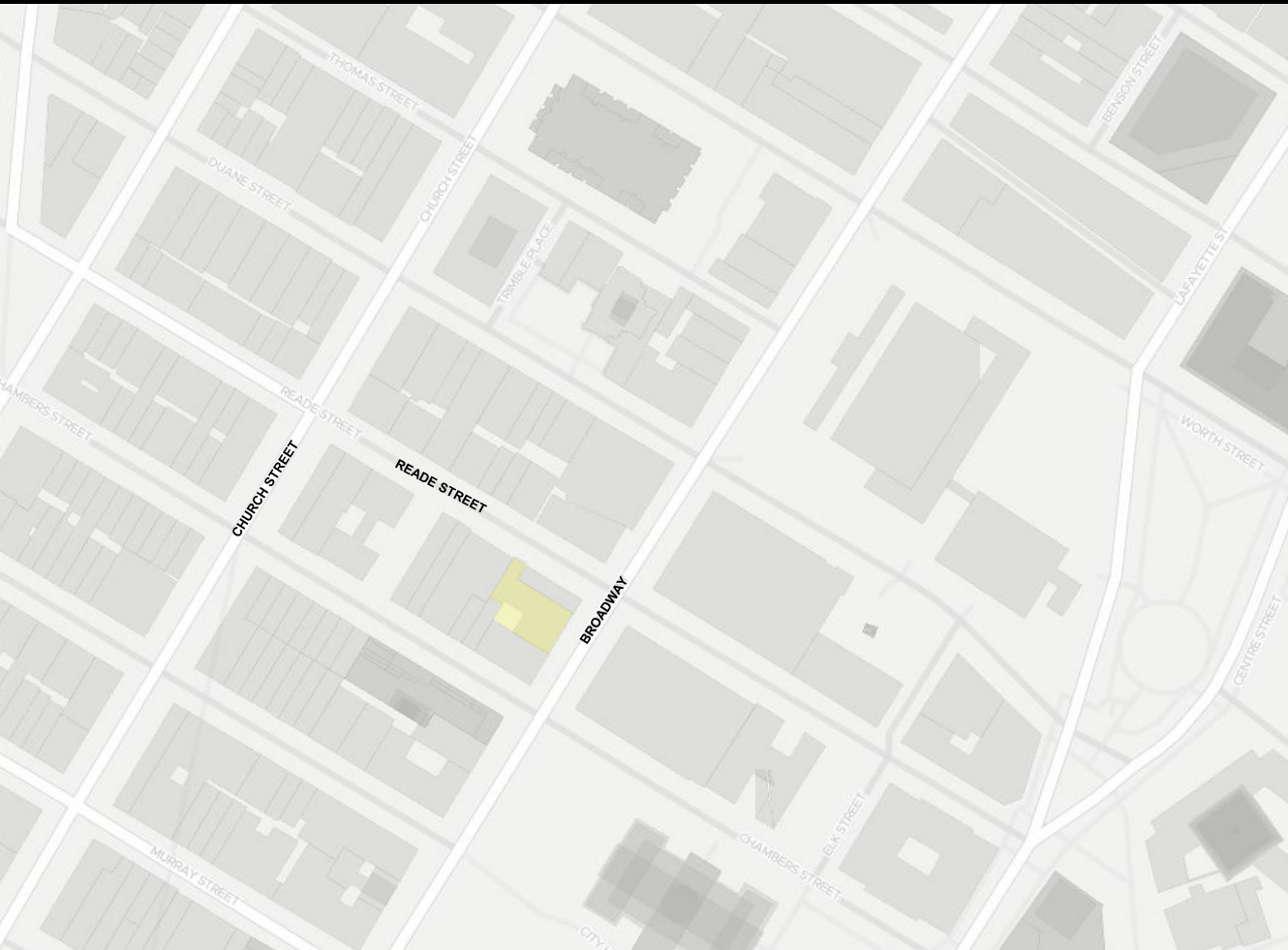
New York, NY 10014

(212) 242-6427 p.

(212) 627-9224 f.

operationsdesk@hrpt.ny.gov

Loading/Unloading Zone in front of 57 Reade Street



Existing Signage



Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1 Adjournment

Thank you and goodnight

