



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, February 26, 2019

6:00 PM

Manhattan Municipal Building

1 Centre Street, Mezzanine

North Entrance

(Photo ID is required to enter building)

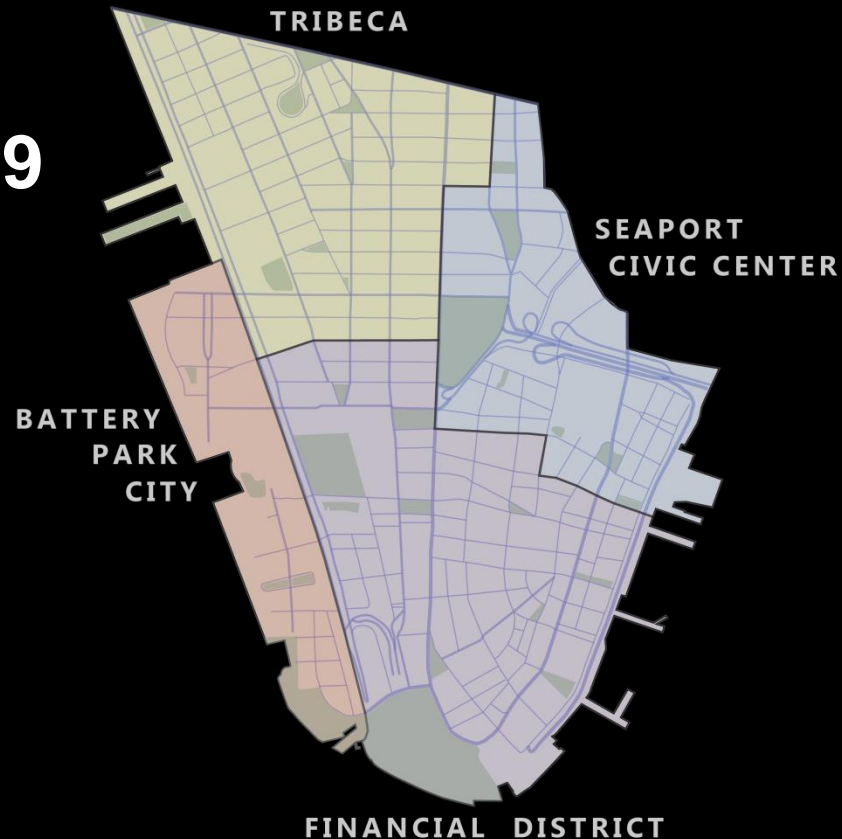
Anthony Notaro, Jr., Chairperson

Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

Ramesh Beharry and Nazija Akter, Consultants



COMMUNITY BOARD 1'S OFFICE CONTACT

Manhattan Community Board 1
1 Centre Street, Room 2202 North
New York, NY 10007
Tel: (212) 669-7970

Website: nyc.gov/mcb1

Email: Man01@cb.nyc.gov



Manhattan Community Board 1

Public Session

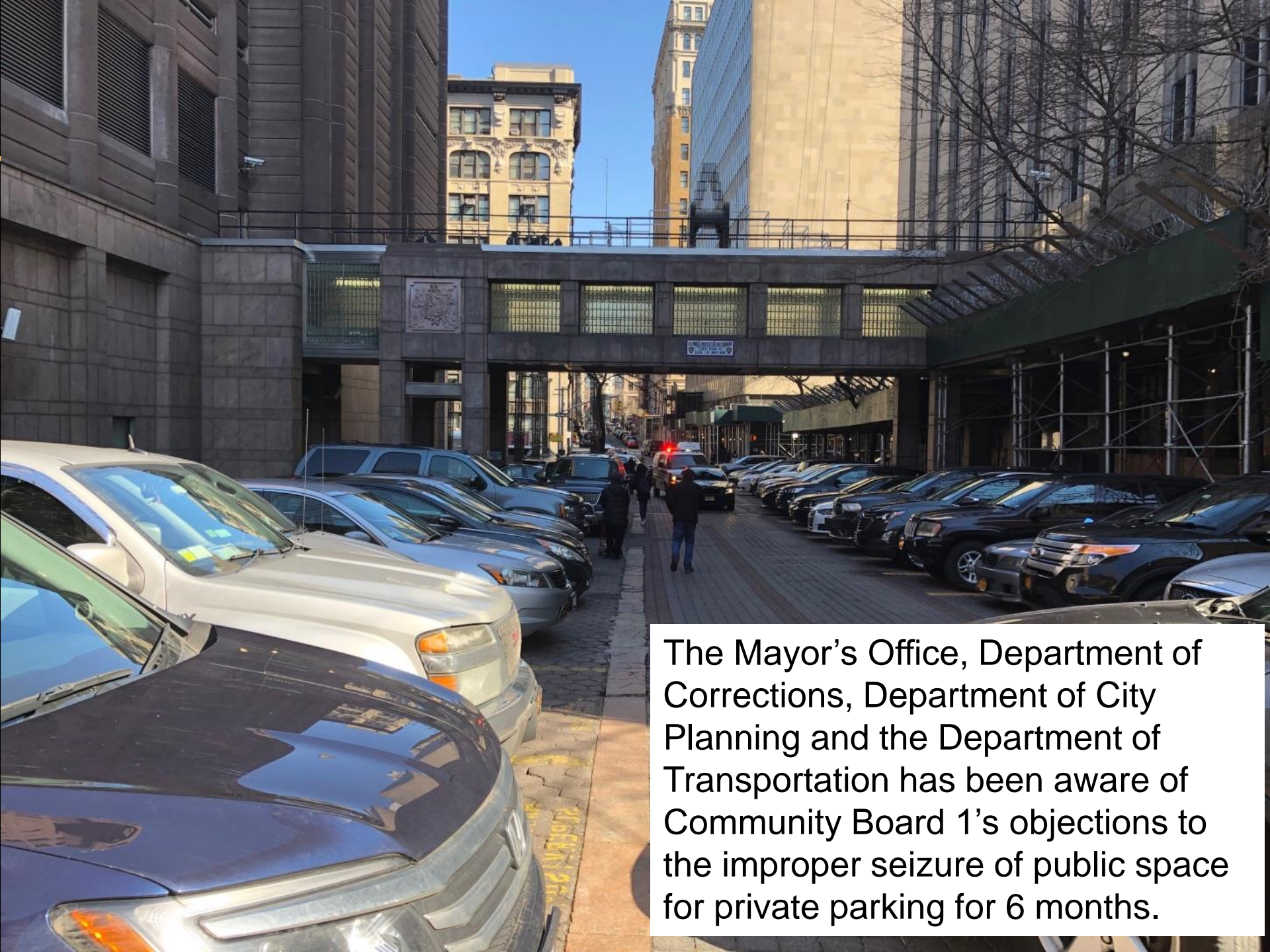
Comments by members of the public (6 PM to 7 PM)

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

Manhattan Community Board 1

Business Session

- Adoption of January 2019 minutes
- District Manager's Report – L. Reynolds
- Chairperson's Report – A. Notaro, Jr.



The Mayor's Office, Department of Corrections, Department of City Planning and the Department of Transportation has been aware of Community Board 1's objections to the improper seizure of public space for private parking for 6 months.



MANHATTAN
COMMUNITY BOARD 1

CHAIRPERSON'S REPORT
FEBRUARY 26, 2019

- Chair Report – *What's Happening*

- Placard Abuse

- Chin's legislation moves forward

Neighborhood Support Teams report review and next steps

Rikers Island Closing – Manhattan Detention Complex (MDC)

- Neighborhood Advisory Council (NAC)
- CB1 leads ULURP – March 25 certification

- Chair Report – *What's Happening*

- Charter Revision

- What City process are you unhappy with?
- Let's submit our comments
 - February 20 (Wednesday) – Elections
 - February 25 (Monday) – Governance I (Topics other than Police Accountability)
 - March 7 (Thursday) – Governance II (Police Accountability)
 - March 11 (Monday) – Finance
 - March 14 (Thursday) – Land Use I
 - March 18 (Monday) – Land Use II

● Chair Report – *Priorities*

○ Aligning & Tracking Budget Requests for Results

- Tracking resolutions vs. results
- Urban Fellow project will address
- Budget Task Force or Committee Process

Resiliency

- Pushing the CB1 needs through letters, resolutions and elected officials

2/25 VCF Washington Event

- May coordinate local event

- Chair Report – *Priorities*

- 2019 is the Year of the East Side

- Brooklyn Bridge Esplanade
- New Market Building
 - Seaport Advisory Group
- Peck Slip Park

250 Water Street Brownfield Cleanup Program

- CB1 Statement Letter
- Official Document Repository

Public Notice (2nd Notice)

The New York State Department of Environmental Conservation (DEC) has received a Brownfield Cleanup Program (BCP) application from 250 Seaport District LLC for a site known as 250 Water Street, site ID #C231127. This site is located in the Borough of Manhattan, within the County of New York, and is located at 250 Water Street.

The initial public comment period ended February 01, 2019. **Due to numerous requests from the public, the public comment period is being extended an additional 30 days. All comments must be submitted by **March 06, 2019**.**

A copy of the application and other relevant documents are available at the document repository located at the New York Public Library Chatham Square Branch, 33 East Broadway, New York, NY, 10002.

There are several ways to comment on BCP applications. Comments can be submitted to the site Project Manager Rafi Alam at 625 Broadway, 12th Floor, Albany, NY, 12233-7016; via email at rafi.alam@dec.ny.gov; or by calling 518-402-8606.

Site information can be viewed by entering the site ID noted above at:
<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

We would also encourage those interested in receiving information on future activities at this site or any other site to sign up to DEC's Contaminated Sites Email List at:
<http://www.dec.ny.gov/chemical/61092.html>

What is the Brownfield Cleanup Program?

New York's Brownfield Cleanup Program (BCP) is designed to encourage private-sector cleanups of brownfields and to promote their redevelopment as a means to revitalize economically blighted communities. The BCP is an alternative to "greenfield" (land not previously developed or contaminated) development and is intended to remove some of the barriers to, and provide tax incentives for, the redevelopment of brownfields. Since its inception (2003), the BCP has catalyzed the cleanup of more than 300 contaminated sites statewide and incentivized redevelopment. There are more than 350 active sites in the BCP.

Additional information on the State's Brownfield program is available at DEC's website:
<http://www.dec.ny.gov/chemical/8450.html>



Congressman Nadler Meeting
February 22, 2019

Chair Report – Congressman Nadler Meeting

February 22, 2019

Resiliency (need federal help)

- Environmental Protection

Affordable Housing

- Help with AMI limits?

Seniors

- NORCS
- Health & human services

Development Impacts

Traffic & Mass Transit

- Verrazano Bridge Tools
- Container Port
- 43% US vs 1% NY – Rail traffic
- Congestion Pricing is the big issue
- The long-proposed Gateway project may help

Governor's Island commercial development

Manhattan Detention Complex

9/11 VCF

- 2 separate bills
- Know the 2020 renewal for community
- Shorter than predicted cancer latency

Federal Placard Parking

Frozen zones around federal buildings

- Reopen them, or
- Make them parks or plazas, something nicer than an empty street

Ferry horn sounding rules



One Pace Plaza Ribbon Cutting

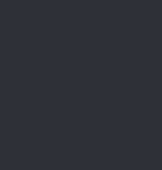
January 28, 2019



Assemblymember Yuh-Line Niou's Legislative & Budgetary Town Hall
February 3, 2019



○ Peck Slip Park Moves Forward



Community Board Leadership Development Series

- Borough President Leadership Training



CRIME VICTIMS ASSISTANCE

<https://www.safehorizon.org/find-us/>

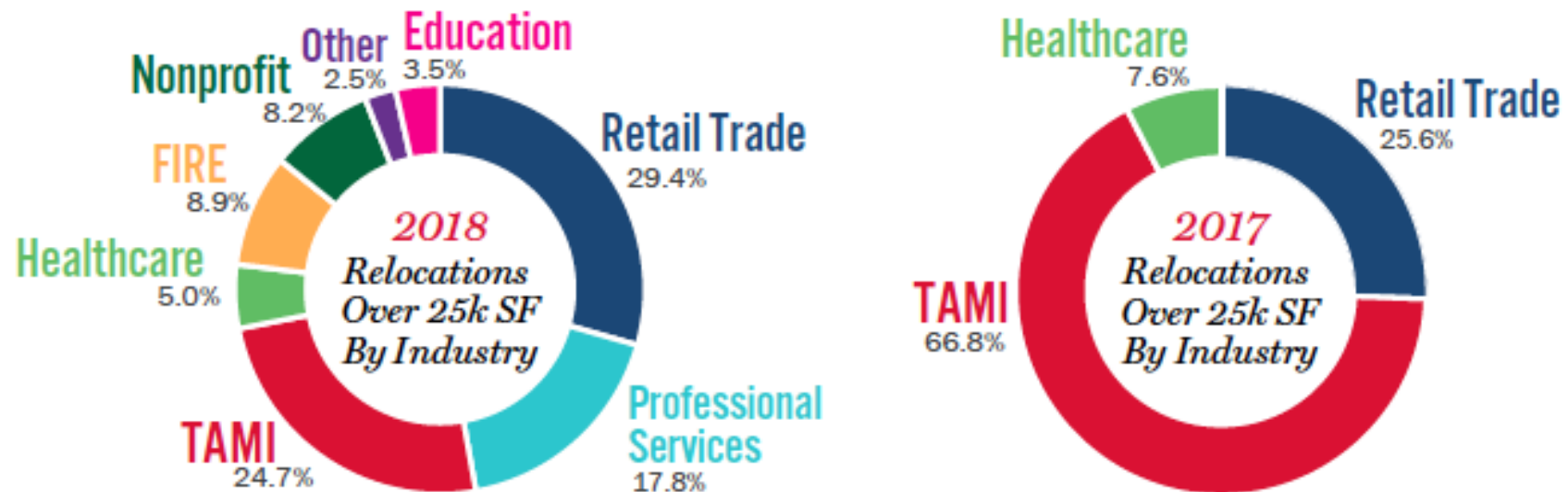
Helping crime victims that come to the attention of police gain access to comprehensive assistance.

Get Help Get Involved Get Informed

Crime Victim Assistance Program

RELOCATIONS OVER 25,000 SF BY INDUSTRY, 2018 VS. 2017

Source: Downtown Alliance, CBRE, JLL, CoStar, Colliers International



○ Changing Downtown Landscape



○ Light Pollution or Technology?



CB1 at State of the Borough

Devin Chu

Manhattan Community Board 1 Committee Reports

Waterfront, Parks & Cultural – P. Goldstein

- 1) Brooklyn Bridge Esplanade – Resolution
- 2) Public Design Commission modified application by Howard Hughes Corporation for Parks Dept. concession under the FDR Drive (eating and drinking establishment) – Resolution
- 3) Peck Slip Park – Report
- 4) Future of the New Market Building Site – Report

Brooklyn Bridge Esplanade

Located on the East River between Peck Slip and Catherine Slip in Manhattan

Community Board 1 Update
Submitted February 19, 2019
Starr Whitehouse Landscape Architects and Planners

This project is made possible by a grant from the Lower Manhattan Development Corporation, which is funded through Community Development Block Grants from the U.S. Department of Housing and Urban Development.

Andrew M. Cuomo, Governor • Bill de Blasio, Mayor



DESIGN GOALS

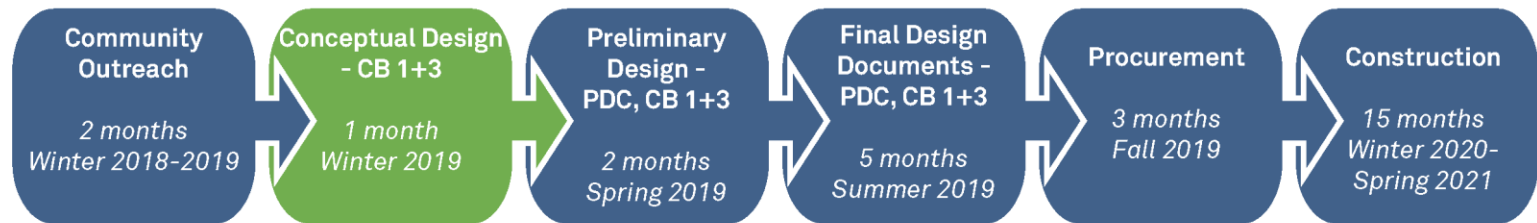
- Connect inland to the neighborhoods
- Employ resilient and floodable materials
- Provide a continuous esplanade and bikeway
- Minimize pedestrian and bicycle conflicts
- Utilize the site furnishings palette from adjacent built sections of the esplanade

FUNDING

- \$15M - US Housing and Urban Development Community Development Block Grant (HUD CDBE) administered by LMDC
- \$6M - Office of the Manhattan Borough President, Councilmember Margaret Chin
- Total Budget: **\$21M**
- Project Size: **1500 LF**



PROJECT TIMELINE



- Design to be completed by Fall 2019
- Construction to be completed by Spring 2021, deadline to maintain federal funding

EAST RIVER ESPLANADE PROJECTS

Recently completed projects:

- Esplanade between Broad Street and Burling Slip
- Esplanade between Pike/Allen and Pier 35

Ongoing development projects:

- Esplanade between Catherine and Pike/Allen
- Esplanade between Montgomery Street and East River Park Amphitheatre at Corlears Hook Park



BROOKLYN BRIDGE ESPLANADE - East River Esplanade





+ POOL is a water-filtering floating swimming pool that filters the river it floats in through its walls, cleaning more than 1 million gallons of water a day.



NYC Parks

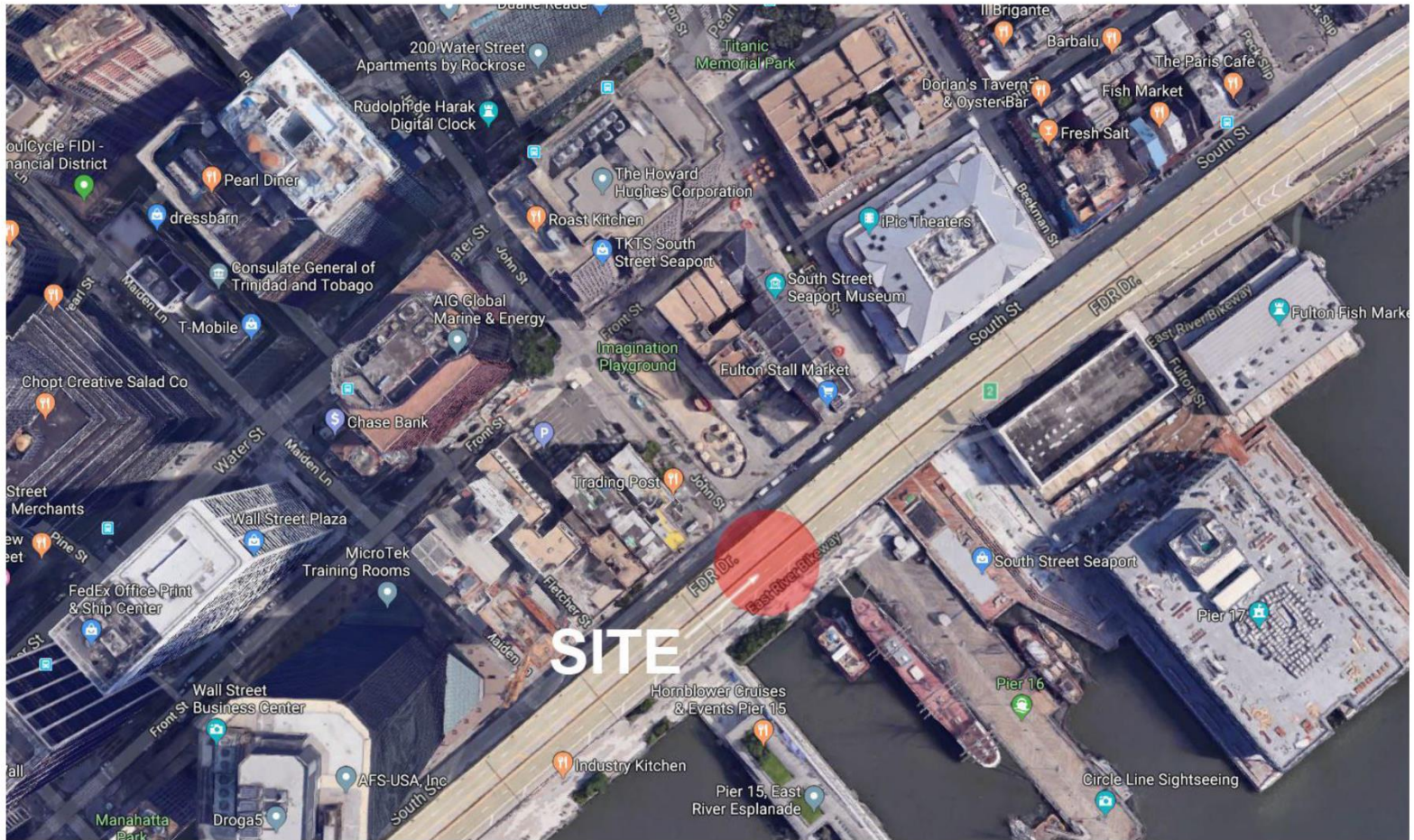
Blockhouse

East River Esplanade, Borough of Manhattan

Concession

Woods Bagot

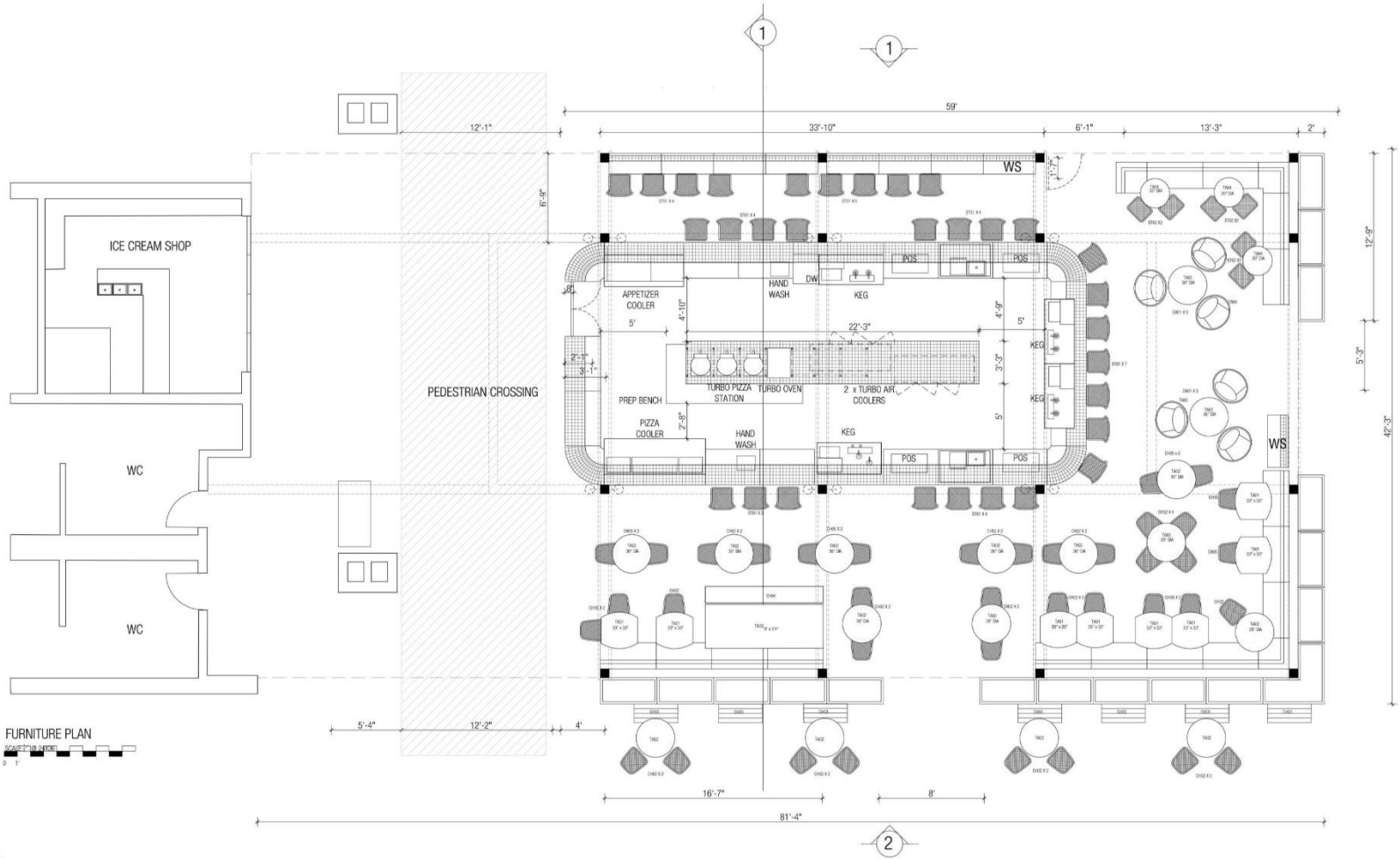
Preliminary



City of New York
Parks & Recreation

PROJECT LOCATION

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
FEBRUARY 13, 2019



FURNITURE PLAN
 SCALE: 1/8" = 1'-0"
 0 1'



City of New York
 Parks & Recreation

FURNITURE PLAN

BLOCKHOUSE
 EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
 FEBRUARY 13, 2019

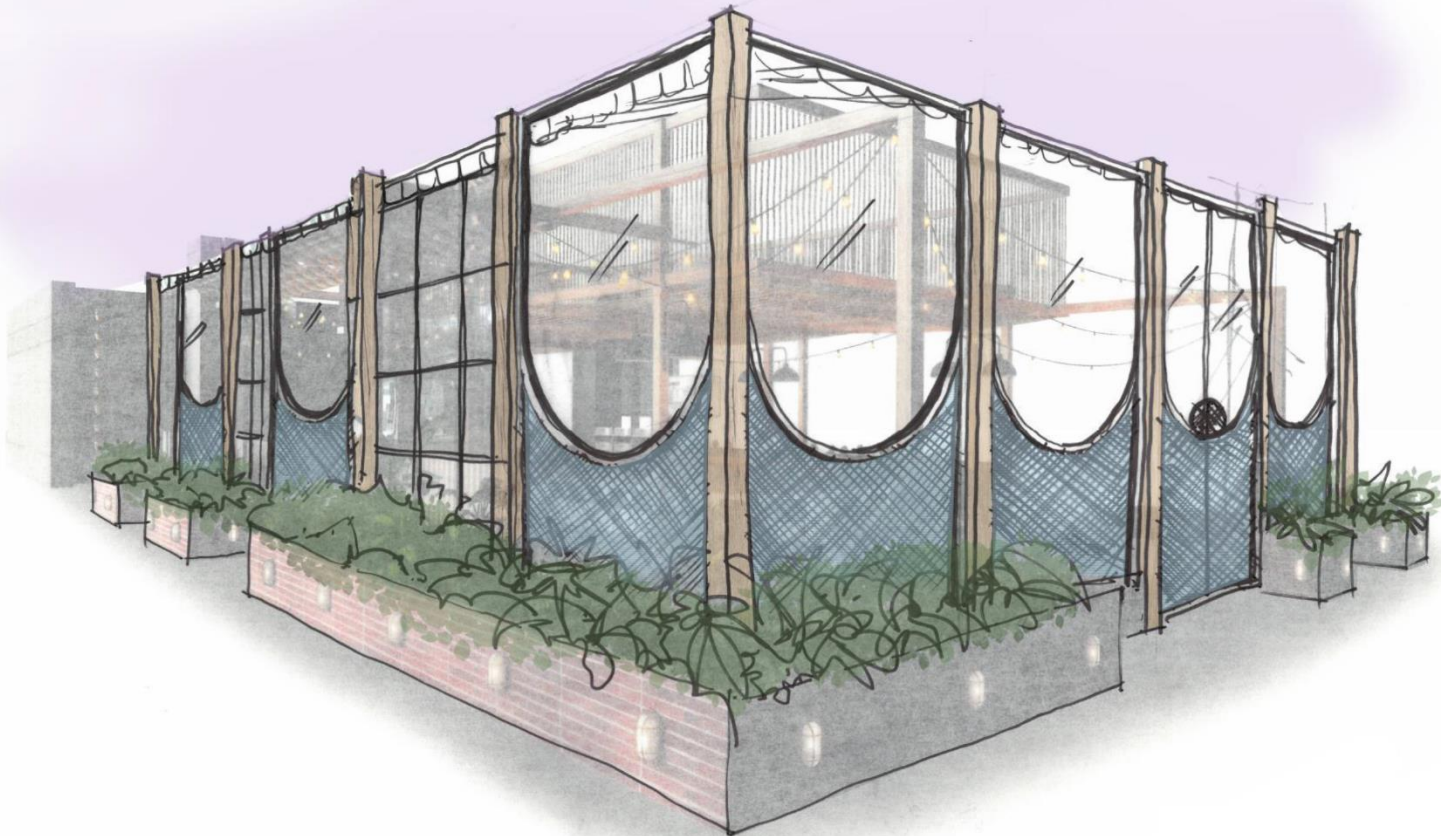


City of New York
Parks & Recreation

NYC Parks

CONCEPT RENDER
VIEW FROM JOHN'S STREET

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
FEBRUARY 13, 2019



City of New York
Parks & Recreation

NYC Parks

CONCEPT RENDER

BLOCKHOUSE
EAST RIVER ESPLANADE, BOROUGH OF MANHATTAN
FEBRUARY 13, 2019

Manhattan Community Board 1 Committee Reports

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Manhattan Community Board 1 Committee Reports

Landmarks & Preservation – R. Byrom

- 1) 100 Andes Road, Governor's House, application to stabilize and rebuild existing stone retaining walls on Barry Road at intersection with Andes Road due to wall damage from tree growth; removal of two historic additions: heavy stone blocks on top of wall and brick planters on top of stone blocks – Resolution
- 2) 18 Harrison Street, application for restoration of front and rear façade, interior remodeling, rear addition at cellar level and roof addition clad in corten panels to blend with existing brick, existing materials maintained and restored – Resolution
- 3) 5 Beekman Street, application for installation of steel and glass canopies at north, east, and west rooftop terraces to provide protection from the elements between turrets and means of egress – Resolution
- 4) 2500 W Marina Pl, Admiral's House kitchen, application for other HVAC Roof interior alterations: new floor and wall tiles, counters, cabinets, and appliances; for stove and oven code compliance, installation of new hood and mechanical duct roof penetration – Report

100 Andes Road – Existing Conditions

THE TRUST FOR
GOVERNORS ISLAND



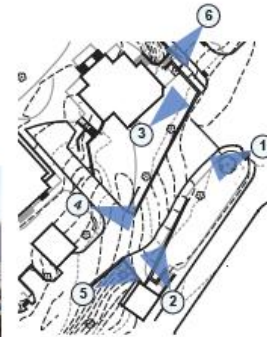
1 (2018) View of lower and upper wall from Kimmel Rd.



2 (2018) View of lower and upper wall



3 (2018) View of inboard side of upper wall



4 (2018) View of inboard upper and lower wall from cobblestone driveway.



5 (2018) View of lower retaining wall at Barry Road.



6 (2018) View of cast iron gate and pipe hand rail at upper wall

UPPER AND LOWER WALL
EXISTING CONDITIONS PHOTOGRAPHS

100 Andes Road – Historic, Existing, and Proposed Work

THE TRUST FOR
GOVERNORS ISLAND



(1896) View of Governors House and upper retaining wall



(2018) View of Governors House and upper retaining wall



Rendering of proposed historic pipe-rail.

UPPER WALL | PROPOSED RENDERINGS

100 Andes Road – Historic, Existing, and Proposed Work

THE TRUST FOR
GOVERNORS ISLAND



(1896) View of Governors House and upper retaining wall



(2018) View of Governors House and upper retaining wall



Rendering of proposed pipe hand rail and coping stone.

UPPER WALL | PROPOSED RENDERINGS

18 Harrison Street – Proposed and Existing Conditions



18 Harrison Street – Proposed Conditions



MOCK-UP VIEW FROM THE CORNER OF HARRISON & GREENWICH ST



MOCK-UP CLOSEUP VIEW FROM THE CORNER OF HARRISON & GREENWICH ST



MOCK-UP VIEW FROM THE CORNER OF HARRISON & HUDSON

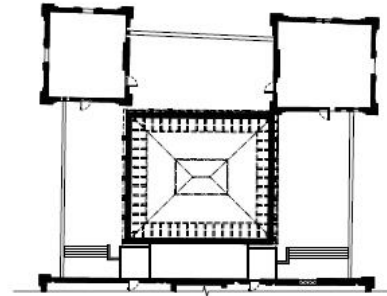
18 Harrison Street – Proposed Conditions



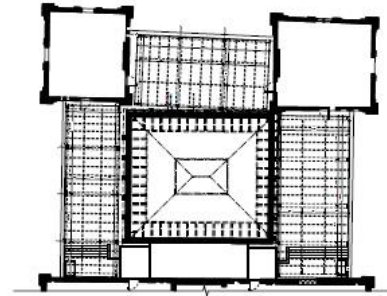
AERIAL VIEW

5 Beekman Street – Proposed and Existing Conditions

EXISTING



PROPOSED



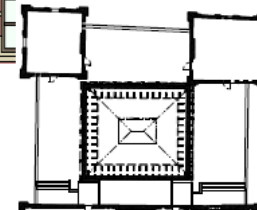
5 Beekman Street – Proposed and Existing Conditions



EXISTING



PROPOSED



5 Beekman Street – Proposed and Existing Conditions



EXISTING



PROPOSED

5 Beekman Street – Proposed and Existing Conditions



EXISTING



MOCK UP



PROPOSED



Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Tribeca area

- 1) 130 West Broadway, application for liquor license for HLD Tribeca LLC, d/b/a Sushi of Gari Tribeca – Resolution
- 2) 452 Washington Street, application for method of operation change for Tribeca Bakery LLC d/b/a Greca – Resolution
- 3) 241 West Broadway, application for sidewalk café for White Walker LLC, d/b/a Frenchette – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Financial District area

- 1) 151 Maiden Lane, application for liquor license for CP Maiden Lane LLC, d/b/a AC Hotel New York City Downtown – Resolution
- 2) 85 Broad Street, application for liquor license for D. Murphy on behalf of entity TBD, d/b/a Black Fox Coffee Co. – Resolution
- 3) 229 Front Street, application for liquor license for Hopkins Hawley LLC, d/b/a Hopkins & Hawley – Resolution
- 4) 18 William Street, application for liquor license for Hanover Hospitality Inc. and 18 William Partners LLC, d/b/a pending – Report
- 5) 53 Stone Street, application for liquor license for 53 Lapidar Inc. d/b/a TBD for Stone Street Pedestrian Mall – Report

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Battery Park City area

- 1) 88 Battery Place, application for liquor license for Watanabe NYC LLC, d/b/a TBD – Resolution

Seaport/Civic Center area

- 1) 89 South Street, application for liquor license for HHC Pier Village, LLC, d/b/a pending – Resolution

Manhattan Community Board 1 Committee Reports

Transportation & Street Activity Permit – R. Thomas

- 1) Street Activity Permit application for American Heart Association Wall Street Run and Heart Walk; Thursday, May 16, 2019; 6:00PM – 7:00PM – Resolution
- 2) Pace University
 - Subway Station Signage: Vanessa J. Herman, AVP of Government & Community Relations & Lindsay Owen, Program Coordinator of Government & Community Relations – Resolution
 - Spruce Street Safety: Joseph Colella, President of Pace's Student Government Association – Resolution
- 1) Proposed legislation related to the legalization of e-bikes and e-scooters (Int. No 1250, 1264, 1265, 1266) – Resolution
- 2) John St & Nassau St new stop sign request – Resolution
- 3) Street Co-Naming Working Group – Report

AMERICAN HEART ASSOCIATION WALL STREET RUN & HEART WALK

3 Miler | Thursday, May 16, 2019

WHO
RUNS
NYC?



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Compromise:

“Speed Cushions”



INTRO 1250: Operation of Certain Electric Scooters

- Bill removes prohibitions in local law against the operation of electric scooters
- Allows for the use of electric scooters that are incapable of exceeding 15mph
- Bill reduces fines for operating motorized scooters that are currently prohibited by local law
- Only motorized scooters that operate in a way that endangers safety or property are subject to impoundment
- Clarify that operators of electric scooters are subject to the laws applicable to bicycle operators

INTRO. 1264: Operation of Certain Electric Bicycles

- Legislation would remove prohibitions in local law against the operation of certain electric bicycles
- Would allow for the use of electric bicycles that are incapable of exceeding 20mph
- Bill reduces fines for operating motorized bicycles that are currently prohibited by local law
- Only motorized bicycles that operate in a way that endangers safety or property are subject to impoundment
- Clarify that operators of electric bicycles are subject to the laws applicable to bicycle operators

INTRO. 1266: Pilot Program for Shared Electric Scooters

- Requires Department of Transportation to create a pilot program for the operation of shared electric scooters
- The pilot program would prioritize neighborhoods underserved by the existing bike share programs or affected by L-train closure
- Requires Department of Transportation to report to the Council on the progress of the program
- Prohibits the operation of shared electric scooters without prior Department of Transportation approval

INTRO. 1265: Conversion Program for Pedal-Assist Bicycles

- Legislation requires Department of Transportation to create a program to assist low-income individuals with the conversion of throttle-operated electric bicycles to pedal-assist electric bicycles
- The Department of Transportation must consider both public or private resources for the purposes of implementing the conversion program

COMMITTEE DISCUSSION

- Are electric bicycles and electric scooters good for our community?
- What are the pros of increased use of electric bikes and electric scooters?
- What are some of the problems we anticipate occurring if they are fully implemented?
- What, if any, recommendations do we have on a smooth roll out of these transportation enhancements?
 - Location restrictions?
 - Enforcement?



SE CORNER

SW CORNER

JOHN ST & NASSAU ST STOP SIGN REQUEST

Manhattan Community Board 1 Committee Reports

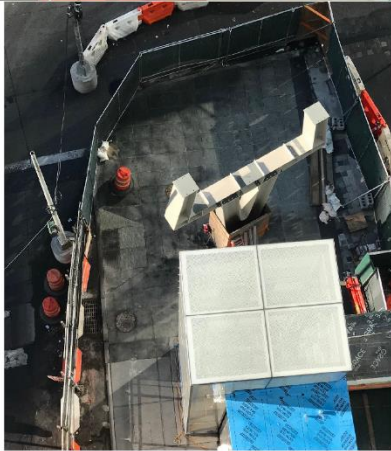
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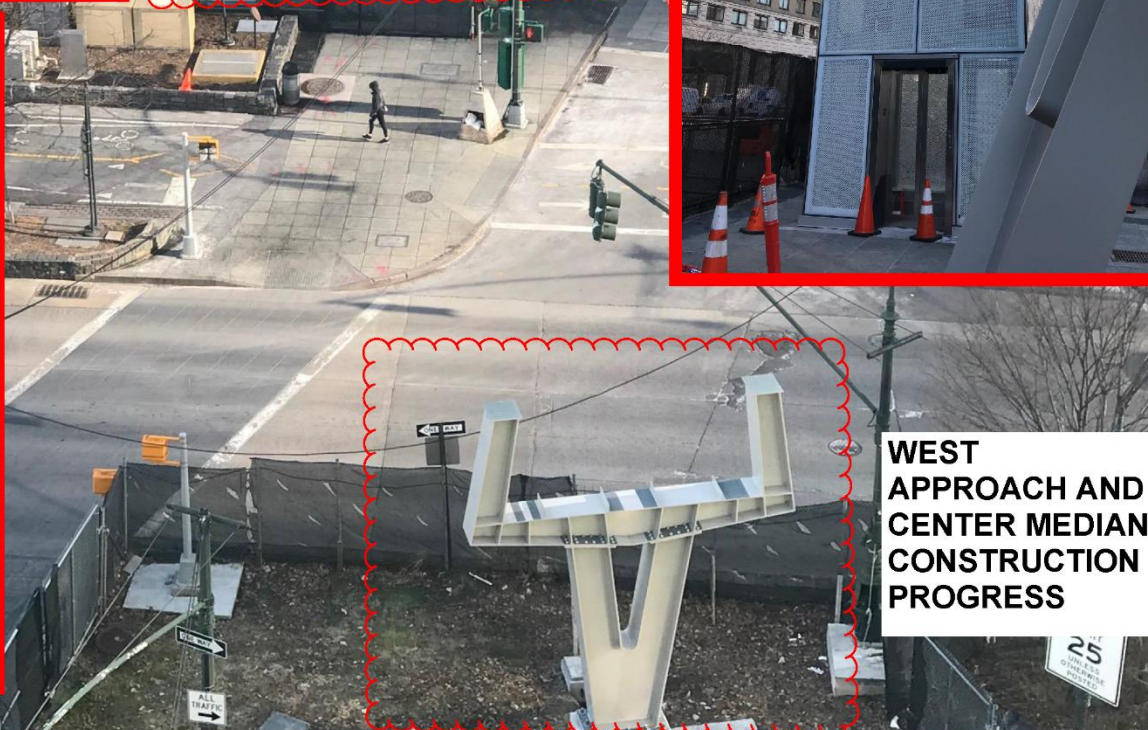
Battery Park City – T. Meltzer

- 1) Pedal-Assist and Throttle-based ebikes on the Battery Park City Esplanade – Resolution
- 2) 200 Liberty Street – Report
- 3) West Thames Bridge and Rector Street Restoration Project – Report



**EAST
APPROACH
CONSTRUCTION
PROGRESS**





**WEST
APPROACH AND
CENTER MEDIAN
CONSTRUCTION
PROGRESS**

25
SPEED LIMIT
SCHOOL ZONE
DOWNSHIFT
ADVANCE

RECTOR STREET DEMOLITION / RESTORATION

3/26/18: ISSUE INVITATION TO BID FOR CONSTRUCTION CONTRACT

5/8/2018: BID PROPOSALS RECEIVED

Q2 2019

• ISSUE AWARD FOR CONSTRUCTION CONTRACT

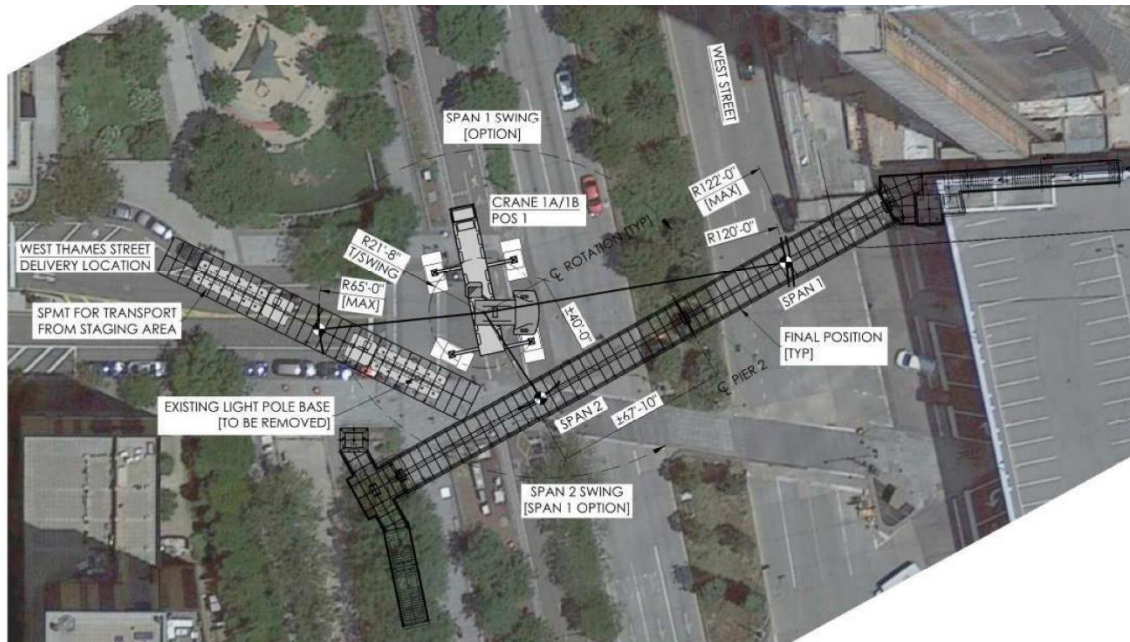
• ANTICIPATED START OF CONSTRUCTION / DEMOLITION UPON WTPB COMPLETION

• *RECTOR BRIDGE WILL CONTINUE TO REMAIN OPEN UNTIL WEST THAMES BRIDGE OPENS TO PUBLIC*

• EXISTING BRIDGE IS INSPECTED REGULARLY BY NYS DOT

• PREVIOUS PUBLIC PROCESS IDENTIFIED WEST THAMES AS MOST DESIRABLE LOCATION FOR REPLACEMENT BRIDGE WHICH INCLUDED THE DESIRE TO RESTORE PARK, COMMUNITY GARDEN, AND BASKETBALL COURTS ALONG WITH THE INSUFFICIENT SPACE ON EAST LANDING TO MEET SIDEWALK AND ADA STANDARDS

• PUBLIC DESIGN COMMISSION APPROVAL OF NEW BRIDGE WAS CONTINGENT UPON REMOVAL OF EXISTING BRIDGE



CRANE PLAN

Manhattan Community Board 1 Committee Reports

Quality of Life & Service Delivery – P. Moore

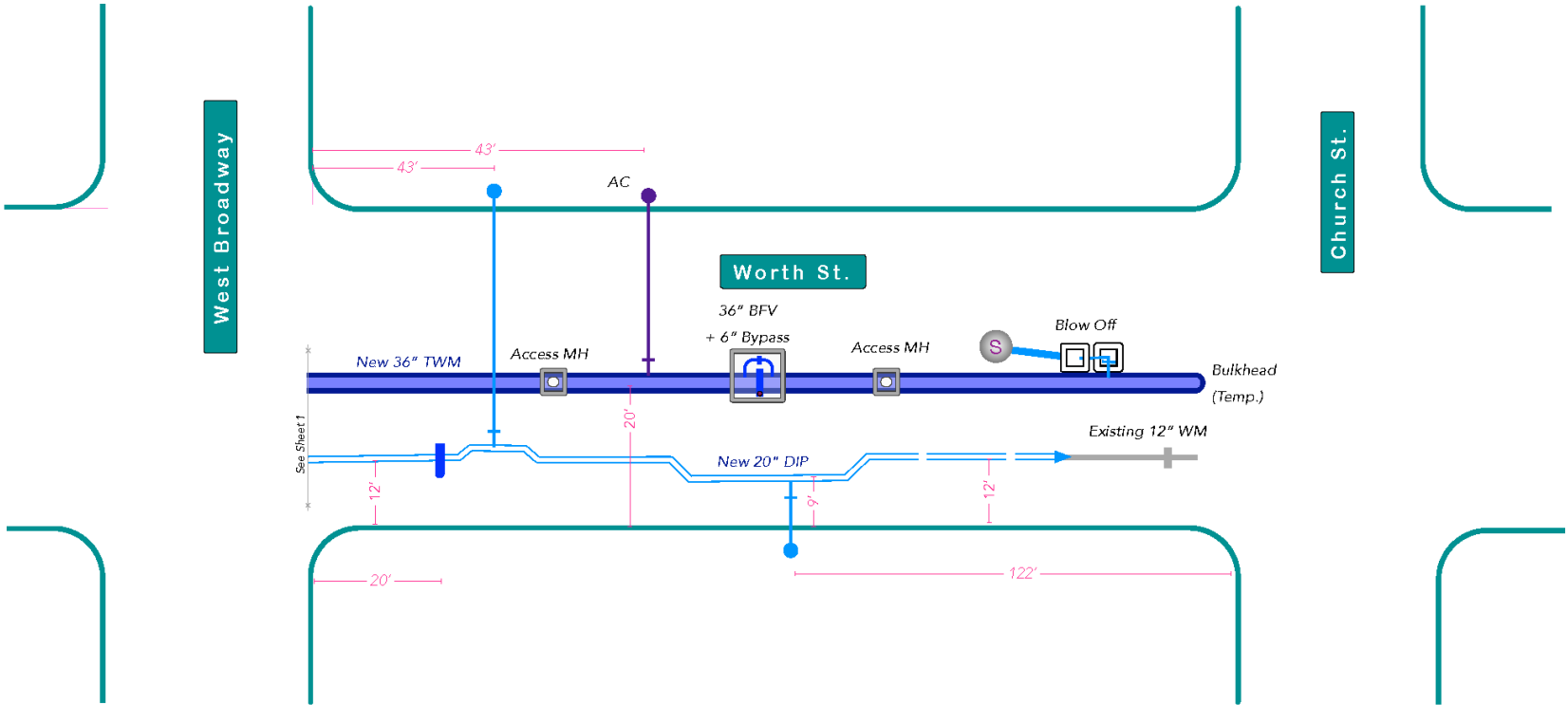
- 1) Permanent Reauthorization of the September 11th Victim Compensation Fund Act – Resolution
- 2) Department of Design and Construction Work in Community District 1 – Report

Contract: HMMWTC7E Reg. No. 20161414553
Reconstruction of Worth Street Street
Prepared by: Y. Yanny

Feb. 15, 2019

IN SERVICE SHEET

Worth St. Between West Broadway & Church



Manhattan Community Board 1 Committee Reports

Health & Human Services Sub-Committee – F. Curtis

- 1) All of Us Research Program: Building a Health Resource to Accelerate Precision Medicine – Report

Manhattan Community Board 1 Committee Reports

Environmental Protection – A. Blank

- 1) Hudson River Park Trust Resiliency Initiatives – Report
- 2) Urban Green Council – Report
- 3) 250 Water Street Brownfield Cleanup Program – Report

URBAN
GREEN

URBAN GREEN COUNCIL

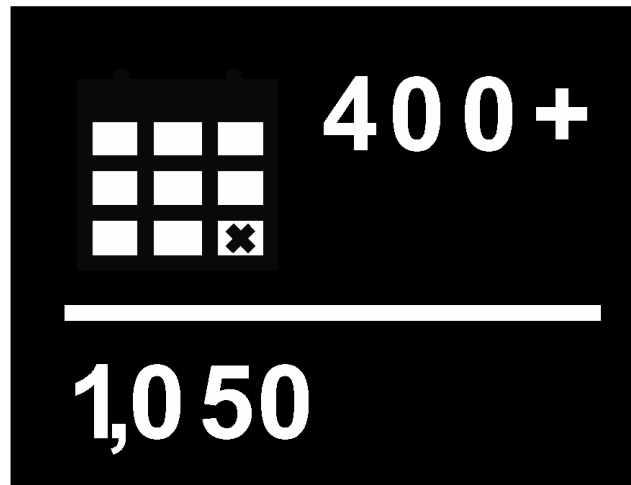
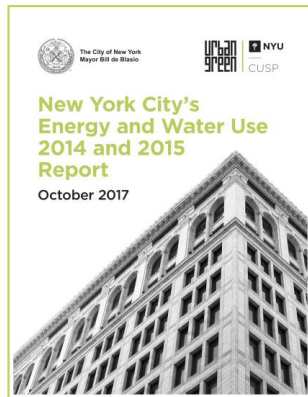
OUR MISSION

The mission of Urban Green Council is to transform NYC buildings for a sustainable future.



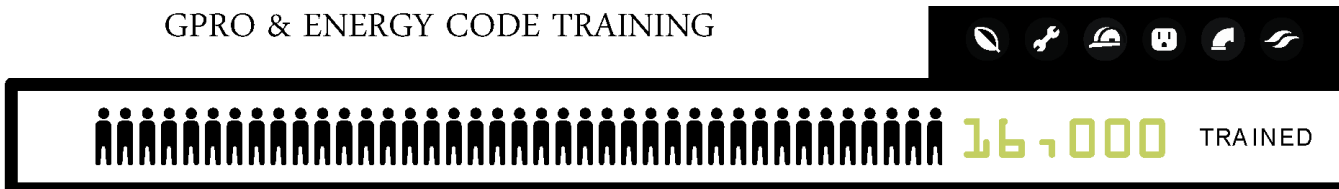
KEY ACCOMPLISHMENTS SINCE 2010

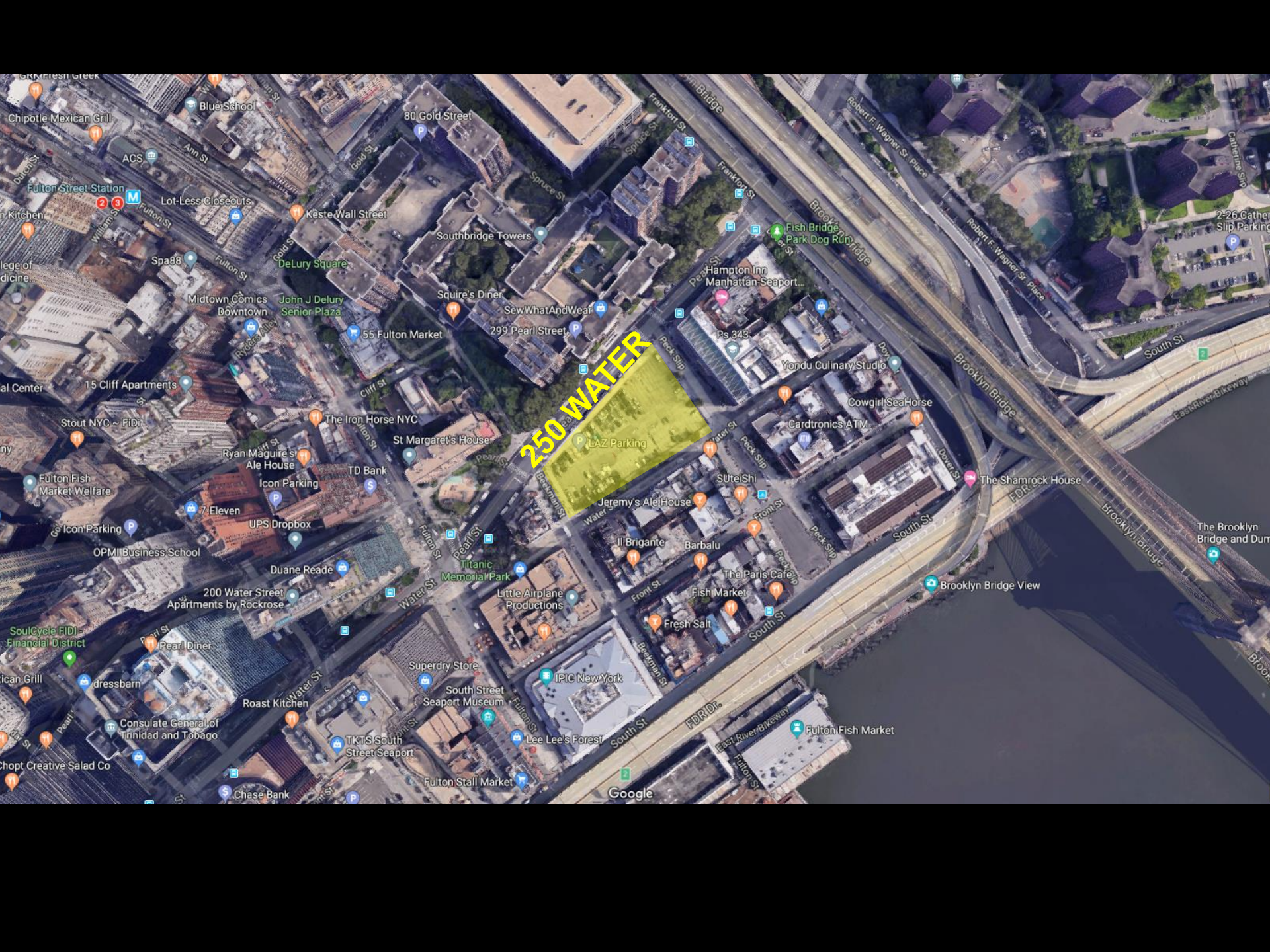
29 REPORTS PRODUCED



- INCLUDING
- PHASING OUT DIRTY BOILER
 - ENHANCING WATER EFFICIENCY STANDARDS
 - MINIMIZING AIR LEAKAGE THROUGH BUILDING EXTERIORS

GPRO & ENERGY CODE TRAINING





250 WATER

Google

Public Notice (2nd Notice)

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Manhattan Community Board 1 Committee Reports

Land Use Zoning & Economic Development – P. Kennell

- 1) Water Street Temporary Public Interactive Art Installation – Report
- 2) Borough Based Jail System Plan & Manhattan Detention Complex – Report
- 3) Comments on Proposed Residential Tower Mechanical Voids Zoning Text Amendment – Report
- 4) Residential Tower Mechanical Voids Zoning Text Amendment (N190230 ZRY) – Resolution
- 5) Renewing and Strengthening New York State Tenant Laws of Stabilization – Resolution

Prismatica Interactive Art Installation



The Alliance is partnering with Creos to enliven the Water Street Privately Owned Public Spaces (POPS) plazas.

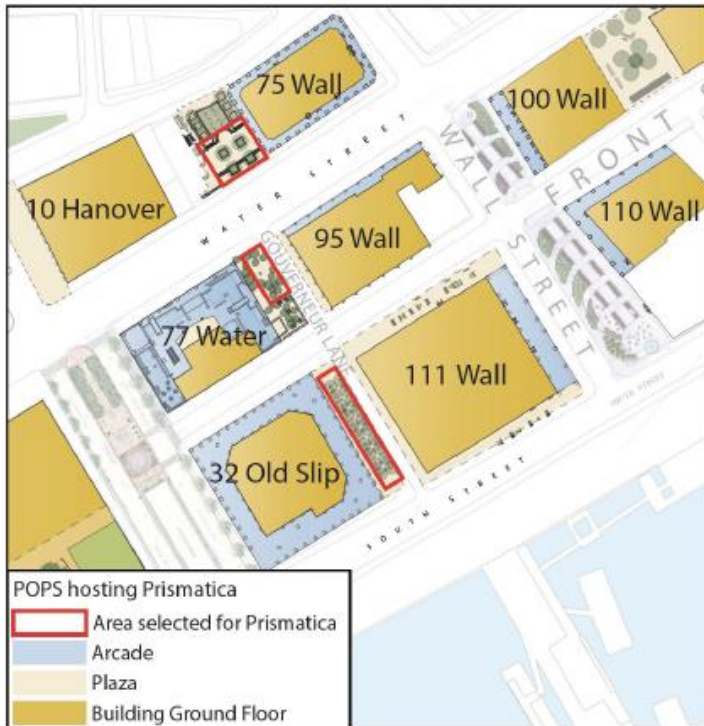
- **CREOS is an arts organization that tours interactive installations in different cities internationally.**
- **CREOS has successfully partnered with other BIDs across the country, including the Garment District Alliance (NYC), the Georgetown (DC) BID and the Downtown DC BID.**

Prismatica is a temporary interactive installation of revolving light prisms that invite people to touch, see reflections and take photos.

Site Locations

The prisms will be dispersed throughout three plazas along Gouverneur Lane and Water Street:

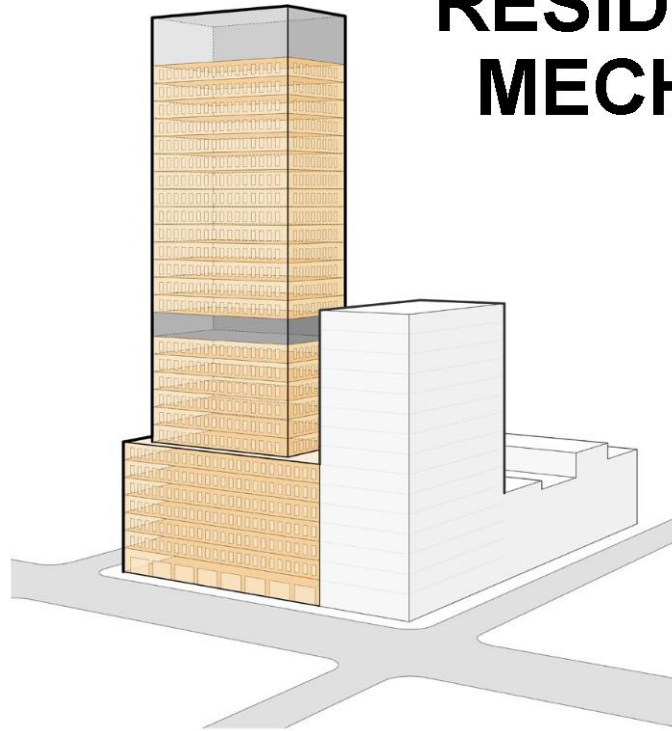
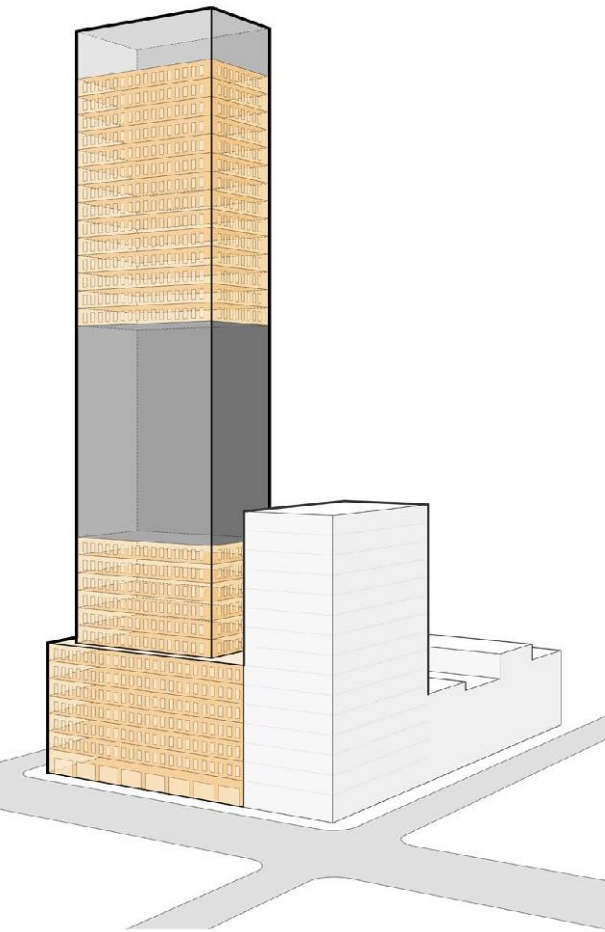
- 75 Wall Street
- 77 Water Street
- 32 Old Slip



Manhattan Community Board 1 Committee Reports

Land Use Zoning & Economic Development – P. Kennell

- 1) Water Street Temporary Public Interactive Art Installation – Report
- 2) Borough Based Jail System Plan & Manhattan Detention Complex – Report
- 3) Comments on Proposed Residential Tower Mechanical Voids Zoning Text Amendment – Report
- 4) Residential Tower Mechanical Voids Zoning Text Amendment (N190230 ZRY) – Resolution
- 5) Renewing and Strengthening New York State Tenant Laws of Stabilization – Resolution



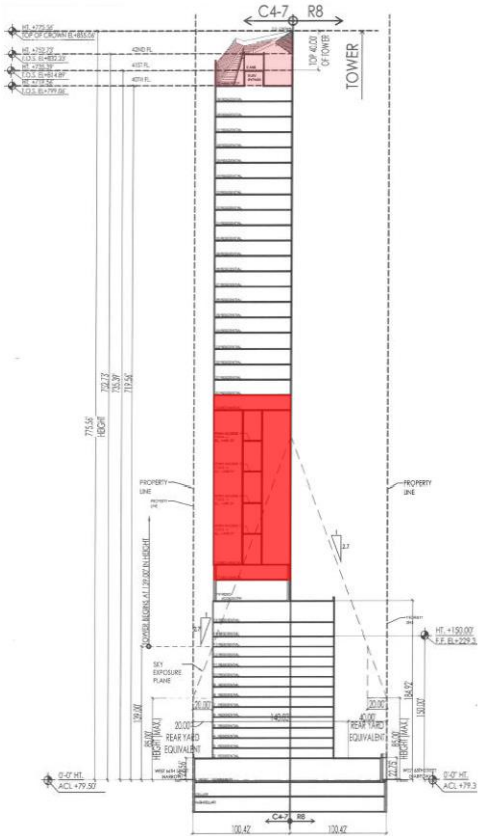
RESIDENTIAL TOWER MECHANICAL VOIDS

Text Amendment

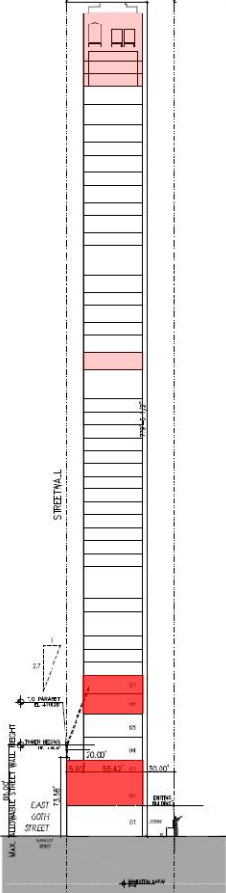
CB1 Committee Meeting
February 11 2019



Proposal: What We Would Address



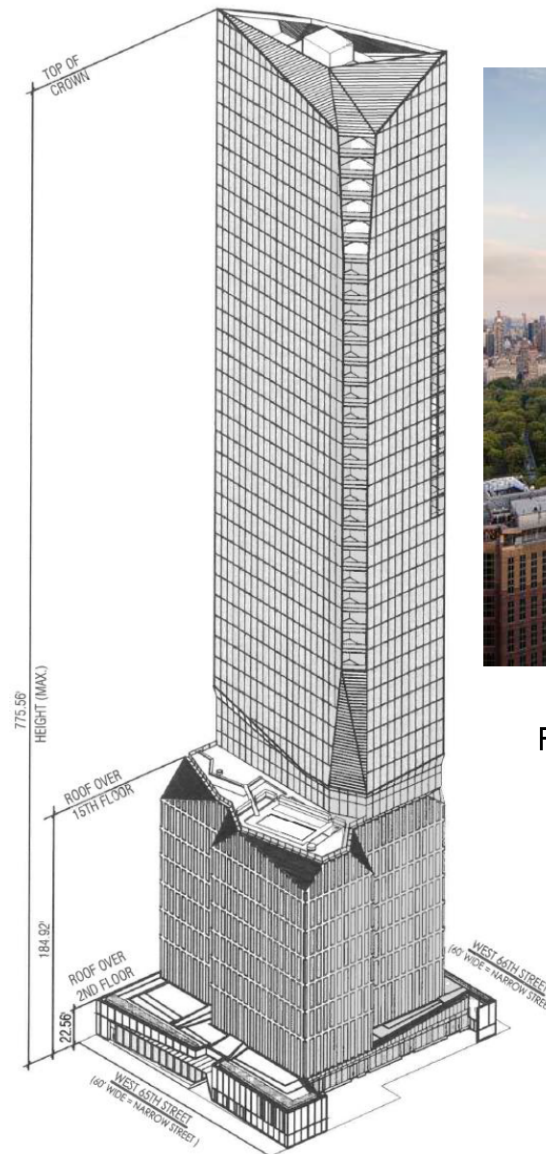
Contiguous Void



Clustered Voids

Summary

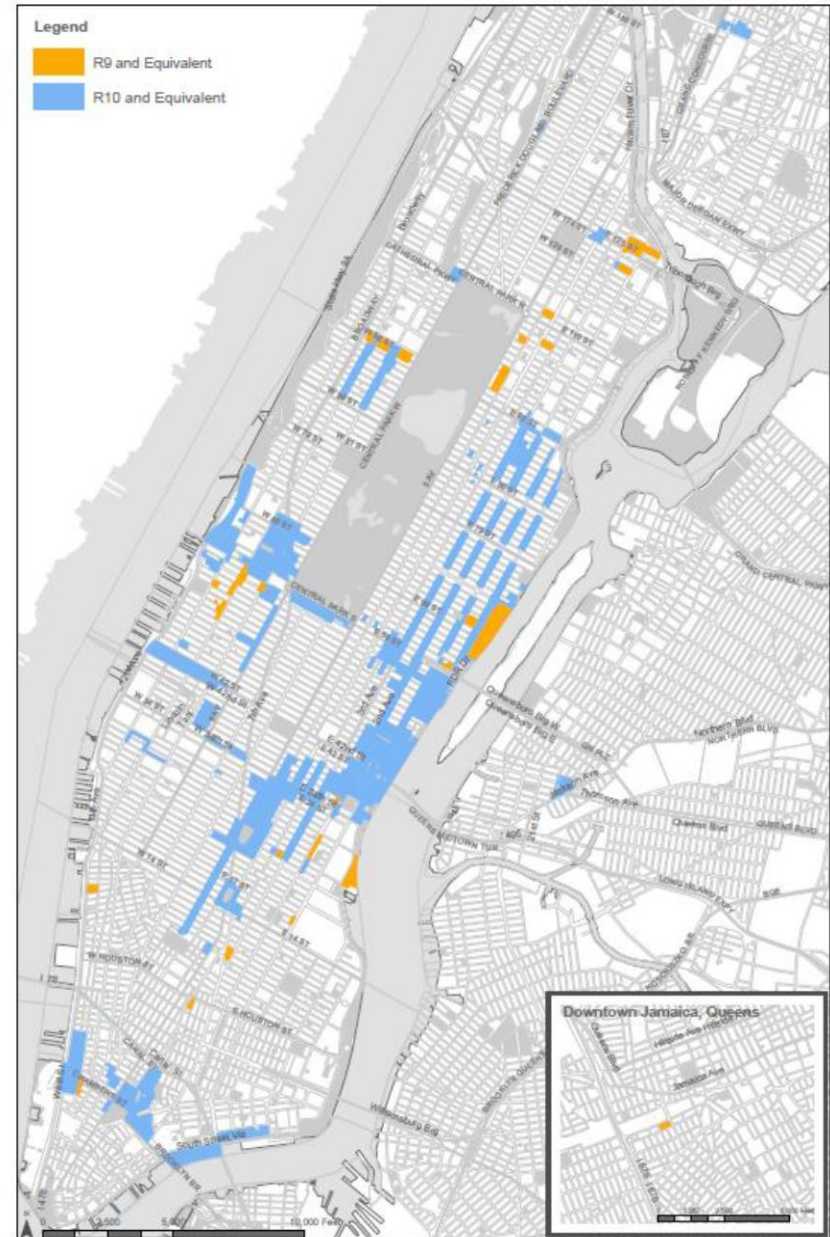
- Modify residential tower floor area provisions to count mechanical voids that are taller than 25 feet as “zoning floor area”
- Mechanical voids located within 75 feet of each other to count as “zoning floor area,” regardless of the height of each floor
- Non-residential mechanical spaces in mixed-use buildings to be subject to the same “25-foot/75-foot rule,” if non-residential uses occupy less than 25% of a building



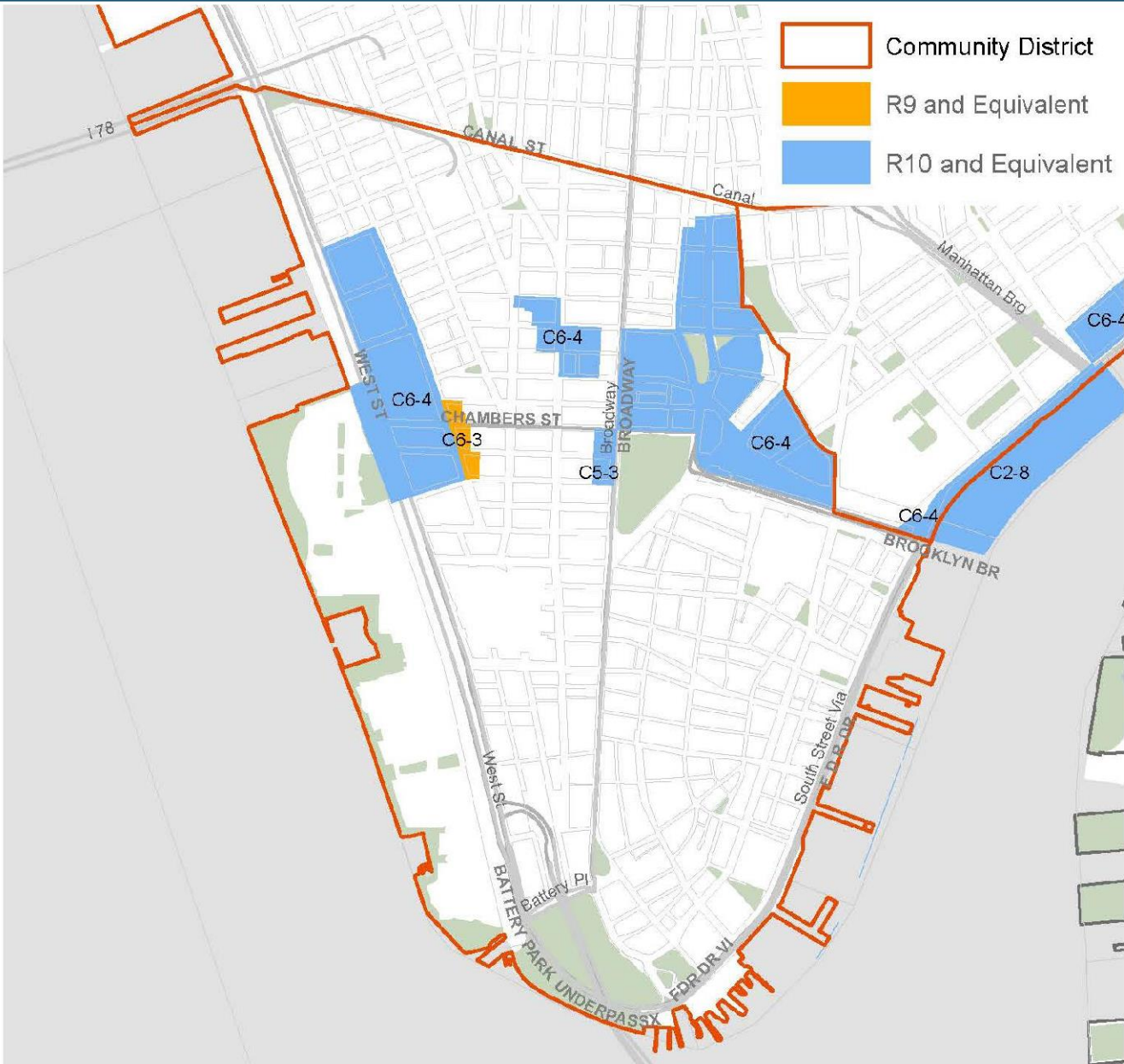
36 W 66th Street
Rendering (proposed)

Proposal: Where These Regulations Would Apply

- Residential tower developments located within non-contextual R10 and R9 Districts and their equivalent Commercial Districts
- Special Districts that rely on the underlying FAR and tower height regulations
- The proposal would also include portions of Special Districts that impose special tower regulations



Proposal: Where These Regulations Would Apply



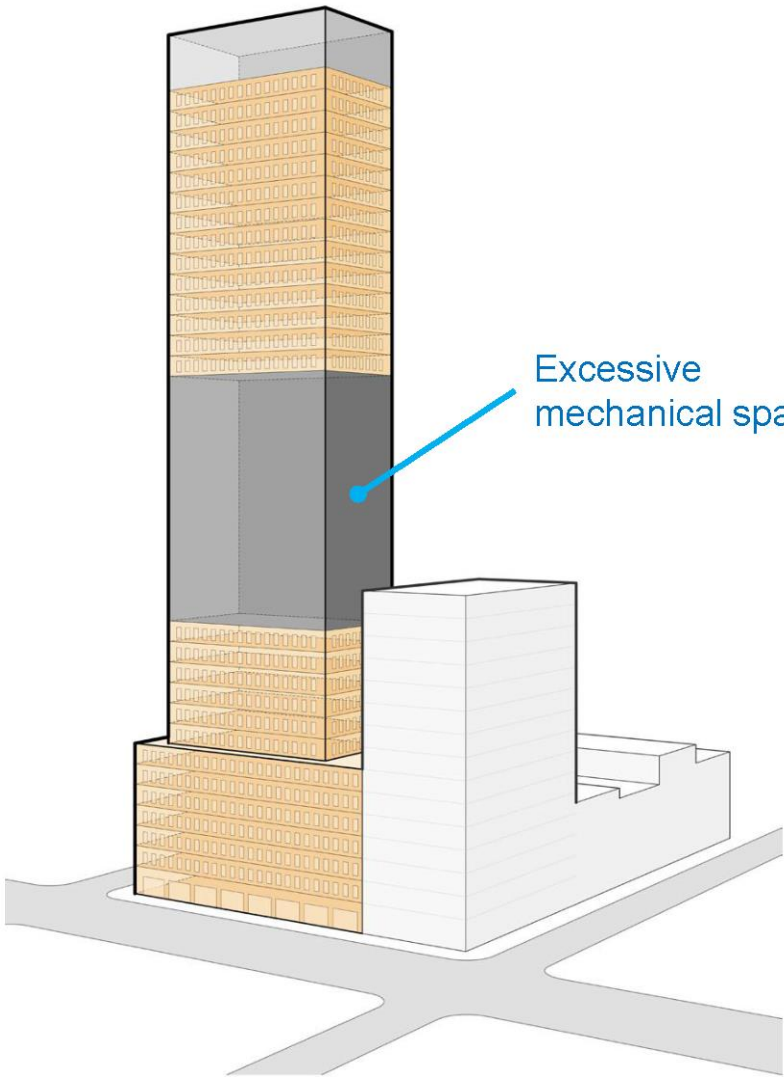
Proposed Text Amendment:

- Referral period ends 03/08/19
- CPC Vote TBA

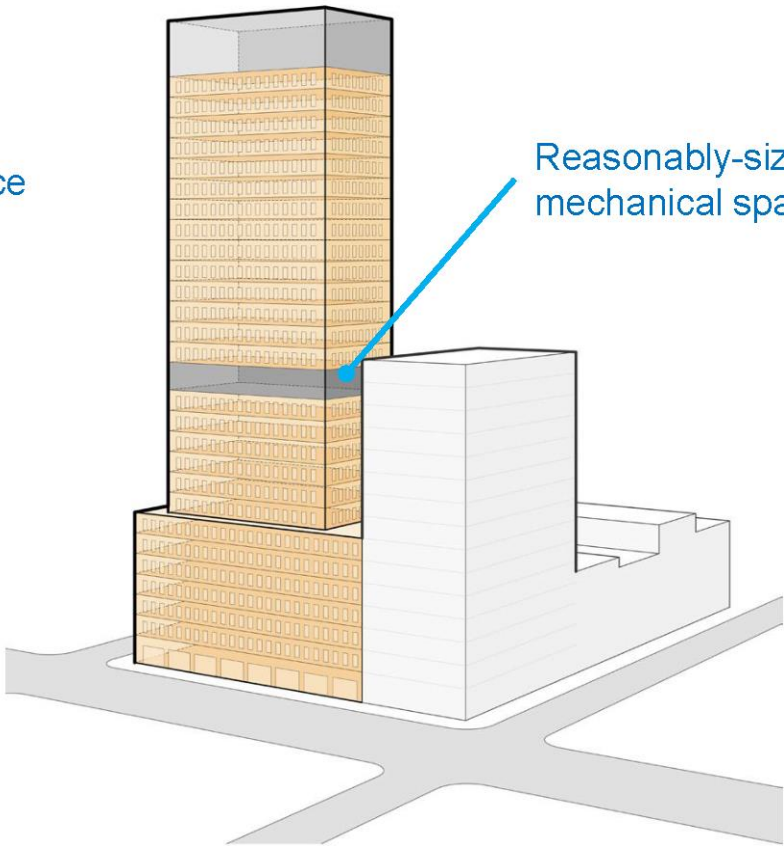
Research:

- “Phase Two” of DCP’s excessive mechanical voids research will be conducted this spring/summer.
- Focus of this research will be on the Central Business Districts (FiDi)
- DCP will issue recommendations in Summer 2019

Proposal: Text Amendment Summary



No Action



With Action

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Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Thank you and goodnight