



The City of New York

# Manhattan Community Board 1

## Monthly Board Meeting

### Tuesday, May 28, 2019

### 6:00 PM

Borough of Manhattan Community College  
199 Chambers Street, Richard Harris Terrace  
(Photo ID is required to enter building)

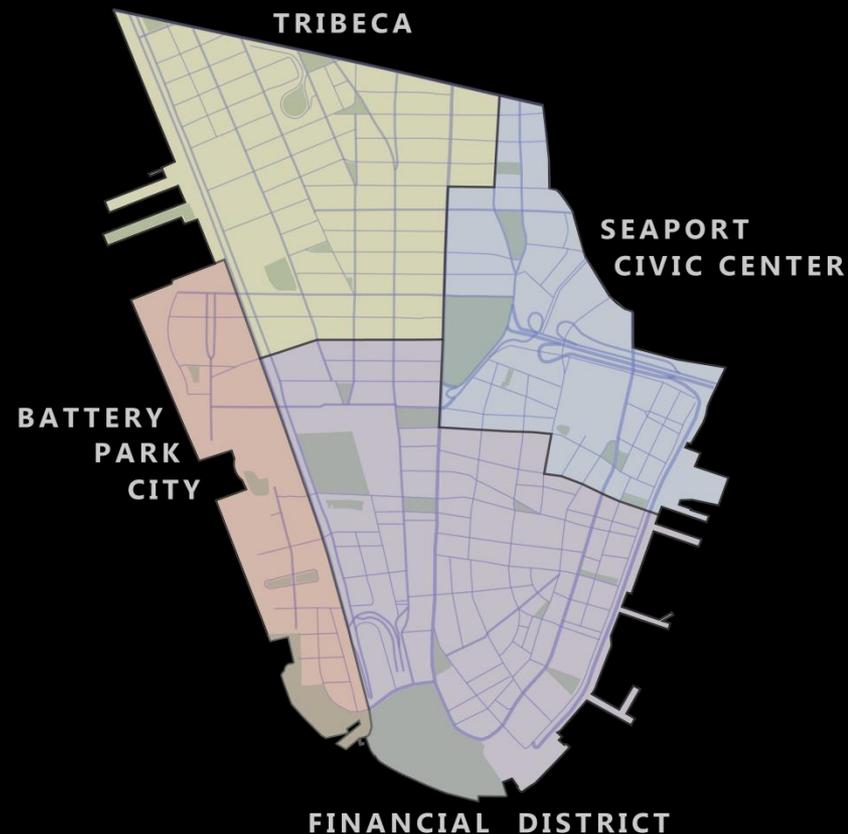
Anthony Notaro, Jr., Chairperson

Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

Ramesh Beharry and Jennifer Maldonado, 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](http://nyc.gov/mcb1)

Email: [Man01@cb.nyc.gov](mailto:Man01@cb.nyc.gov)



# Manhattan Community Board 1

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## 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

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## Business Session

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



# MANHATTAN COMMUNITY BOARD 1

## DISTRICT MANAGER'S REPORT



MANHATTAN  
COMMUNITY BOARD 1

CHAIRPERSON'S REPORT  
May 28, 2019

- Chair Report – *What's Happening*
  - Borough of Manhattan Community College (BMCC)
    - Interim President Karrin E. Wilks
    - 26,500 students
    - Forge a stronger partnership
    - Share resources
  - Five new MCB1 members
    - Vickie Cameron
    - Betty Kay
    - Brittney Wade
    - Dennis Mihalsky
    - Vishwaa Sofat

- **Chair Report – *What's Happening***
  - Manhattan Paper Challenge
    - Pratt Industries
    - NYC paper mill
    - Year over year increase
    - Quarterly and year end prizes
  - US Decennial Census
  - Church Street School of Music now on White St
  - Partner with Nadler's office on Victim Compensation Fund in the works
  - Traffic Calming for Millennium High School
    - Thanks to Tricia

# ● Chair Report – *Priorities*

- Aligning & Tracking Budget Requests for Results
- Resiliency
- School Crossings Guards
- Charter Revision
- MBPO Community Board Training and Reception
  - Wednesday, May 29th at 6:00pm
  - American Museum of Natural History (Central Park West and 79th Street), Hall of Ocean Life, in the Whale Room

- **Chair Report – 9/11 Memorial Glade  
May 30 Opening**



- **Chair Report –** Live Nation or Preservation?



- Chair Report – West Thames Bridge



- **Chair Report – Pier 40 Future**



- Chair Report – 250 Water Street



- **Chair Report – Gateway Plaza (BPC)**

**GATEWAY PLAZA TENANTS ASSOCIATION**

**RALLY**

**FIGHT FOR**

**RENT STABILIZATION**

**FOR ALL GATEWAY TENANTS**

**SUNDAY, JUNE 2<sup>nd</sup>**

**5PM-6PM**

**RAIN OR SHINE**

**AT THE VOLLEYBALL COURT**

**(ESPLANADE BY THE MARINA NEAR GATEWAY)**

***HEAR FROM***

***US Congressman Jerry Nadler***

***NYS Comptroller Scott Stringer***

***Manhattan Borough President Gale Brewer***

***NYS Senator Brian Kavanagh***

***NYS Assembly Member Yuh-Line Niou***

***NYC Council Member Margaret Chin***

- **Chair Report – Integrity**



- Chair Report – Resiliency (Persistence)



Alida Camp  
Chair

Will Brightbill  
District Manager



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(212) 758-4616 (Fax)  
www.cb8m.com – Website  
info@cb8m.com – E-Mail

The City of New York  
Community Board 8 Manhattan  
**Women and Families Committee**  
**Public Forum**

**Crackdown on Sexual Harassment: What  
You Need To Know Now**

**Featuring:**

**Cyrus Vance Jr.**, Manhattan District Attorney

**Dana Sussman**, Deputy Director, NYC Commission on Human Rights

**Rick Rossein**, Law Professor, CUNY School of Law and expert on combatting sexual harassment

**Date:** Thursday, June 13, 2019

**Time:** 6:30 P.M.

**Place:** The Metropolitan Museum of Art  
Entrance at Fifth Avenue and East 81<sup>st</sup> Street  
1000 Fifth Avenue, Bonnie J. Sacerdote Lecture Hall  
Ground Level, Uris Center

*P. Gayle Baron and Margaret Price, Co-Chairs*

**Co-Sponsors:** Congresswoman Carolyn Maloney, Manhattan Borough President Gale Brewer, State Senators Liz Krueger and Jose Serrano, Assembly Members Dan Quart and Rebecca Seawright, Council Members Ben Kallos and Keith Powers, and Carnegie Hill Neighbors



THE WOMEN AND FAMILIES COMMITTEE OF  
COMMUNITY BOARD 8 MANHATTAN  
INVITES YOU TO A SPECIAL PUBLIC FORUM:

# CRACKDOWN ON SEXUAL HARASSMENT: WHAT YOU NEED TO KNOW NOW

FEATURING

**CYRUS VANCE JR.**

MANHATTAN DISTRICT ATTORNEY

**DANA SUSSMAN**

DEPUTY DIRECTOR, NYC COMMISSION  
ON HUMAN RIGHTS

**RICK ROSSEIN**

PROFESSOR, CUNY LAW SCHOOL  
& EXPERT ON COMBATTING  
SEXUAL HARASSMENT



**THURSDAY, JUNE 13TH, 6:30 PM**  
**THE METROPOLITAN MUSEUM OF ART**  
**ENTRANCE AT FIFTH AVENUE AND EAST 81ST ST**

CO-SPONSORED BY

Congress Member Carolyn Maloney, NY State Senators Liz Krueger and José Serrano, NY State Assembly Members Dan Quart,  
Rebecca Seawright, Manhattan Borough President Gale Brewer, NY City Council Members Ben Kallos and Keith Powers, and  
Carnegie Hill Neighbors, and Community Boards 1, 6, 7

**No registration required for this free event, [info@CB8M.com](mailto:info@CB8M.com)**

# Manhattan Community Board 1 Committee Reports

## Land Use Zoning & Economic Development – P. Kennell

- 1) Borough Based Jail System Plan & Manhattan Detention Complex Uniform Land Use Review Procedure (ULURP) application – Resolution
- 2) 121 Chambers Street, Uniform Land Use Review Procedure (ULURP) application for a special permit to modify height regulations – Resolution

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# 121 Chambers St / 103 Reade St

(Through block building / 2 Facades)



Present



Post Restoration



Present



Post Restoration

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# Introduction

- Application for special permit under ZR 74-711
- Waiver of ZR 111-20(c)(2)
  - Allow for one additional story
  - 3'-3'' increase in height over as-of-right enlargement
- Building constructed in 1860, occupies entire lot
- LPC Certificate of Appropriateness 19-26119 issued 01/28/2019
- Appropriate for historical context and today's neighborhood

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# ULURP ACTIONS

## CITYWIDE AND BOROUGH-SPECIFIC ACTIONS

### 'Systemwide' Actions

Site Selection for Borough-Based Jails

Text Amendment to create Borough-Based Jail System special permit

#### Bronx

##### Special Permit

- FAR
- Other Bulk
- Acc Parking
- Acc Loading

#### Brooklyn

##### Special Permit

- FAR
- Other Bulk
- Acc Parking
- Acc Loading
- Ground Floor Use

#### Manhattan

##### Special Permit

- FAR
- Other Bulk
- Acc Loading

##### City Map Change

##### Acquisition

#### Queens

##### Special Permit

- FAR
- Other Bulk
- Acc Parking
- Acc Loading
- Public Parking

##### City Map Change

##### Mixed-Use Site

Zoning Map Change

Text - MX and MIH

HPD Disposition



Existing Conditions View 23 - East view from Lafayette Street and White Street



East view from Lafayette Street and White Street



*Illustrative Building Massing  
(see Note)*



*Maximum Zoning Envelope*



*Maximum Envelope for Rooftop  
Mechanical Bulkheads (40 feet higher  
than maximum zoning envelope)*

Note: Illustrative building massing indicates a conceptual building, which may be located anywhere within the maximum zoning envelope. Portions of the illustrative building massing that extend above the maximum zoning envelope represent illustrative mechanical bulkheads that could be located on the rooftop of the proposed building.

With Action Conditions: Illustrative Massing  
Manhattan Site - 124-125 White Street

**Figure 4.6-33**

# Manhattan Community Board 1 Committee Reports

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## Environmental Protection – A. Blank

- 1) Environmental Toxins – Report
- 2) 250 Water Street Brownfield Cleanup Program – Report
- 3) The Battery resiliency proposal – Report



# Mercury Chemistry

ANTHONY CARPI

5.20.2019

# Mercury Behavior



## Mercury Salts

Some water solubility  
Lower Toxicity



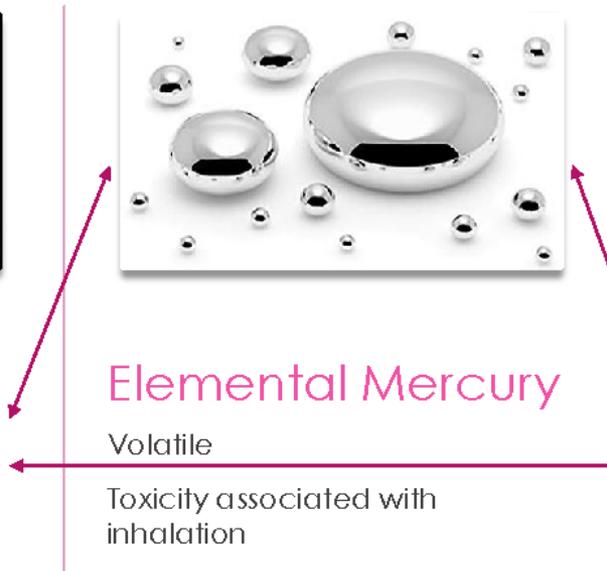
## Elemental Mercury

Volatile  
Toxicity associated with  
inhalation



## Organic Mercury

Exposure through fish  
consumption  
Highly toxic



# Elemental Mercury



- ▶ Exposure Pathways
  - ▶ Outdoor volatilization for soil
  - ▶ Transfer of contaminated soil to internal environments
- ▶ Volatilization Drivers:
  - ▶ Concentration
  - ▶ Form of mercury present
  - ▶ Temperature
  - ▶ Soil characteristics



**LMCR – The Battery**  
Community Board 1 Update  
May 20<sup>th</sup>, 2019

## The Battery - Existing Conditions



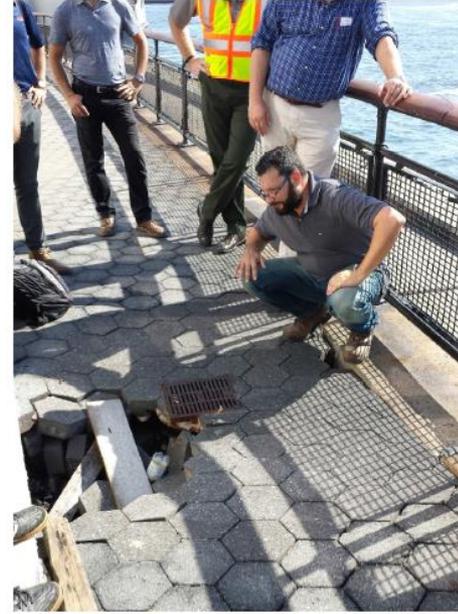
*Promenade area open to the public*

- Historic waterfront park
- 1/3 mile-long wharf and promenade along the water
- Several waterfront investigations revealed deteriorating condition of wharf structure and the need to rebuild it
- EDC-led emergency repairs currently under way

## The Battery - Existing Conditions - Topside



*Cracking, spalling concrete, exposed rebar*



*Open sinkhole – repair complete*

## The Battery - Existing Conditions - Underwater



*View from water showing deteriorated wall conditions*



*Deteriorating timber pile caps*

## The Battery – Project Goals

- Full reconstruction of wharf structure to address deteriorating condition, including tie-in to BPCA project
- Elevate wharf to address sea level rise in 2100
- Close coordination with project stakeholders and Battery Park City Authority
- Procurement underway for multi-disciplinary design team
- Kick-off Project Design in Fall 2019

# Manhattan Community Board 1 Committee Reports

## Executive – A. Notaro, Jr.

- 1) 108-110 Franklin Street application for replacement windows – Resolution
- 2) LMCC's Arts Center at Governors Island approval for exterior signage – Resolution
- 3) 100 Church Street, application for liquor license for IfNotNow LLC, d/b/a TBD – Resolution
- 4) One World Trade Center, 64th Floor, application for liquor license for WTC Tower 1, LLC and Convene One World, LLC d/b/a TBD – Resolution
- 5) 120 Broadway, application for liquor license for Great Performances/Artists as Waitresses d/b/a TBD – Resolution
- 6) Special election – Report
- 7) 7 Hanover Square proposed arcade infill – Report

# 108-110 Franklin Street – Historic and Existing Conditions



1 108-110 FRANKLIN  
CURRENT PHOTO



2 110 FRANKLIN ST. ELEVATOR SHAFT  
CURRENT PHOTO



3 110 FRANKLIN  
CURRENT PHOTO



4 108 FRANKLIN ST.  
HISTORIC PHOTO



5 108-110 FRANKLIN  
HISTORIC PHOTO



6 108 FRANKLIN ST.  
HISTORIC PHOTO

WALTER B. MELVIN  
ARCHITECTS, LLC  
45 WEST 14TH STREET  
NEW YORK, NY 10011  
WWW.WBMLVIN.COM  
NEW YORK STATE LICENSE NO. 00000000000000000000

108-110 FRANKLIN STREET NEW YORK, NY  
WINDOW REPLACEMENT: SOUTH (STREET) FACADE

DATE: 04/10  
SCALE: 1/8" = 1'-0"  
JOB NO. 108-110  
CURRENT AND HISTORIC BUILDING PHOTOS



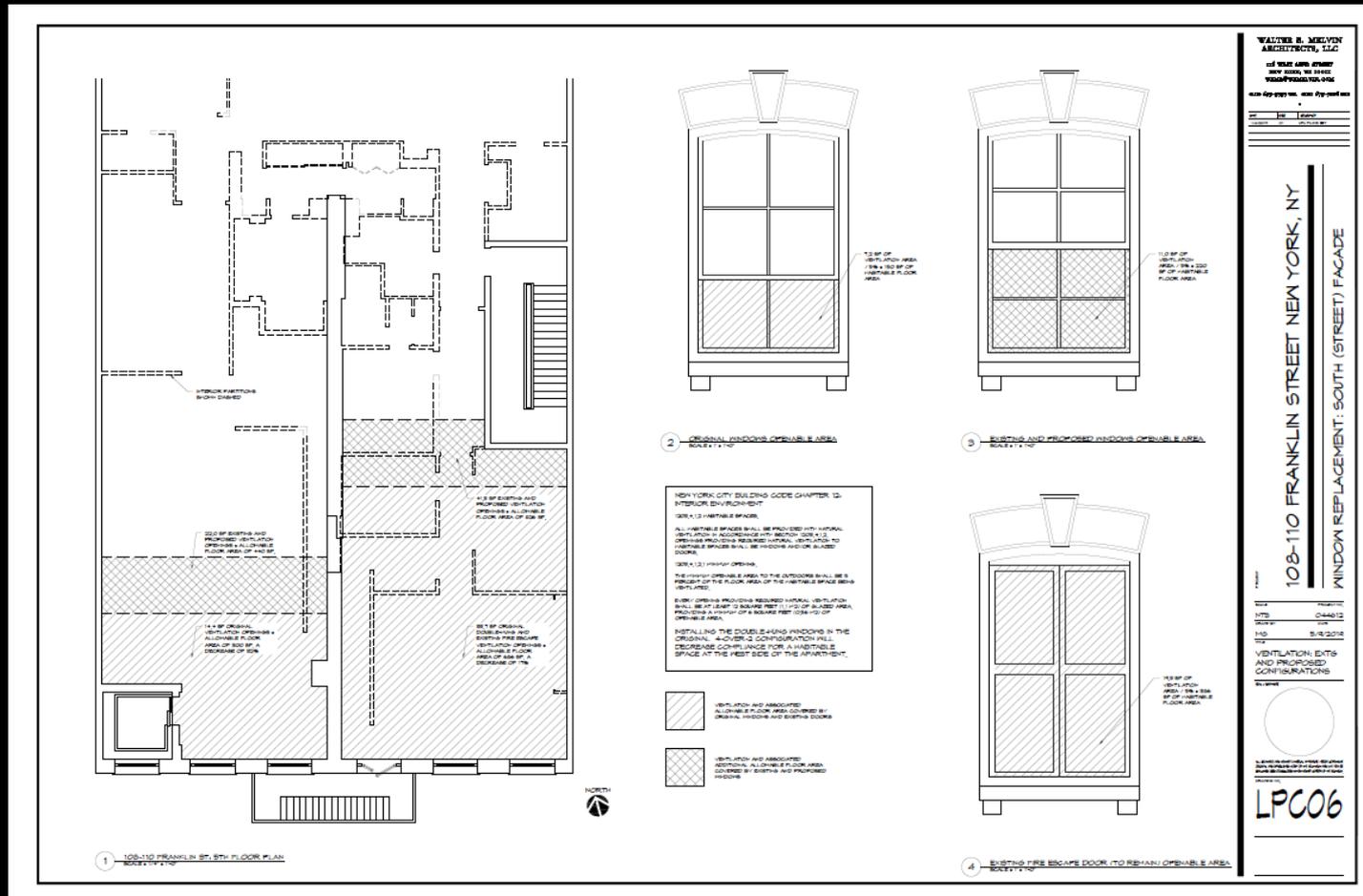
A PROFESSIONAL ARCHITECT HAS REVIEWED THIS DOCUMENT AND CONFIRMS THAT IT ACCURATELY REPRESENTS THE BUILDING AS SHOWN IN THE PHOTOS.

LPC02

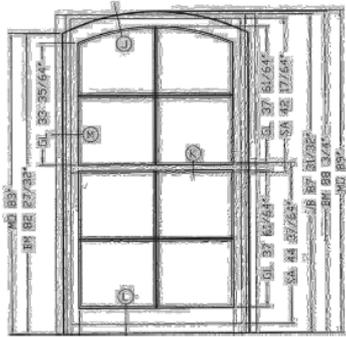
# 108-110 Franklin Street – Existing and Proposed



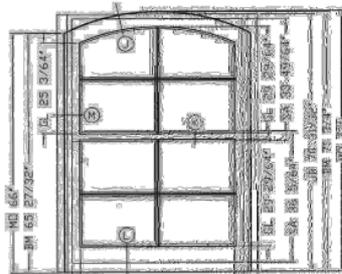
# 108-110 Franklin Street – Existing and Proposed



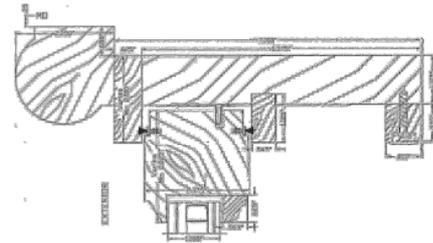
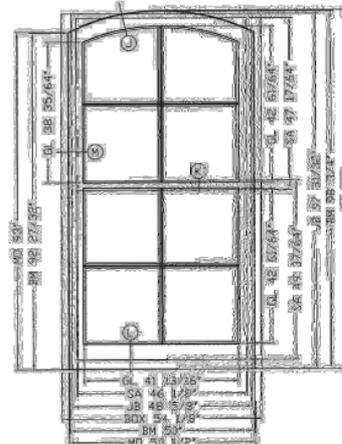
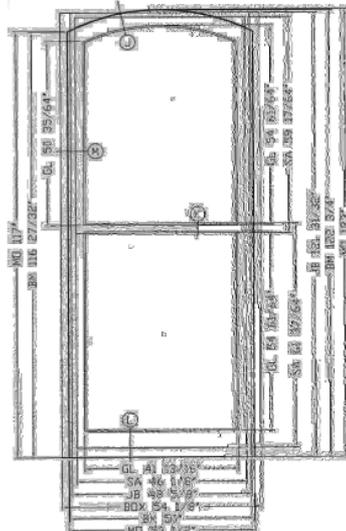
# 108-110 Franklin Street – Existing and Proposed



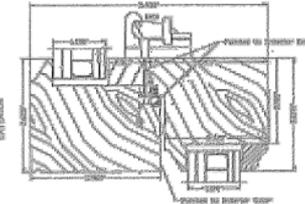
3 FOURTH FLOOR WINDOWS  
SCALE 1/16"



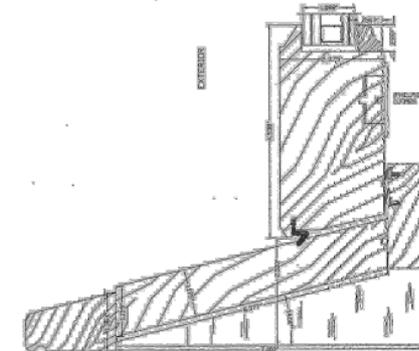
4 FIFTH FLOOR WINDOWS  
SCALE 1/16"



J HEAD DETAIL  
SCALE 1/4"



K MEETING RAIL DETAIL  
SCALE 1/4"



WALTER S. MELVIN  
ARCHITECTS, LLC  
311 WEST 40TH STREET  
NEW YORK, NY 10018  
WWW.WSMELVIN.COM

Project No.	
Date	
Scale	
Sheet No.	
Total Sheets	

108-110 FRANKLIN STREET NEW YORK, NY

WINDOW REPLACEMENT: SOUTH (STREET) FACADE

AS NOTED 044512  
Date: 5-4-2014  
By: WINDOW DETAILS



LPCOT

# LMCC – Proposed Conditions



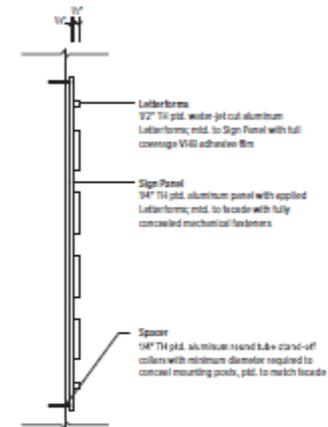
# LMCC – Proposed Conditions



1 Graphic Layout, Sign Type DD1  
1'-0" x 1'-0"

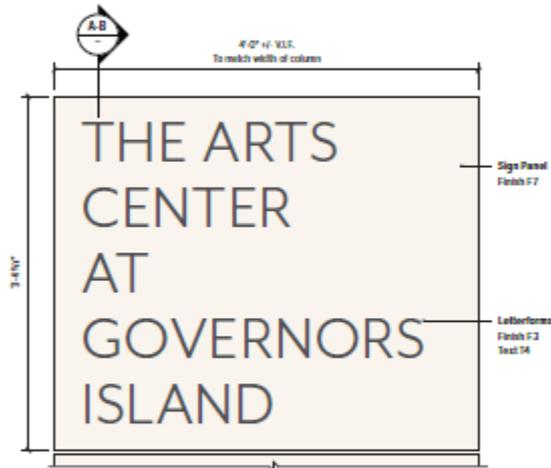


2 Elevation, Sign Type DD1  
1'-0" x 1'-0"



3 Section - Sign Type DD1  
1'-0" x 1'-0"

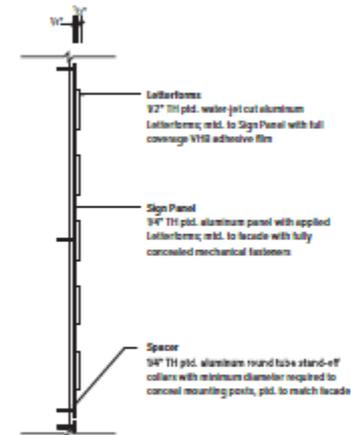
# LMCC – Proposed Conditions



**1** Graphic Layout, Sign Type BE2  
1'-1'-0"

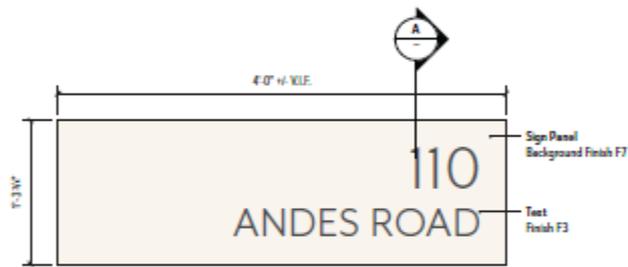


**2** Graphic Layout, Sign Type BE2  
1'-1'-0"

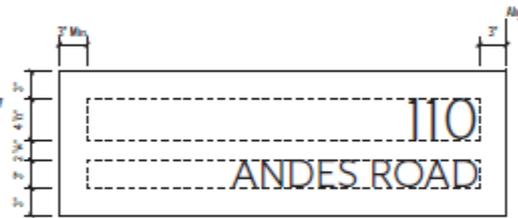


**A** Section - Sign Type BE2  
1'-1'-0"

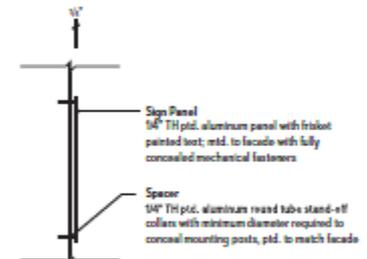
# LMCC – Proposed Conditions



1 Graphic Layout, Sign Type GG  
1"=1'-0"

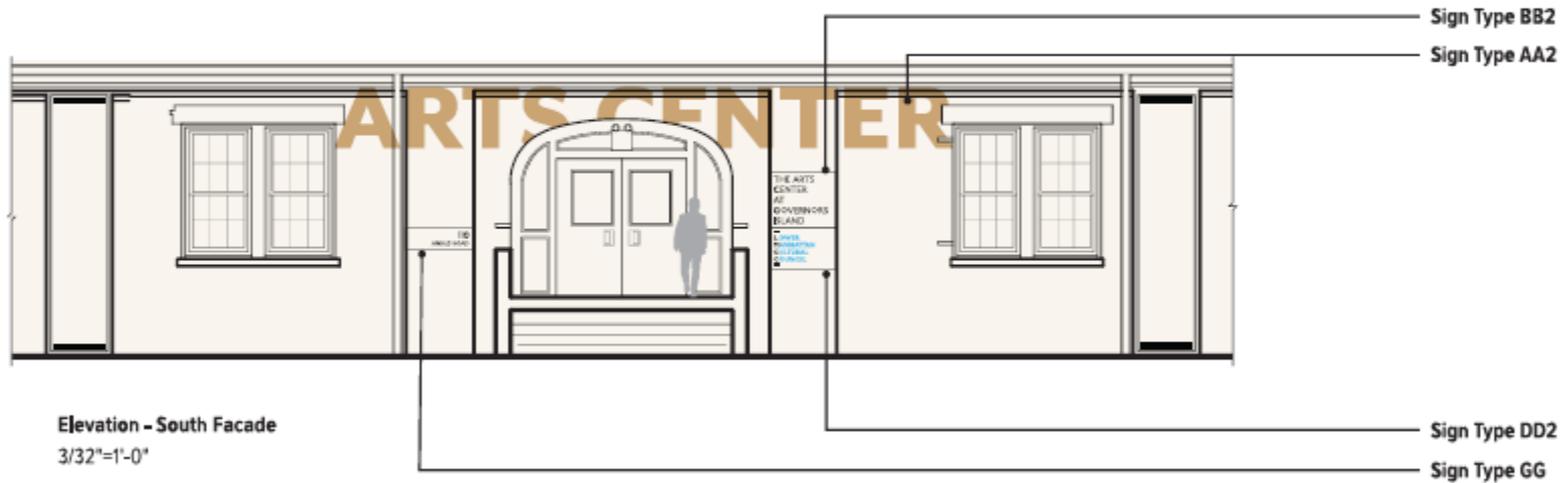


2 Elevation, Sign Type GG  
1"=1'-0"



A Section - Sign Type GG  
1"=1'-0"

# LMCC – Proposed Conditions

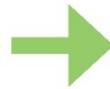


# **100 PEARL STREET**

COMMUNITY BOARD 1 EXECUTIVE COMMITTEE MEETING

05.15.2019

**S9**ARCHITECTURE





EXISTING



PROPOSED

RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY



# Manhattan Community Board 1 Committee Reports

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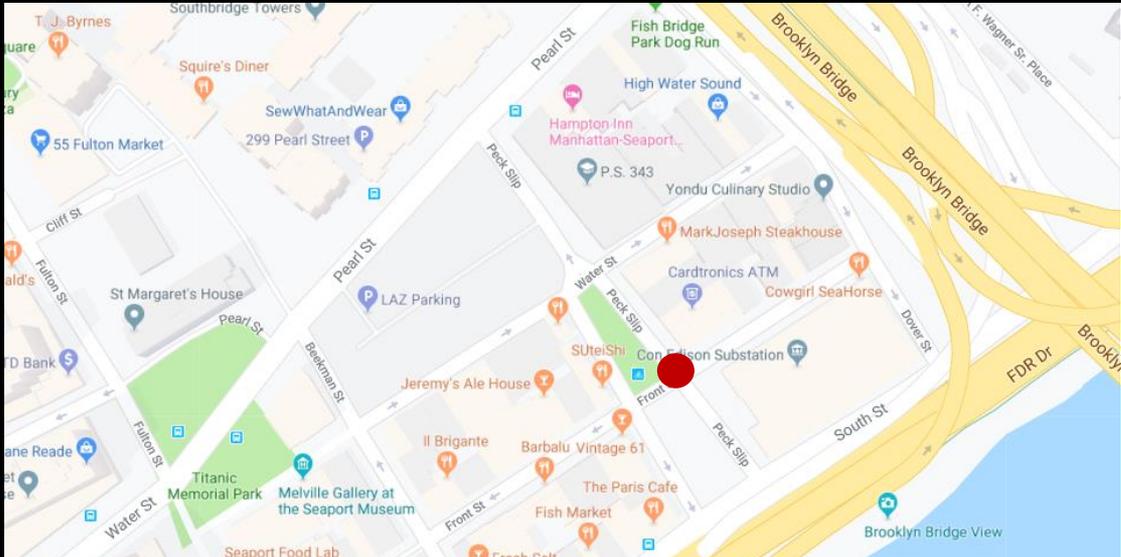
## Personnel – E. Lewinsohn

- 1) Public Membership Applications – Report
- 2) Part Time Employee Job Description – Report

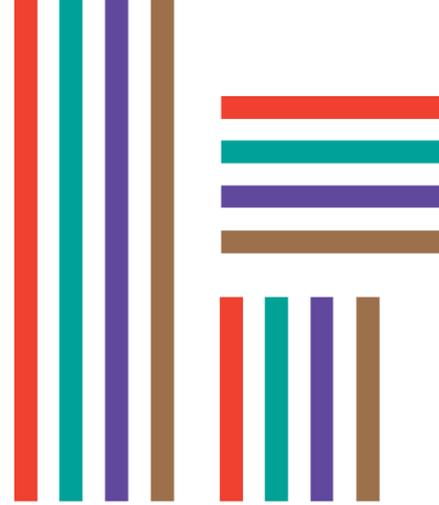
# Manhattan Community Board 1 Committee Reports

## Transportation & Street Activity Permits - R. Thomas

- 1) Stop Sign Request for Peck Slip & Front Street – Resolution
- 2) Street Co-Naming Working Group – Resolution
- 3) Make Way For Lower Manhattan/Slow Streets proposal – Report
- 4) Lafayette Bike Lane proposal – Report
- 5) Congestion Pricing – Report



**Make  
Way**



**for  
Lower  
Manhattan**

# A Dedicated Bike Lane along Lafayette Street

(From Grand Street to Brooklyn Bridge)



# Manhattan Community Board 1 Committee Reports

## Licensing & Permits – J. Ehrlich

### Seaport/Civic Center area

- 1) 89 South Street, application for liquor license for VB Pier 16 LLC, d/b/a TBD – Resolution
- 2) 33 Peck Slip, application for sidewalk café permit for HHC 33 Peck Slip Holdings LLC, d/b/a Bellini – Resolution

### Tribeca area

- 1) 45 Murray Street, application for liquor license for Benares Fine Cuisine Inc, d/b/a TBD – Resolution
- 2) 57 Murray Street, application for alteration of liquor license for Murray 57 LLC, d/b/a TBD – Resolution
- 3) 1 White Street, application for liquor license for Nutopian Embassy LLC d/b/a One White Street – Resolution
- 4) 112 Reade Street, application for sidewalk café permit for Mac 1 Food and Beverage LLC, d/b/a Holy Ground – Resolution

# Manhattan Community Board 1 Committee Reports

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## Licensing & Permits – J. Ehrlich

### Financial District area

- 1) 517 Clayton Road, application for liquor license for Belgo Mobile LLC, d/b/a Perros y Vainas – Resolution
- 2) 10 South Street, application for catering establishment license for 10 South Street LLC, d/b/a TBD – Resolution

# Manhattan Community Board 1 Committee Reports

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## Waterfront, Parks & Cultural – P. Goldstein

- 1) Barnett Newman Triangle – Resolution
- 2) 9/11 Memorial Glade – Report
- 3) City Hall Park Temporary public art – Report

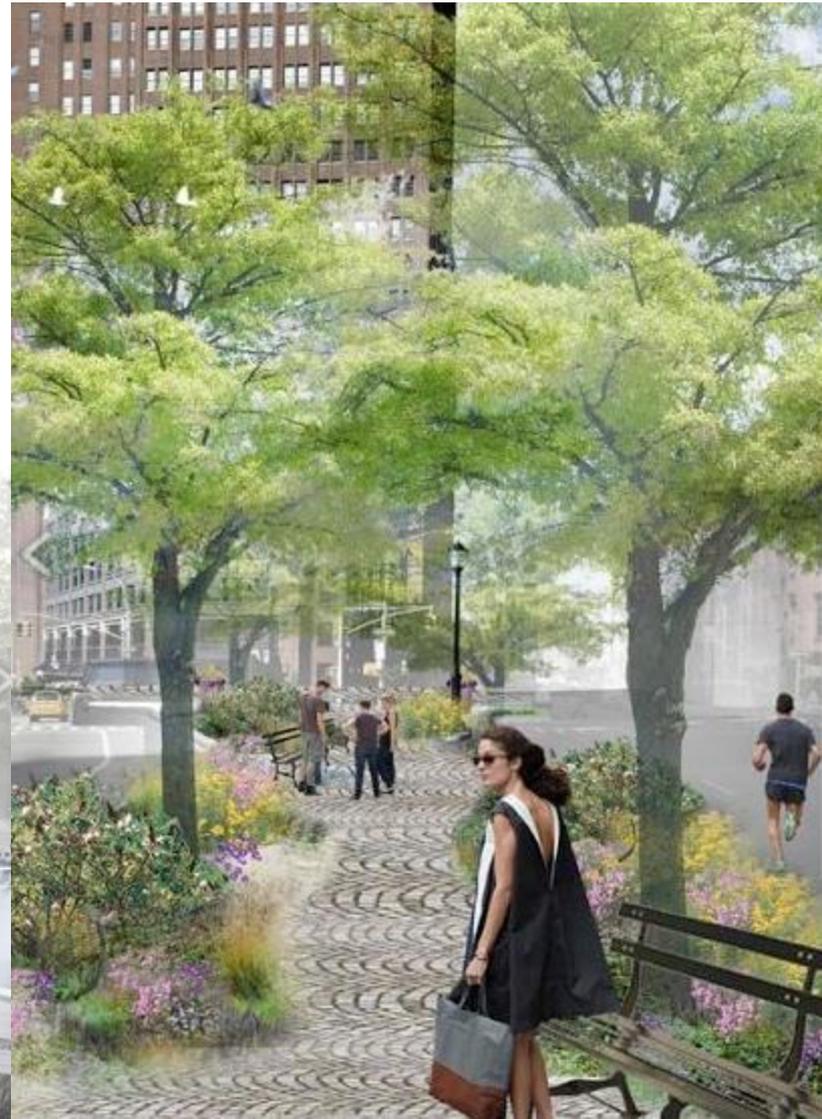


# BARNETT NEWMAN TRIANGLE

# TRIBECA CITIZEN

## Developer Files Plans for Church Street Pocket Park

November 20, 2014 • Community News, Real Estate





**9/11 MEMORIAL GLADE**

## Proposed Site & Artwork

## Carmen Herrera in City Hall Park

July 11, 2019 – November 8, 2019



*Pavane*, 1967/2017  
108 x 108 x 72 inches



*Angulo Rojo*, 2017  
84 x 147 1/8 x 10 1/2 inches



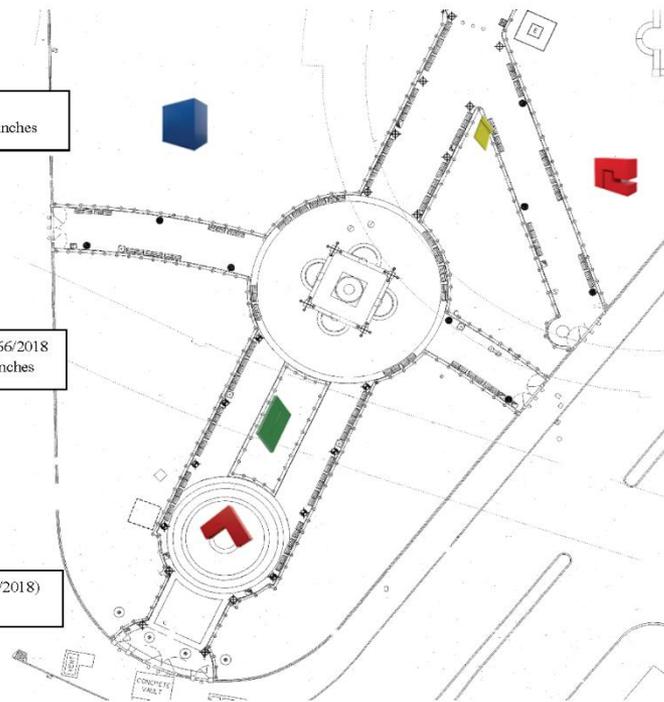
*Estructura Verde*, 1966/2018  
84 x 147 1/8 x 10 1/2 inches



*Amarillo Tres*, (1971/2018)  
84 x 63 x 10 inches



*Untitled Estructura (Rojo)*, (1962/2018)  
96 x 128 3/8 x 45 7/8 inches



Carmen Herrera, 2015 © Jason Schmidt. Courtesy Lisson Gallery

# Manhattan Community Board 1 Committee Reports

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## Landmarks & Preservation – B. Ehrmann

1) 1 Broadway application for roof top addition – Resolution

# One Broadway – Historic

## ONE BROADWAY | HISTORY

1882-1885  
CONSTRUCTED



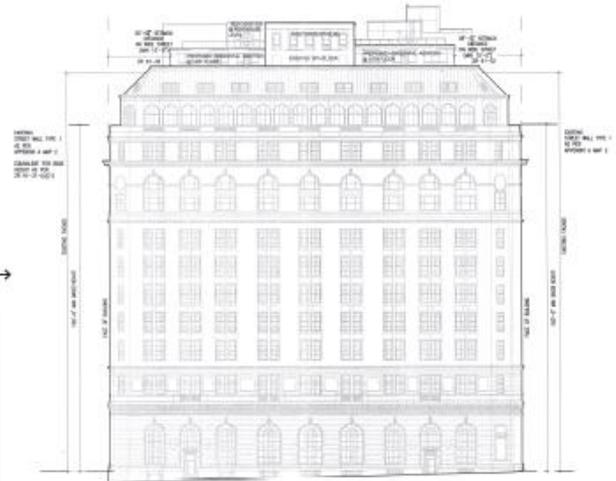
1886 | MOSES RING, KING'S VIEWS OF NEW YORK

1919-1921  
RECLAD & ENLARGEMENT



1920 | MUSEUM OF THE CITY OF NEW YORK

CofA 06-2019 (2005)  
APPROVED, NOT BUILT



2005 | RIRIELD ARCHITECTS

# One Broadway – Historic

“WASHINGTON BUILDING” | 1882-1885 DESIGNED BY EDWARD HALE KENDALL



1898 | IRVING UNDERHILL



PRIOR TO 1918 | MUSEUM OF THE CITY OF NEW YORK

# One Broadway – Existing Condition

## ONE BROADWAY | SITE PHOTOS



VIEW 1



VIEW 2



VIEW 3



VIEW 4

# One Broadway – Existing Condition

## EXISTING CONDITIONS | ROOF



OVERALL VIEW OF ROOF, LOOKING SOUTH-WEST



EAST ELEVATION OF CENTRAL SERVICE PENTHOUSE



SOUTH ELEVATION OF EASTERN MACHINE ROOM BULKHEAD



SOUTH ELEVATION OF WESTERN MACHINE ROOM BULKHEAD



EXISTING COOLING TOWER AT WEST SIDE OF ROOF



VIEW OF CENTRAL SERVICE PENTHOUSE, LOOKING EAST

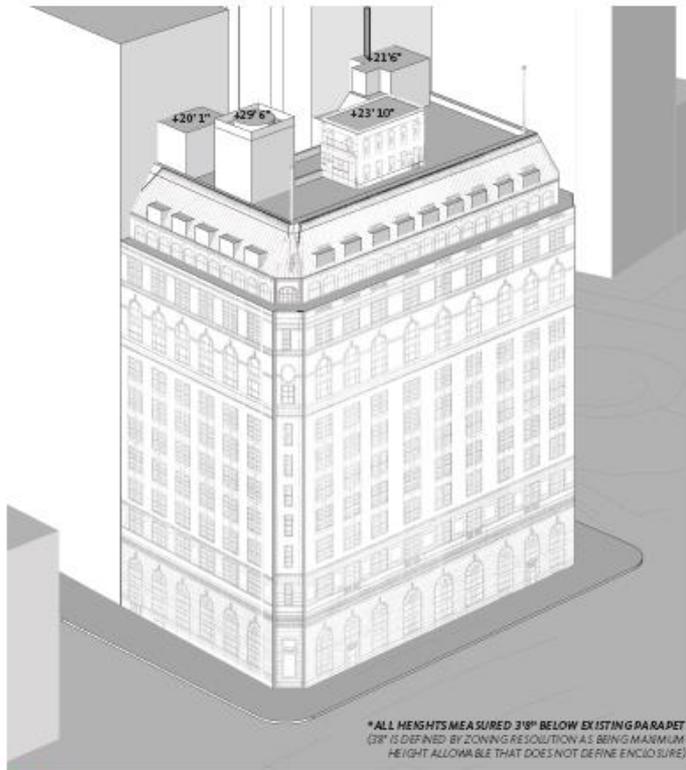
# One Broadway – Proposed Condition

PROPOSED SOUTH ELEVATION

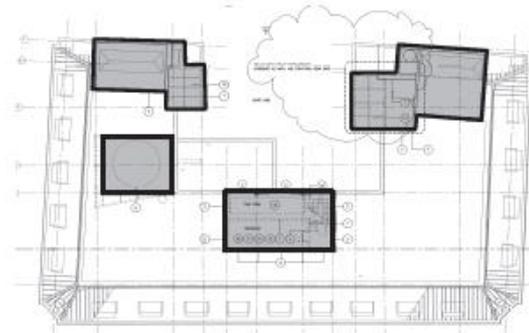


# One Broadway – Existing Condition

## EXISTING BUILDING

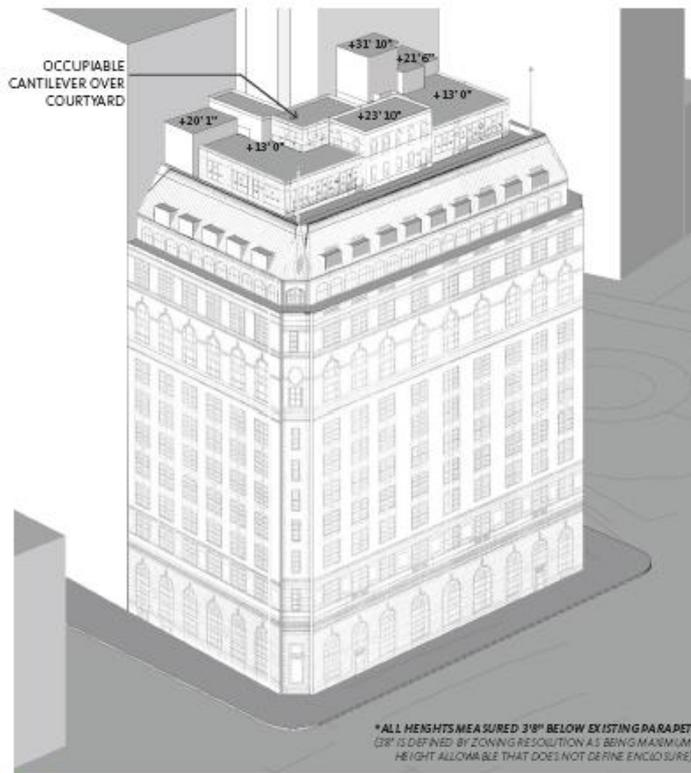


\*ALL HEIGHTS MEASURED 3'6" BELOW EXISTING PARAPET  
(3'6" IS DEFINED BY ZONING RESOLUTION AS BEING MAXIMUM  
HEIGHT ALLOWABLE THAT DOES NOT DEFINE ENCLOSURE)



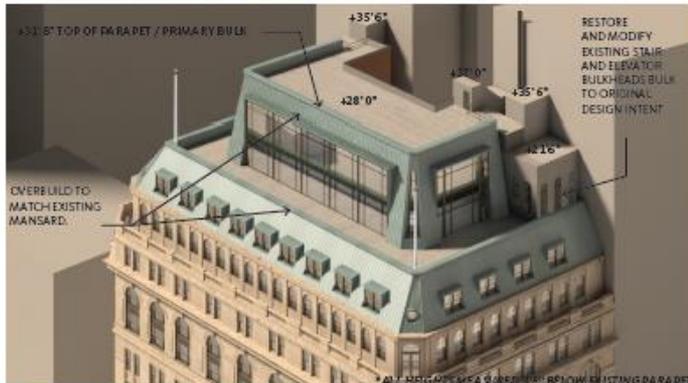
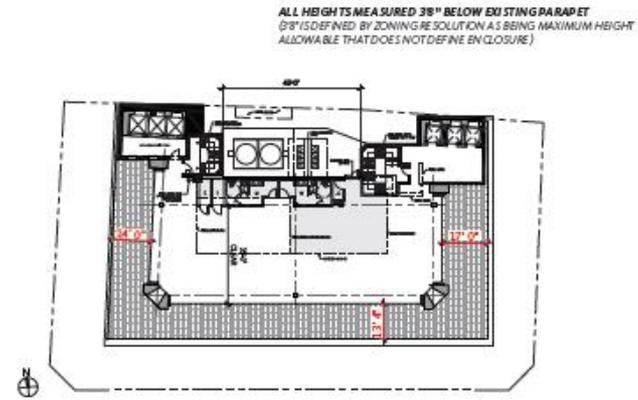
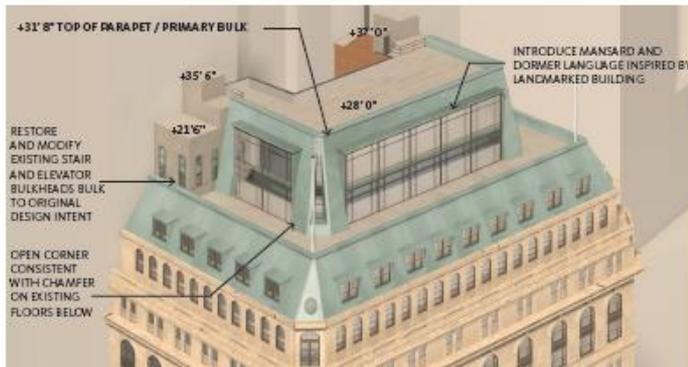
# One Broadway – Previously Approved

PREVIOUSLY APPROVED ADDITION | CoFA 06-2019 (2005)



# One Broadway – Proposed Condition

## PROPOSED MASSING



# One Broadway – Existing and Proposed Conditions

## VISIBILITY | VIEW C

EXISTING VIEW - MOCK-UP



PROPOSED RENDERING



# Manhattan Community Board 1 Committee Reports

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## Battery Park City – T. Meltzer

- 1) West Thames Bridge and Rector Street Restoration Project – Report
- 2) Brookfield Place Summer Event Series and Other Events – Report
- 3) Allied Universal Report, Update on SPO – Report
- 4) BPCA Report – Report

# **WEST THAMES STREET PEDESTRIAN BRIDGE**

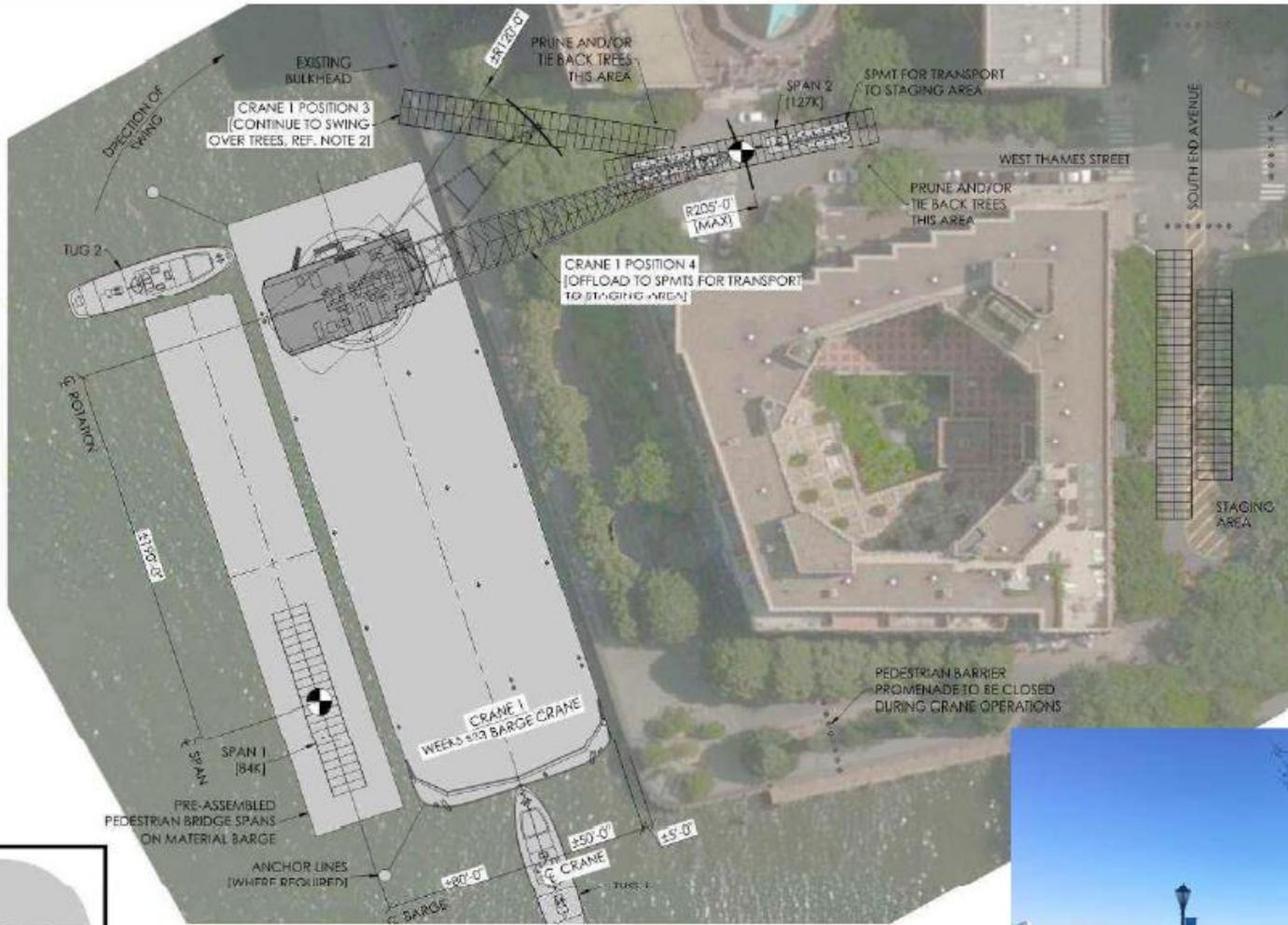
**May 1, 2019**

STREET VIEW LOOKING WEST FROM EAST LANDING



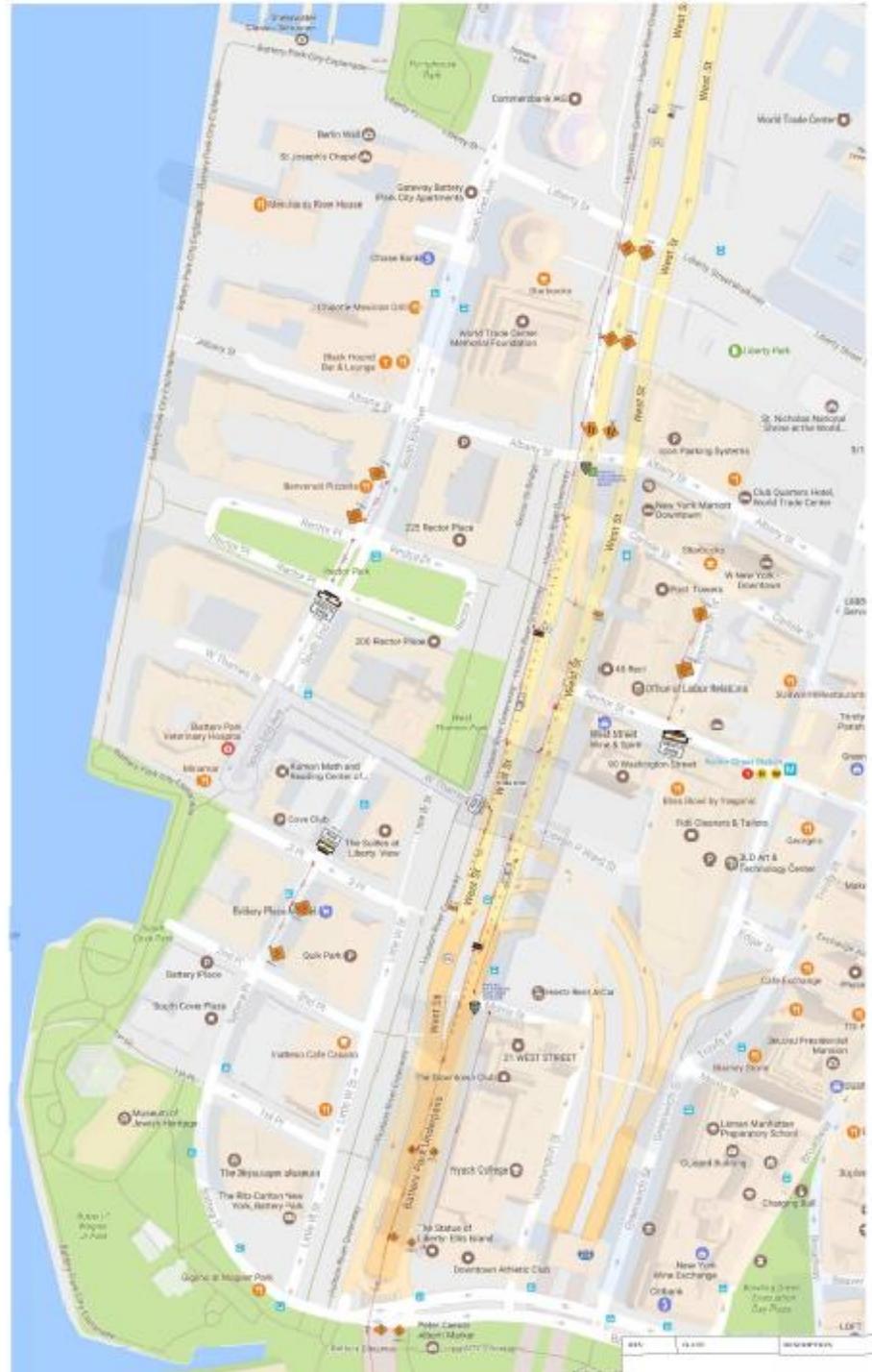
NYC EDC

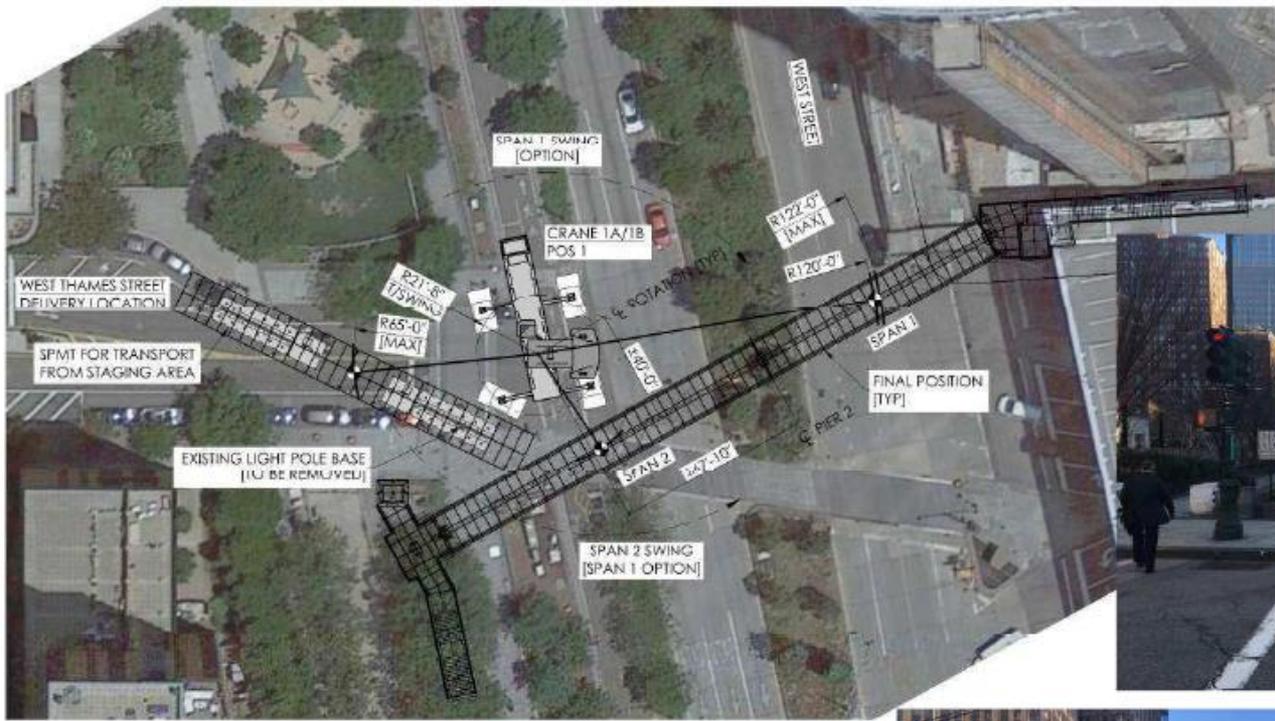
WEST THAMES STREET PEDESTRIAN BRIDGE



**DRAFT**  
1/16/2018







**CRANE PLAN**  
 0 20' 40' 60'  
 1" = 40'-0"

**DRAFT**  
 1/16/2018

## WEST THAMES PEDESTRIAN BRIDGE: MILESTONE OVERVIEW

### Q2 2019

- DELIVER ASSEMBLED BRIDGE SPANS TO NY METRO AREA BARGE
- OFFSITE INSTALLATION OF ARCHITECTURAL AND ELECTRICAL ELEMENTS ON BRIDGE SPANS COMPLETED
- COMMENCE ERECTION OF APPROACH STAIRS / PLATFORMS / HANDRAILS / GUARD RAILS / CLADDING
- DELIVER AND ERECT BRIDGE SPANS ACROSS WEST STREET
- TRAFFIC SIGNAL ALTERATIONS AS PER CITY DOT REQUIREMENTS TO ACCOMODATE SETTING OF BRIDGE
- COMPLETE ELECTRICAL AND PLUMBING CONNECTIONS BETWEEN SPANS AND EAST/WEST APPROACH
- ENERGIZE WEST APPROACH PERMANENT POWER (FED FROM EAST APPROACH ACROSS BRIDGE)
- COMMENCE INSTALLATION OF GLASS ROOF PANELS AFTER SPANS ARE SET

### Q3 2019

- COMPLETE APPROACH STAIRS / PLATFORMS / HANDRAILS / GUARD RAILS / CLADDING
- COMPLETE INSTALLATION OF GLASS ROOF PANELS
- ANTICIPATED BRIDGE COMPLETION / OPEN TO PUBLIC
- REMAINING SITE RESTORATION / LANDSCAPE WORK (SEASONAL PLANTINGS - FALL 2019)

### WEST THAMES PEDESTRIAN BRIDGE

#### 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 NYSDOT
- 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

# Manhattan Community Board 1 Committee Reports

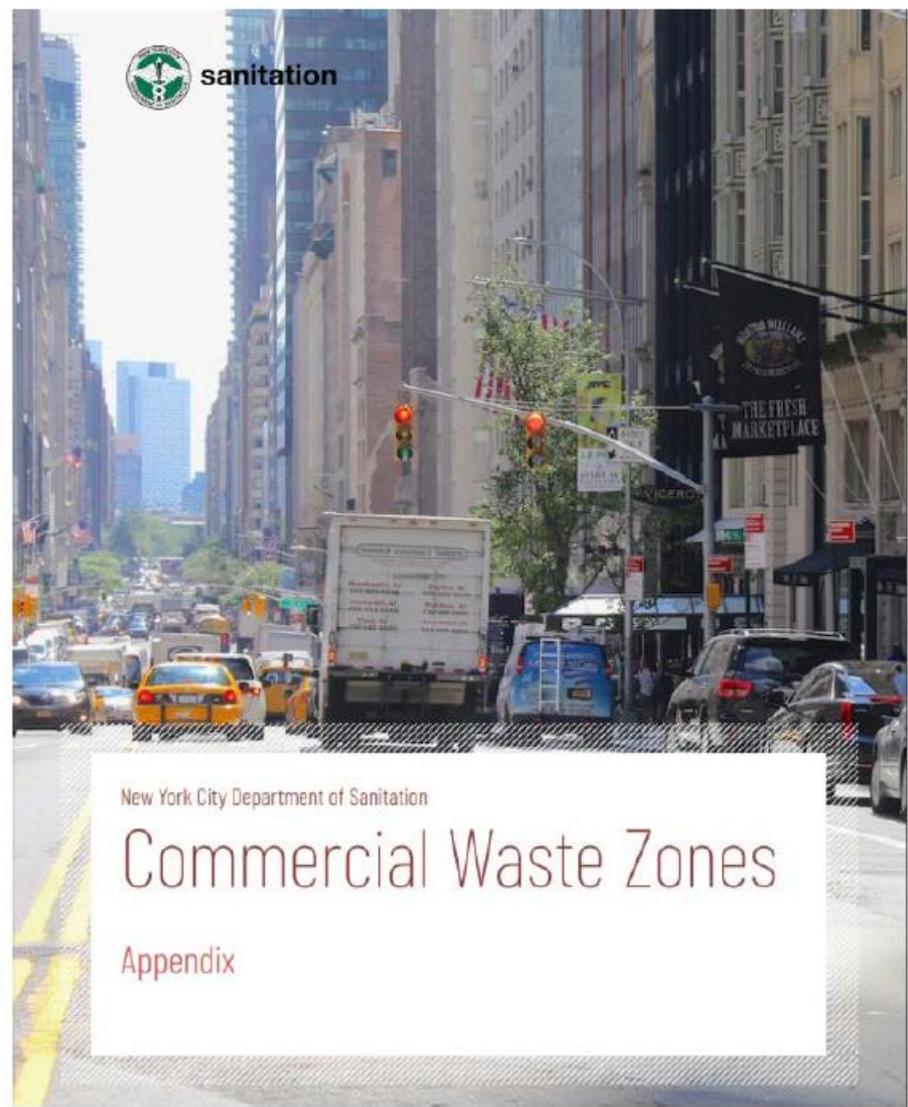
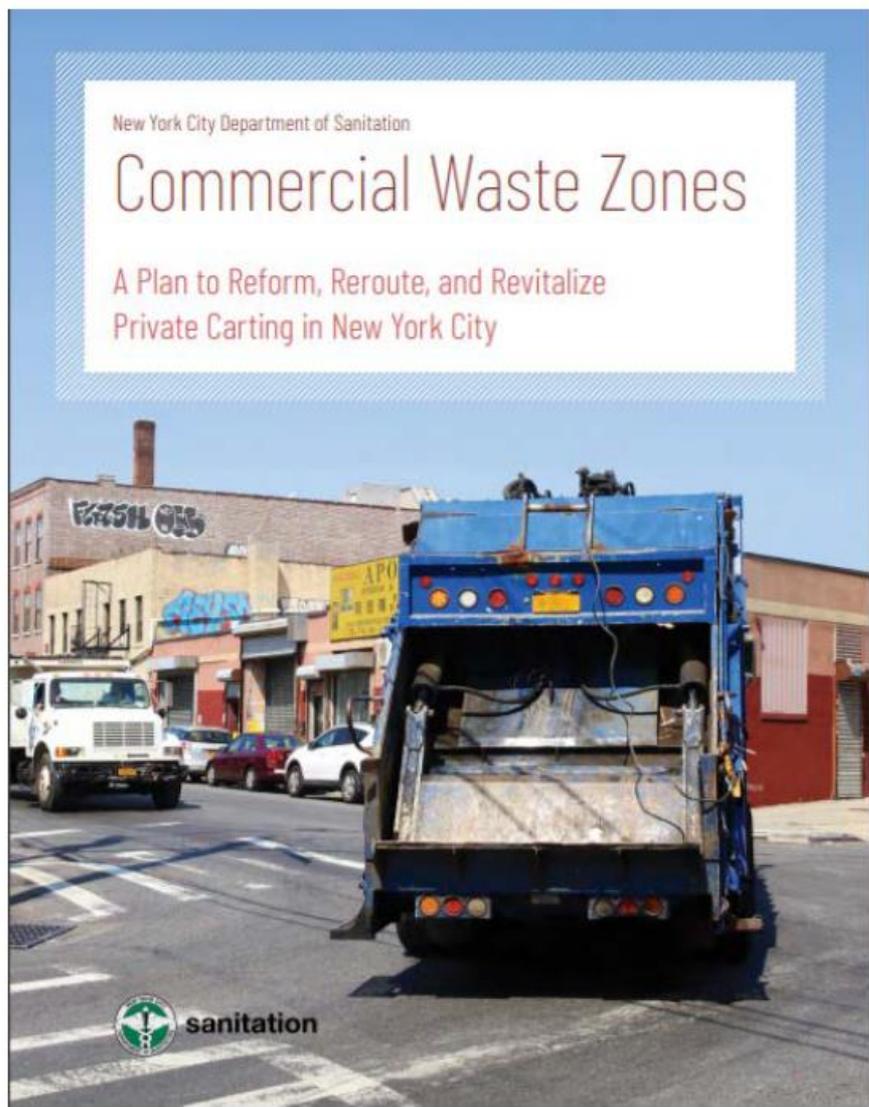
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## Quality of Life & Service Delivery – P. Moore

- 1) 253 Broadway Sanitation Issues – Resolution
- 2) Aggressive Ticket Sellers – Report
- 3) Sanitation Special Districts – Report
- 4) Commercial Waste Carting Zones – Report

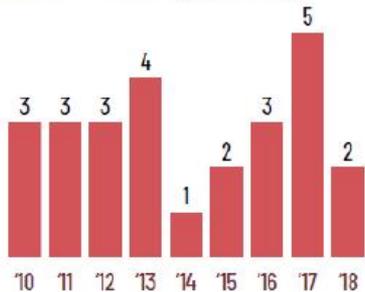
# Plan Released

[nyc.gov/commercialwaste](http://nyc.gov/commercialwaste)

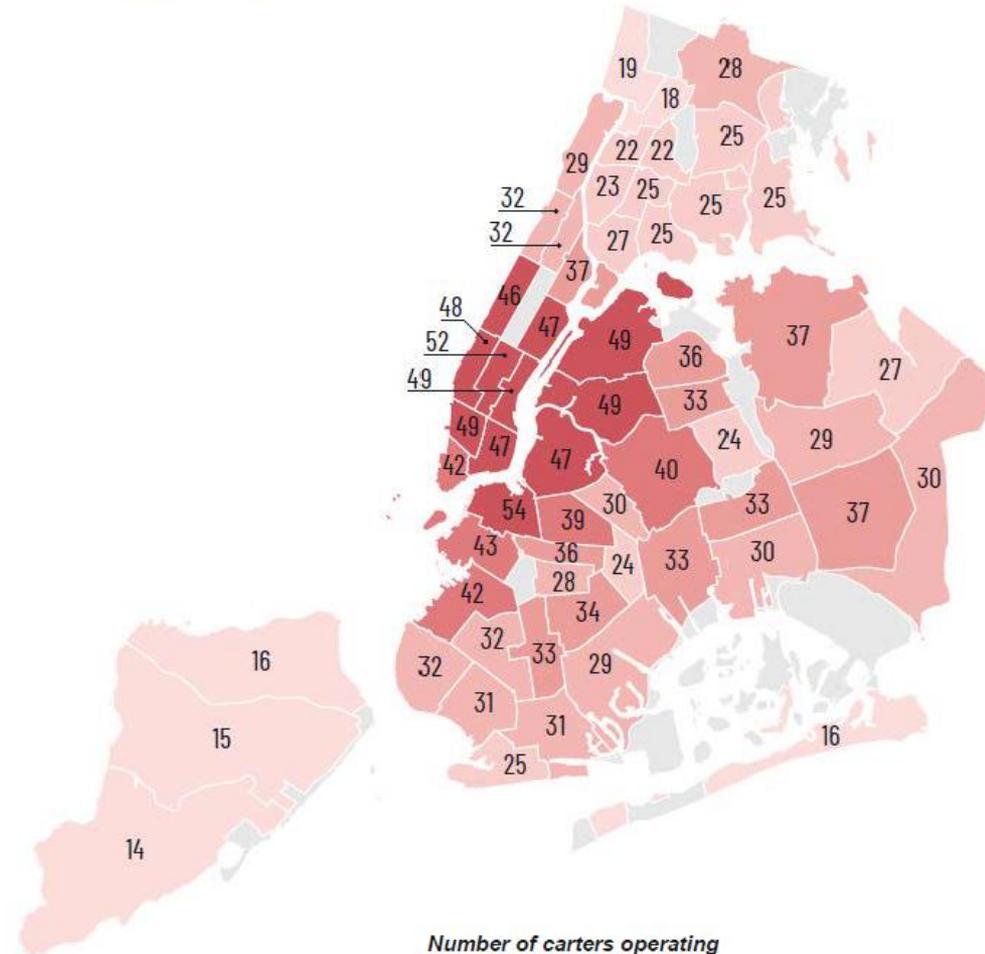


# Challenges with the Existing System

- Approximately 90 carters collecting putrescible waste and recycling (excludes construction and demolition waste, medical, grease, landscapers, junk-removers, and self-haulers)
- Operations overlap throughout the city. Routes are regularly over 100 miles long. Many city blocks see 50+ trucks pass through daily.
- Business Integrity Commission licenses companies – difficult enforcement landscape on issues beyond organized crime
- Current system hinders progress on safety, recycling, fleet and infrastructure investment, and price transparency

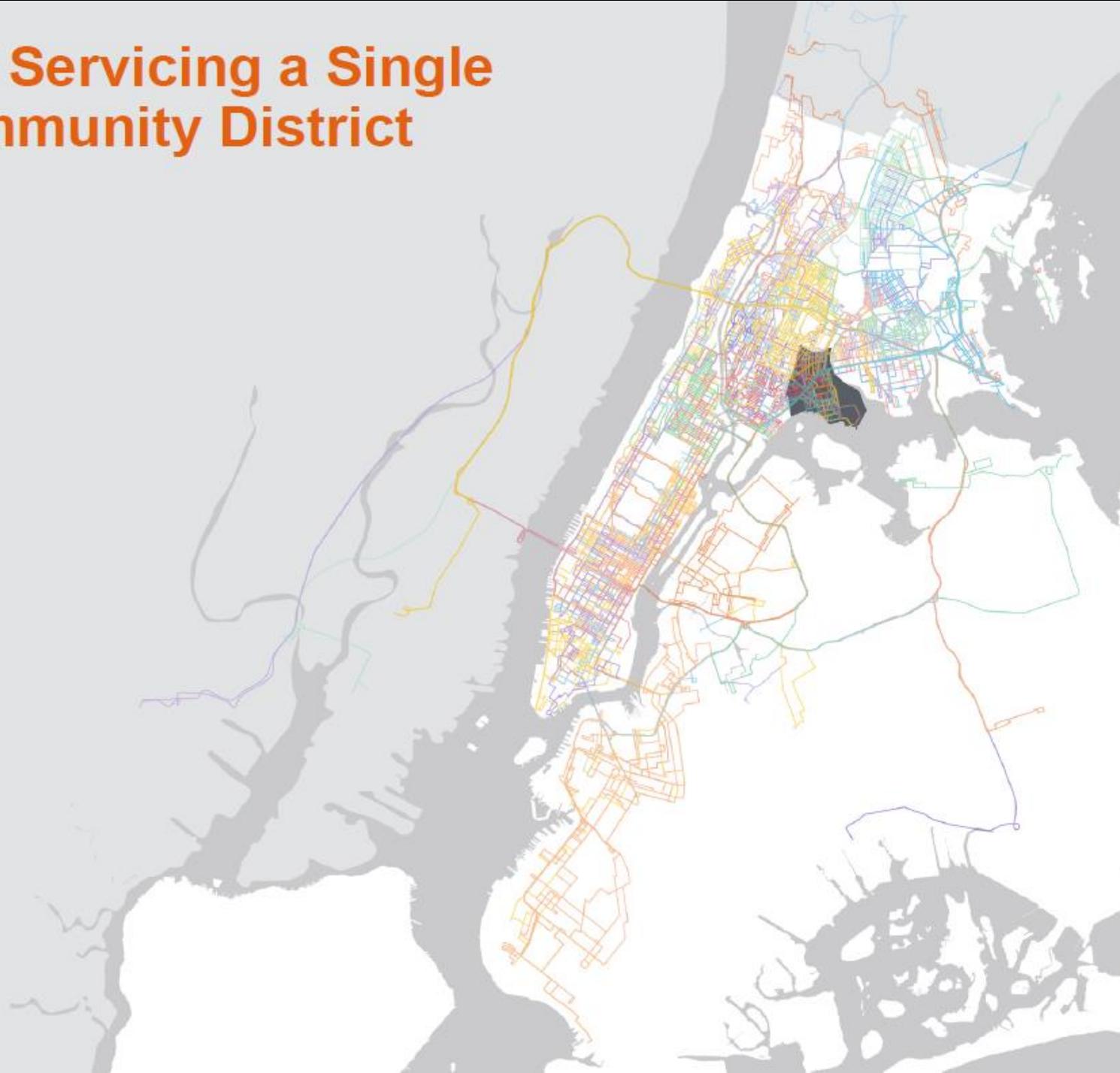


Fatal crashes involving private putrescible waste hauling trucks in NYC



Number of carters operating in each community district

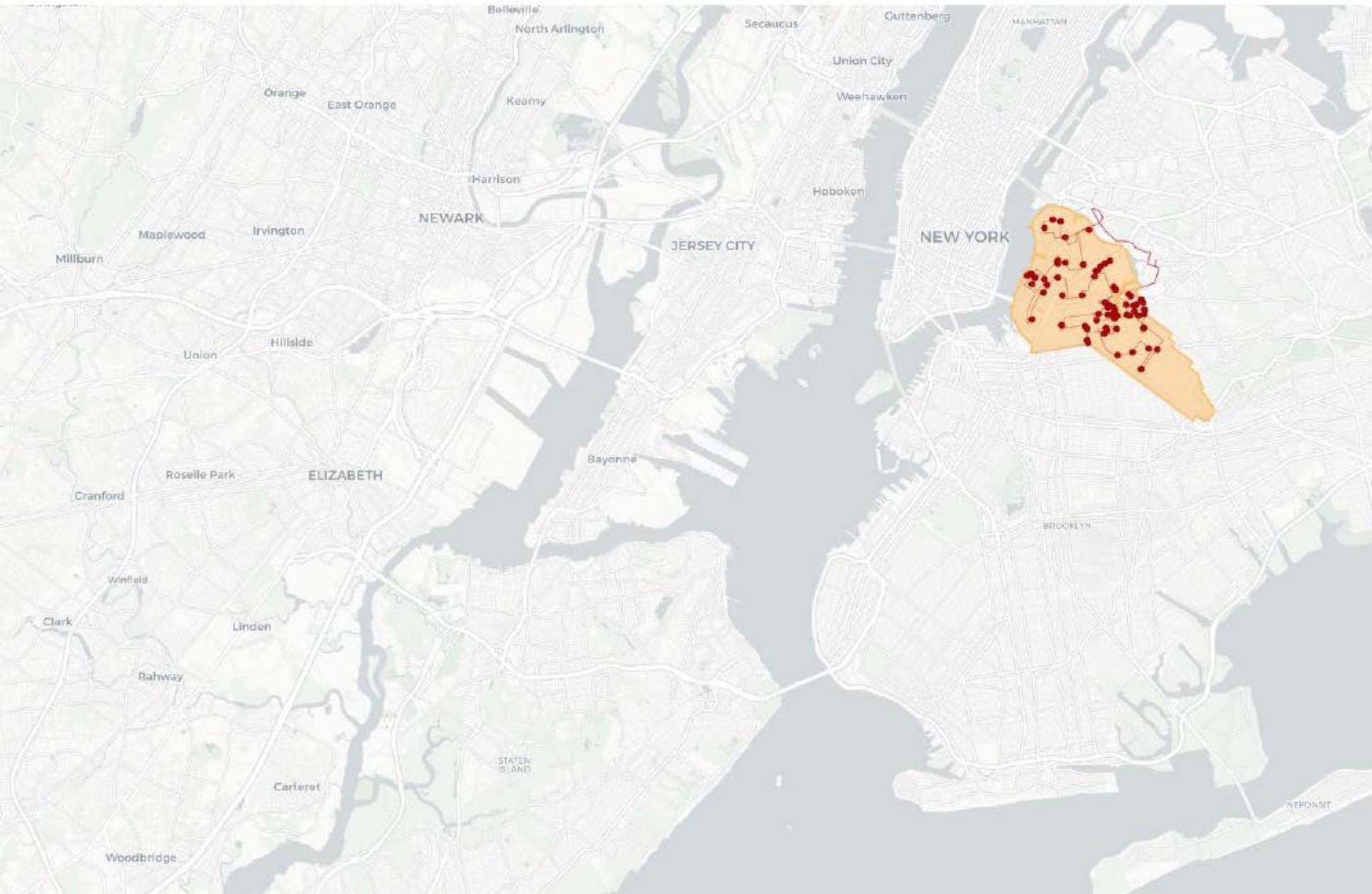
# All Routes Servicing a Single Bronx Community District



# One Route - Before



# One Route - After



# Program Goals

**Pricing:** Provide fair, transparent billing with low prices for businesses both large and small

- Carters will bid a rate cap, customers can negotiate price and service below the cap
- Low pricing scored with greatest weight in competitive billing process
- Require itemized billing and phase out cash payment

**Customer Service:** Improve service quality and establish accountability

- Require written service agreements between carters and customers
- Carters cannot refuse service to any customer in zone that requests it
- Baseline customer service standards established by City, customers can negotiate more specialized requirements
- Carters must have call center, in-person customer service and website

**Diversion:** Reduce commercial waste disposal and incentivize recycling

- Carters *must* provide recycling and offer organics collection to every customer
- Recycling and organics collection offered at a lower price than refuse collection
- Customers have right to third party audit/assessments prior to transition
- Commitments to zero waste through partnerships, programs, and investments scored favorably

# Program Goals

**Safety and Labor:** Improve training and safety standards to make commercial waste collection safer for workers and the public

- Standards for safety programs, equipment and workplace conditions required by contract
- Require commitment to safer, cleaner fleets
- Evaluate past safety and labor record in procurement process
- Contracts safeguard against wage theft and excessive hours worked

**Environment and Infrastructure:** Prioritize investments in modern fleets and facilities

- RFP will encourage investments in new and modern recycling and disposal facilities
- Ensure adequate and resilient capacity for waste disposal
- Support investments in alternative fuel fleets and emissions reduction beyond City mandate

**A Robust, Competitive Industry:** Create a system that works for carters of all sizes and prevent overreliance on any single company

- A single carter can hold contracts in no more than 15 zones
- 68 total awards – sized to allow smaller companies to be viable
- Broker bidding, subcontracting, and partnering permitted in circumstances that align with other program goals

# Murray Street Traffic Issues

Persistent Garbage, Excess Noise,  
Traffic Congestion Issues – More  
Expected

# More Than Its Fair Share of Challenges w/More to Come



**24 Murray St**  
**5-Alarm Fire Guts Bldg**  
**Sept 1, 2017**  
**Huge Demo/Reno**  
**Project Expected**

**253 B'way (1-7 Murray St)**  
**Five+ Years of Exterior Work**  
**Completed, yet Fence is**  
**STILL there**



MURRAY ST

24

20

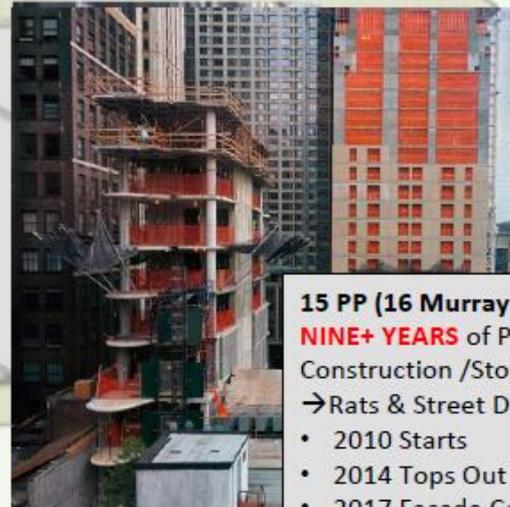
18

16

1-7



**21 Park Place (Behind**  
**18 Murray)**  
**Dec 2018 Building**  
**Collapse 18 & 20 Murray**  
**Evacuated**  
**PARK PLACE CLOSED TO**  
**TRAFFIC - increasing**  
**West Bound Traffic on**  
**Murray Street**

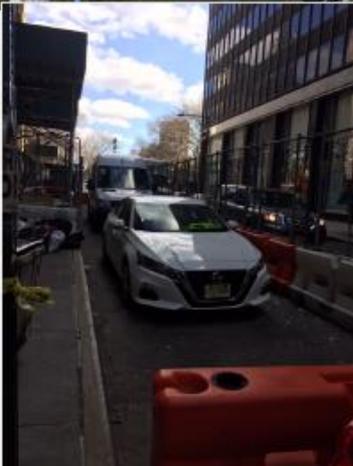


**15 PP (16 Murray St)**  
**NINE+ YEARS** of POORLY Managed  
Construction /Stop Work Orders  
→ Rats & Street Disruption

- 2010 Starts
- 2014 Tops Out
- 2017 Façade Completed
- 2019 Still No CoFo
- Rumors Say It Too May Have to be Demolished



# 253 Broadway: 18 Years of Disruption



Since 2001, 253 Broadway has been almost constantly under a temporary heavy duty scaffold. With exterior repairs completed, it was finally removed this month – workers stated it would be there **another FIVE years for interior renovation.**

- **November 2001** – 115' of Heavy duty scaffold permit (never signed off)
- November 2005 -15 Scaffold (signed off Jan 2006)
- October 2006 - 118 Temp Heavy duty scaffold (signed off Aug 2007)
- June 2010 -Pipe scaffold permit (not signed off)
- October 2015 - Heavy Duty sidewalk shed - signed off **May 2019**

**The construction barricade/fence takes up 25% of the street** – convenient 'holding' area for the perpetual periodic interior remodeling work → mostly we see contractors using it to park their business & personal vehicles, sometimes some rolling dumpsters.

Permit Details		Search Results							
Permit No.	MO22019135623	Use	On Street	From Street	To Street	Work Start	Work End	Type	Description
Status	ISSUED & PRINTED	C	MURRAY STREET	BROADWAY	CHURCH STREET	3/7/2019 1:47:43 PM	5/28/2019 11:59:59 PM	02	OCCUPANCY OF SIDEWALK AS STIPULATED
Issue Date	5/15/2019 3:57:26 PM								
Emergency Issue									
Specific Location									
Specific Purpose									

DOT Sidewalk/Street Construction  
Fence Permit Renewed May 15, 2019

What other building in NYC would be granted this long-term privilege?

# Manhattan Community Board 1 Committee Reports

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## Health, Human Services Sub – F. Curtis

- 1) Federal and State Legislative Outlook – Report
- 2) Rent and Property Tax Assistance for Seniors – Report

# Manhattan Community Board 1

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## Old Business

# Manhattan Community Board 1

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## New Business

Executive - A. Notaro, Jr.

- 1) Appeal for an increase to Community Boards budget – Resolution

# Manhattan Community Board 1

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## Adjournment

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Thank you and goodnight