



The City of New York

# Manhattan Community Board 1

## Monthly Board Meeting

## Tuesday, June 25, 2019

## 6:00 PM

Downtown Boathouse

Pier 26

(Photo ID is required to enter building)

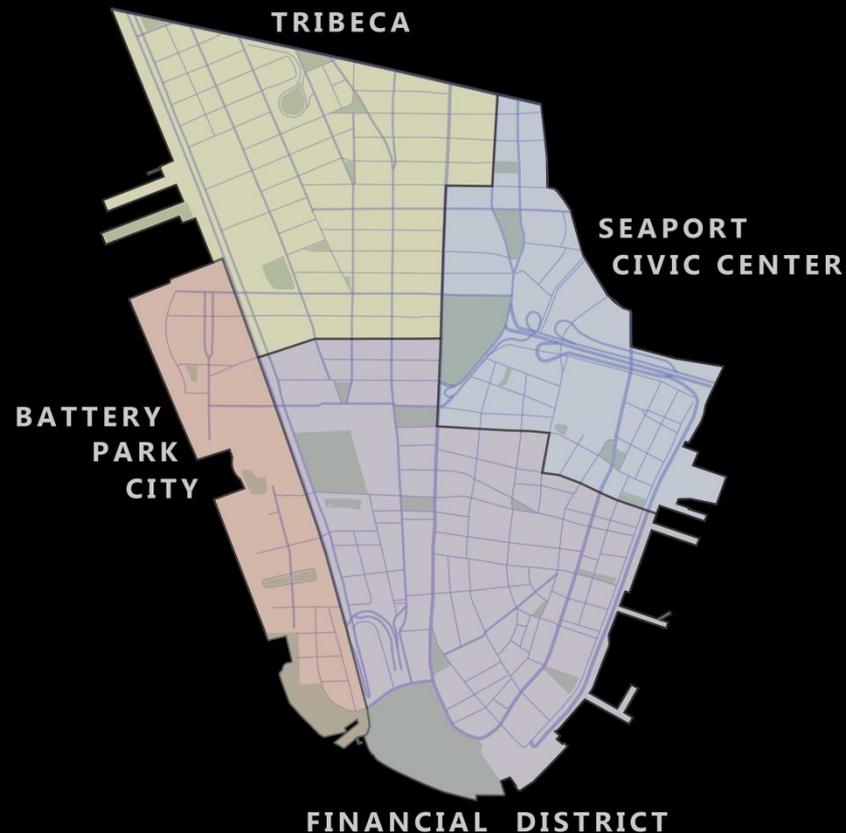
Anthony Notaro, Jr., Chairperson

Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

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

Honoring Paul Hovitz for his outstanding dedication to our  
community

# Manhattan Community Board 1

## Election of Nominating Committee

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A) Distribution of ballots and voting (ballot box to remain open until 7:15 PM Sharp) Unless we receive nominations off the floor. The secretary will cast one vote in favor of the following candidates.

- Susan Cole
- Marianna James
- Patrick Kennell
- Reggie Thomas
- Judith Weinstock



# MANHATTAN COMMUNITY BOARD 1

## DISTRICT MANAGER'S REPORT



MANHATTAN  
COMMUNITY BOARD 1

CHAIRPERSON'S REPORT  
June 25, 2019

# • Chair Report – *What's Happening*

- Partnership with CB6 & Rebuild By Design
  - A. Blank
- Site 5 at the World Trade Center Campus
  - Working with Lower Manhattan Development Corporation(LMDC)
- Letters & Chair actions
  - Borough Based Jails/MDC letter to Mayor re: AECOM Contract
  - Letter to DOT re: scoping for LM Traffic Study
  - West Thames Bridge Installation and Daily Calls
    - Kudos to Tammy, BPCA & AECOM
  - Letter to elected officials re: Pier 40 Legislation revision
  - Holiday Fair activity

# ● Chair Report – *Priorities*

## □ Aligning & Tracking Budget Request for Results

- Budget Consultations
- Borough Coordinator – Lucian
- CB1 actions – Task Force???

## □ Get out the Count

- Census Task Force
- CB1 Chair participation

## □ CB1 Modernization

- Step 1 - committee refocus from geographic to subject-based
- Step 2 – Supporting Tools and workflow
  - Licensing Committee is prime testbed

- Chair Report – *Financial Integrity*

Conference Room A/C Unit and Installation	\$1,300.00
Agosto Gsuite Licenses, Provisioning and Training	\$4,700.00
BetaNYC CRM	\$10,000.00
Donation to NYPD 1st Precint National Night Out Event	\$1,800.00
Discretionary Approvals Consultants 2 @ 15 hours/week for 6 months	\$15,840.00
New Computers @ 5	\$5,220.00
Misc Office Expenses	\$1,640.00
Automated Resolution and Report Writing	\$2,000.00
	\$42,500.00



Department of  
Environmental  
Conservation

**Where to Find Information:**

*Project documents are available at these location(s) to help the public stay informed.*

**New York Public Library**  
Chatham Square Branch  
33 East Broadway  
New York, NY 10002

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

**Project documents also are available on  
the NYSDEC website at:**  
<https://www.dec.ny.gov/chemical/37550.html>

**Who to Contact:**

*Comments and questions are always  
welcome and should be directed as follows:*

**Project-Related Questions**  
Rafi Alam, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-8606  
[Rafi.Alam@dec.ny.gov](mailto:Rafi.Alam@dec.ny.gov)

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# FACT SHEET

**Brownfield Cleanup Program**

250 Water Street  
250 Water Street  
New York, NY 10038

**June 2019**

**SITE No. C231127**  
**NYSDEC REGION 2**

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## **Application to Enter the NYS Brownfield Cleanup Program Accepted**

A Brownfield Cleanup Program (BCP) application for the 250 Water Street site was submitted to the New York State Department of Environmental Conservation (NYSDEC) by 250 Seaport District, LLC on November 15, 2018. The application was deemed complete on December 21, 2018 and it was then noticed for a 30-day public comment period.

The public comment period for the application by the 250 Seaport District, LLC began on January 2, 2019 and concluded on March 6, 2019 after one 30-day extension. The NYSDEC received over 250 emails and letters from parents of children (and some children) attending either the adjacent Peck Slip public elementary school or the private Blue School, residents in the immediate neighborhood, local organizations, school officials, real-estate firms and elected officials commenting on the BCP application and asking questions about the proposed project.

After careful consideration of all comments received, a responsiveness summary to those comments has been prepared by the NYSDEC in consultation with the New York State Department of Health (NYSDOH).

Documents related to the cleanup of this site, including the responsiveness summary, can be found at the location(s) identified to the left under "Where to Find Information."

- Chair Report – *250 Water Street*

## **Act Now to Continue Receiving Information About This Site!**

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

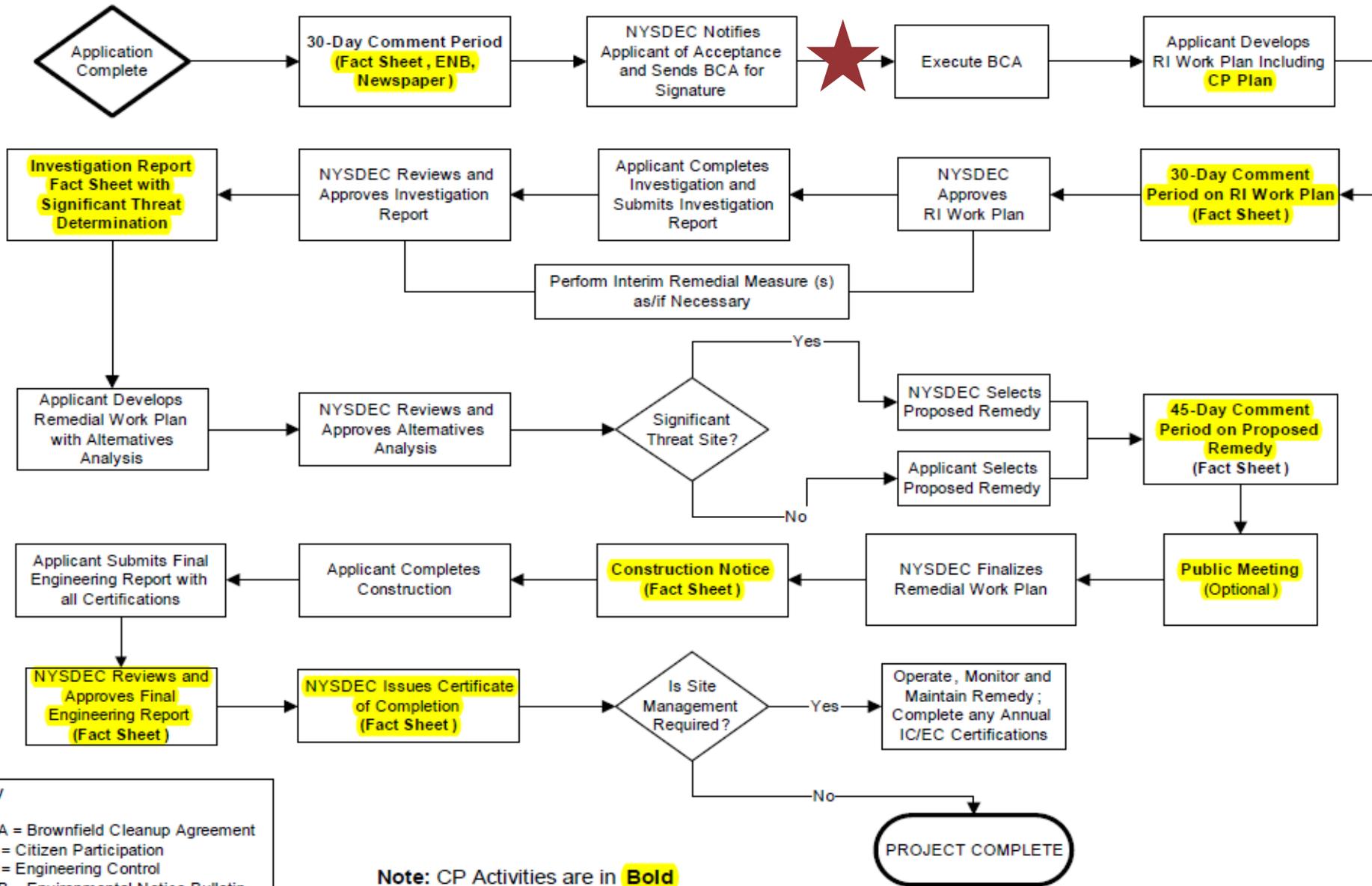
**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



# – Brownfield Cleanup Program Process



**Note:** CP Activities are in **Yellow**

PROJECT COMPLETE

**Key**

BCA = Brownfield Cleanup Agreement  
 CP = Citizen Participation  
 EC = Engineering Control  
 ENB = Environmental Notice Bulletin  
 IC = Institutional Control  
 RI = Remedial Investigation

- Chair Report



**Sing for Hope - 50 Pianos**

- Chair Report



**Another Safety Win  
Millennium High School Speed Hump**

- Chair Report



**POPS Text Amendment Signage**

# ● Chair Report

## Open Call: Seaport Community Mural Project 2019



**Gale  
Brewer**  
MANHATTAN  
BOROUGH  
PRESIDENT

New York City Emergency Management and Borough President Gale Brewer are announcing an Open Call for mural designs to be applied to structures along South Street in Manhattan's South Street Seaport area.

The Open Call is not limited to professional artists. Anyone is invited to submit a design, which will be printed on vinyl banners. Winning proposals will receive \$1000.

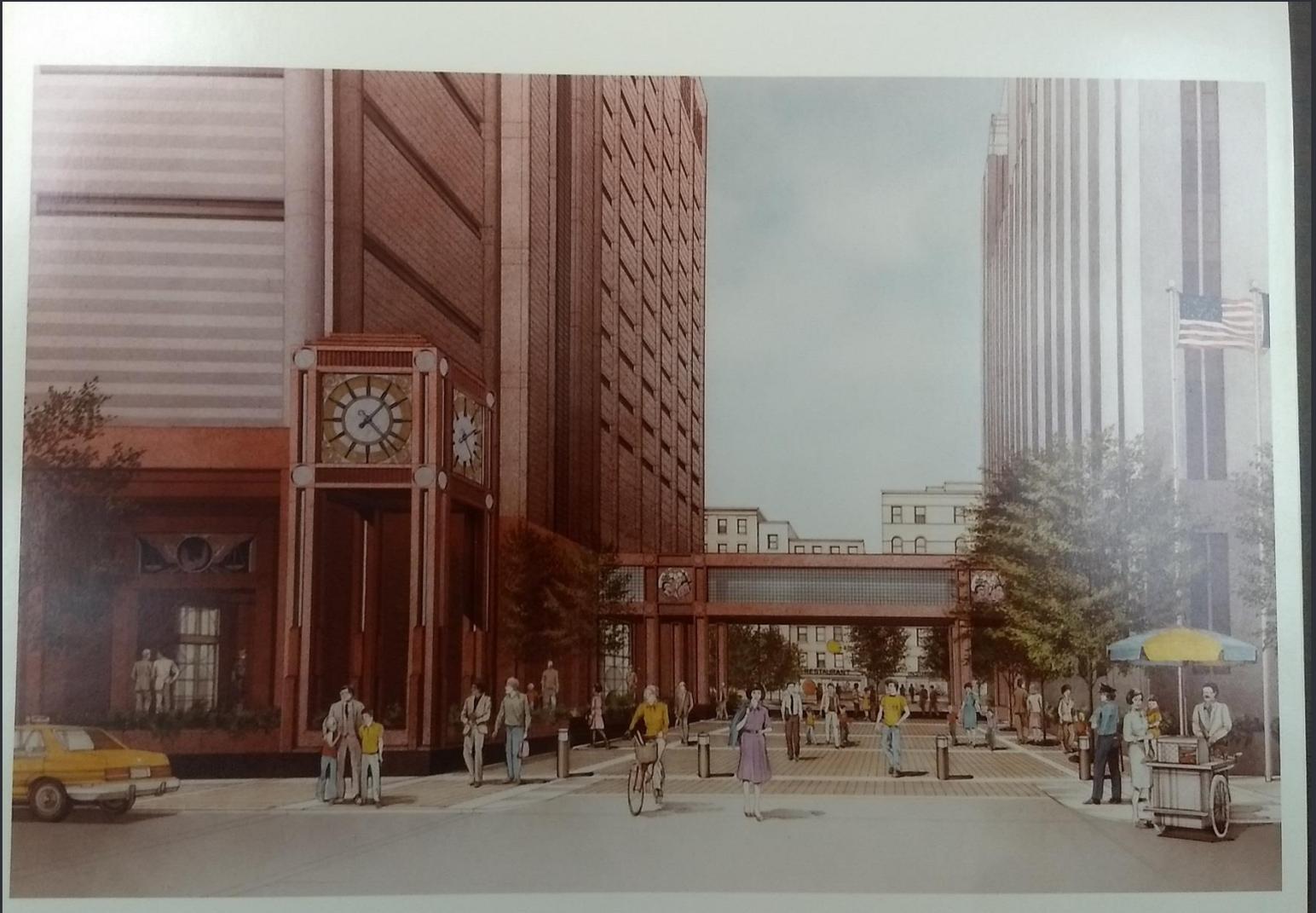
Download the application at [bit.ly/SeaportMural](http://bit.ly/SeaportMural) and submit by July 15, 2019. Questions? Email us at [seaportmural@manhattanbp.nyc.gov](mailto:seaportmural@manhattanbp.nyc.gov)

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Follow @galeabrewer on    [www.manhattanbp.nyc.gov](http://www.manhattanbp.nyc.gov)

## FiDi & Seaport IFPM Hesco Barriers

- Chair Report



**White St (Then & Now)**

# ● Chair Report



**White St (Then & Now)**

- Chair Report



**Up the River with the West Thames Bridge**

# ● Chair Report



The Manhattan Paper Challenge, Be a Part of It

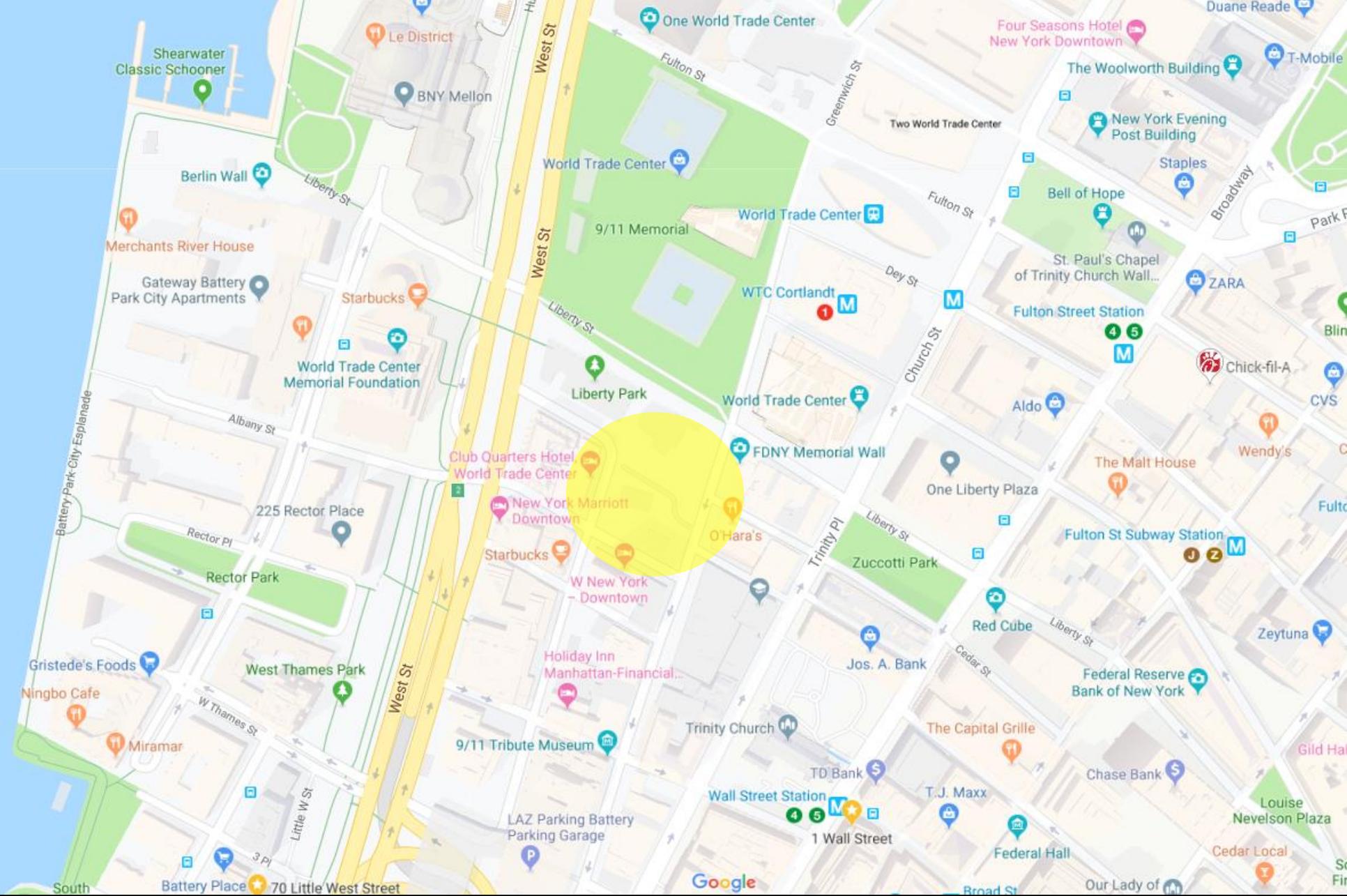


## Manhattan Paper Challenge

# Manhattan Community Board 1 Committee Reports

## Executive – A. Notaro, Jr.

- 1) 5 World Trade Request for Proposals – Resolution
- 2) Proposed Privately Owned Public Spaces (POPS) Signage & Amenities Text Amendment (N 190408 ZRY) – Resolution
- 3) G-Suite update – Report

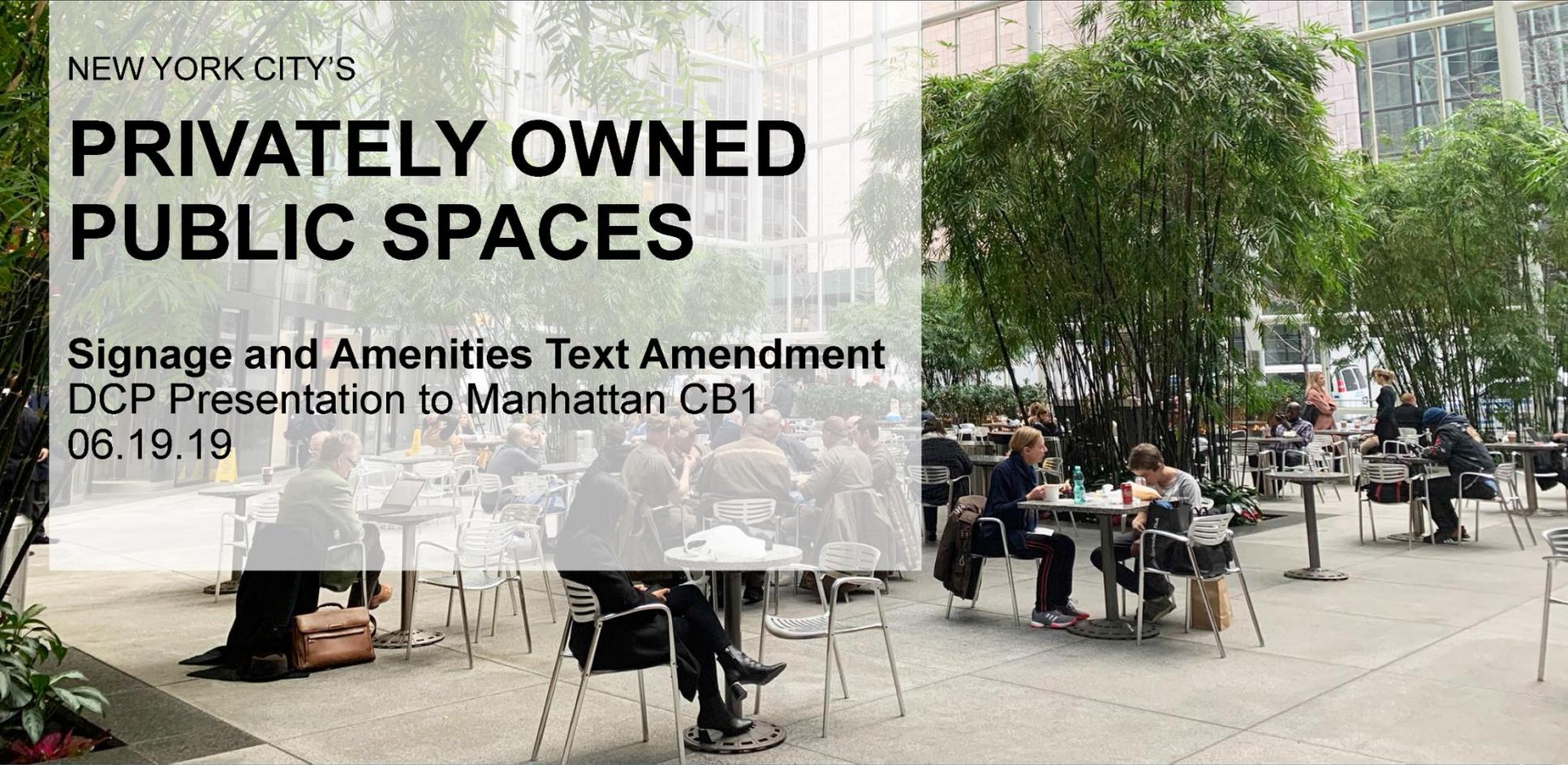


# 5 WTC SITE

NEW YORK CITY'S

# PRIVATELY OWNED PUBLIC SPACES

Signage and Amenities Text Amendment  
DCP Presentation to Manhattan CB1  
06.19.19



## Proposed Text Amendment



**Applicant:** The New York City Department of City Planning (DCP)

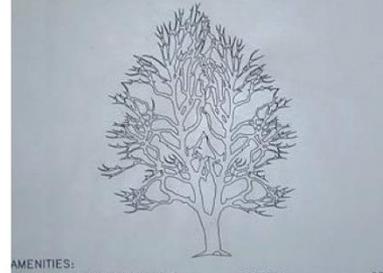
**Proposed Actions:** Zoning text amendment updates certain provisions of the Zoning Resolution related to privately owned public spaces (POPS) to achieve the following:

1. Updating of the existing public space symbol to the newly chosen logo;
2. Permit publicly accessible moveable tables and chairs to be placed in plazas and arcades (where they are currently prohibited).
3. Require all POPS follow signage requirements and procedures specified in Rules of the City of New York

# Signage



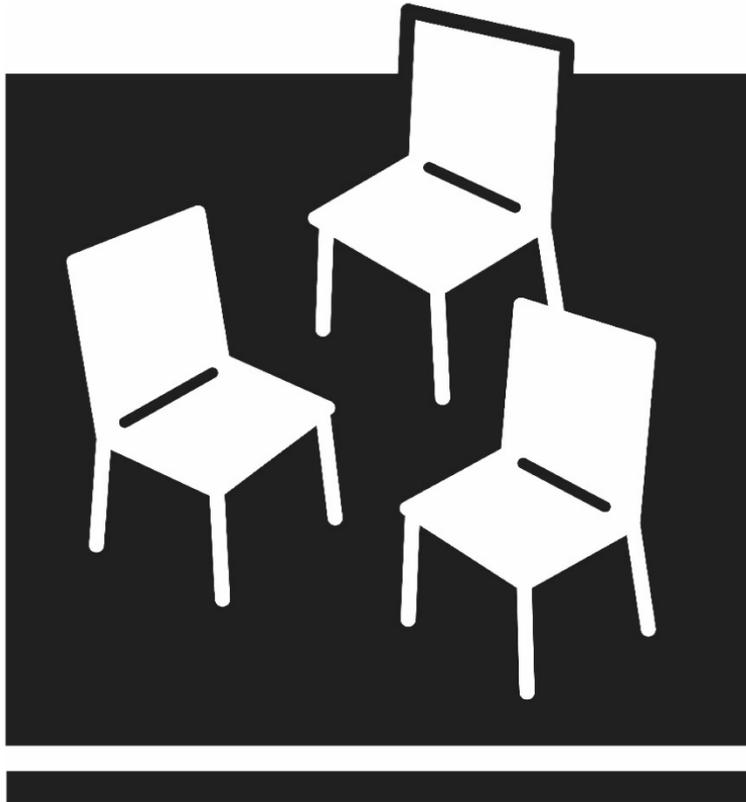
S PLAZA IS OWNED & MANAGED BY: GLENWOOD MANAGEMENT CO  
1200 UNION TURNPIKE NEW HYDE PARK, NEW YORK 11040



AMENITIES:  
SEATING: 60 LINEAR FEET TREES: 25  
PLANTING: 1800 SQUARE FEET DRINKING FOUNTAIN: 1



## Unveiling...the new official POPS logo!



#572  
“Have a Seat”  
By Emma Reed

# Manhattan Community Board 1 Committee Reports

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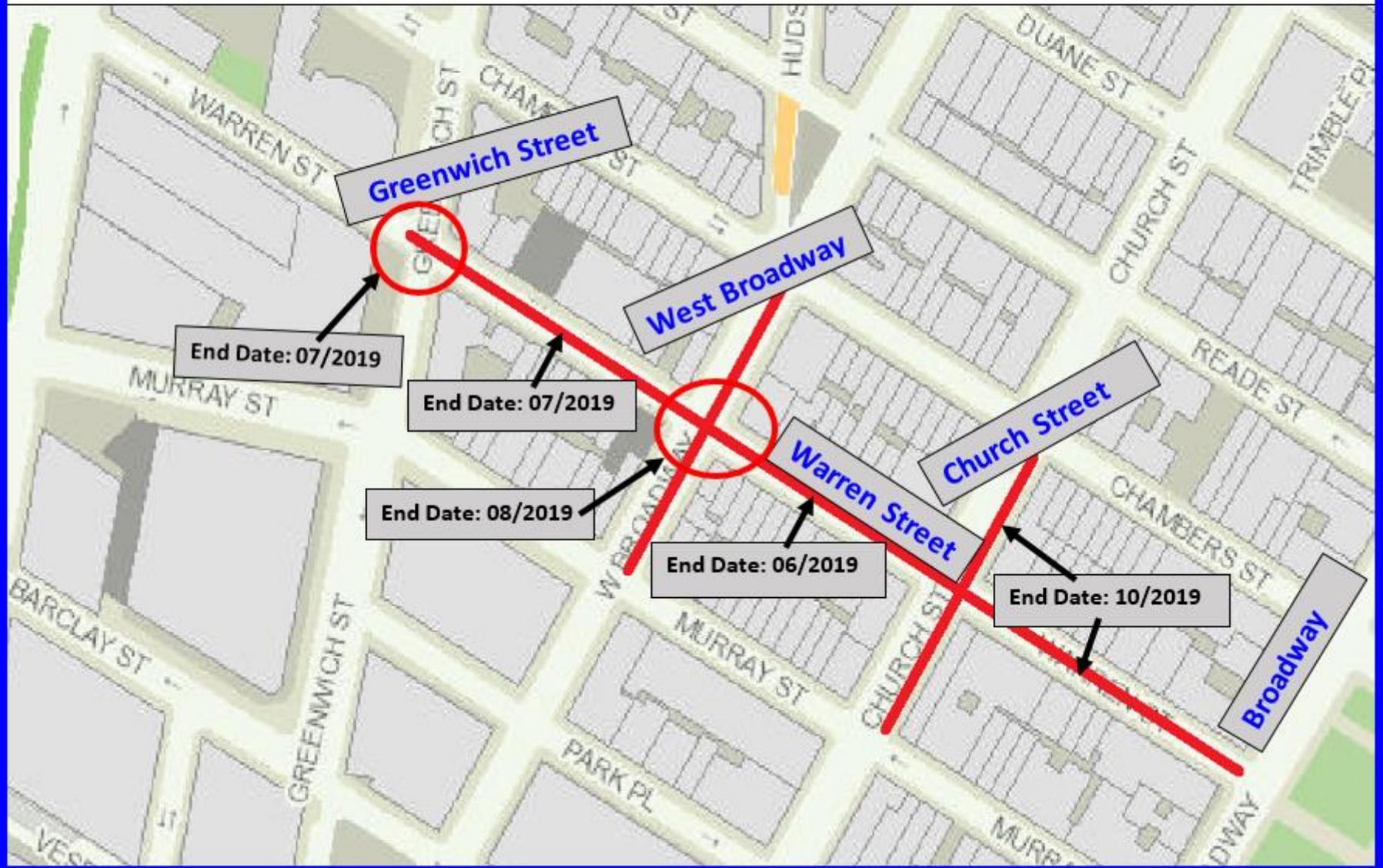
# Manhattan Community Board 1 Committee Reports

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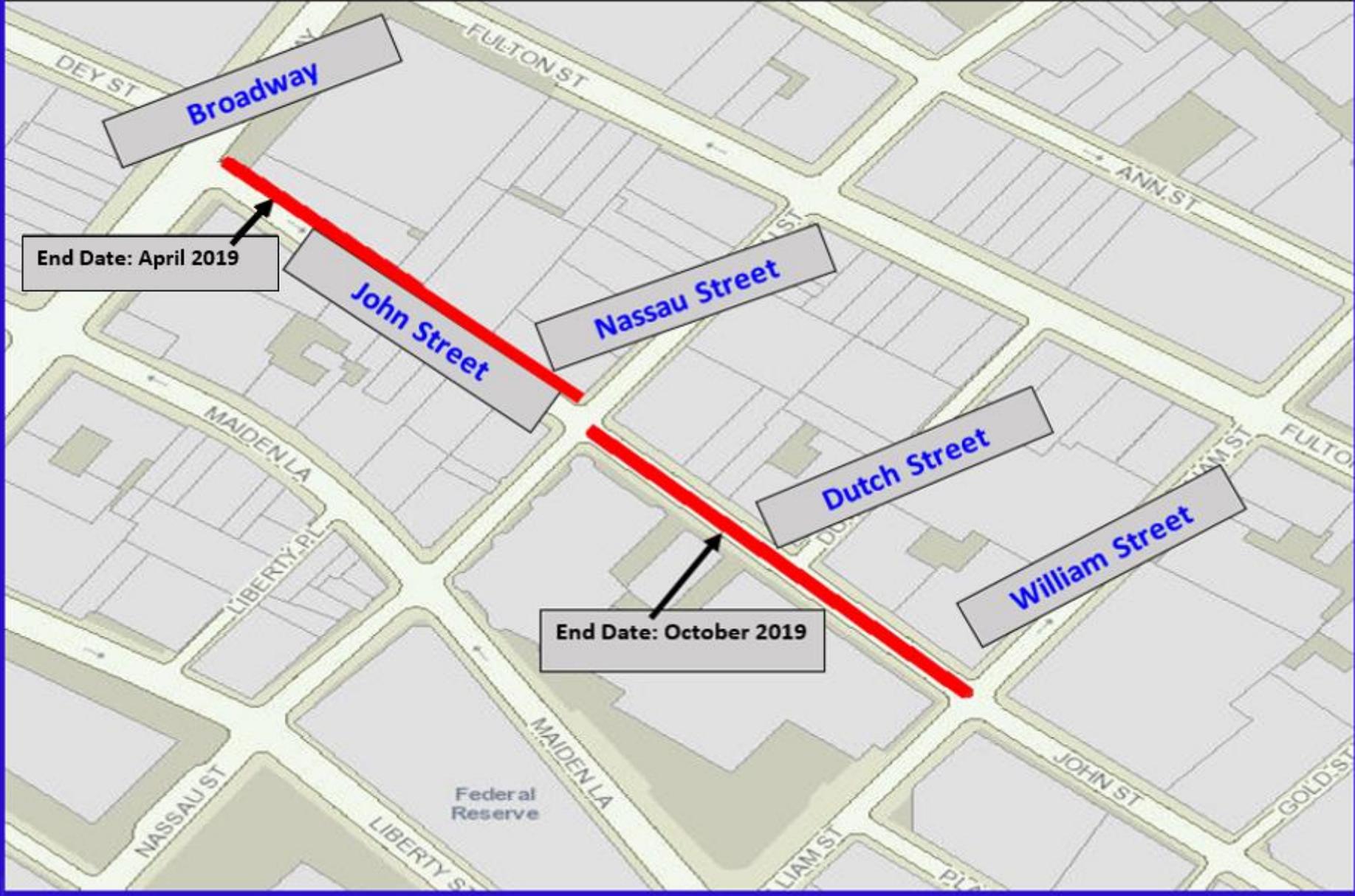
## Quality of Life & Service Delivery – M. James

- 1) Department of Design and Construction Work in Community District 1 – Report

# Warren Street Reconstruction Timeline



# John Street Reconstruction Timeline

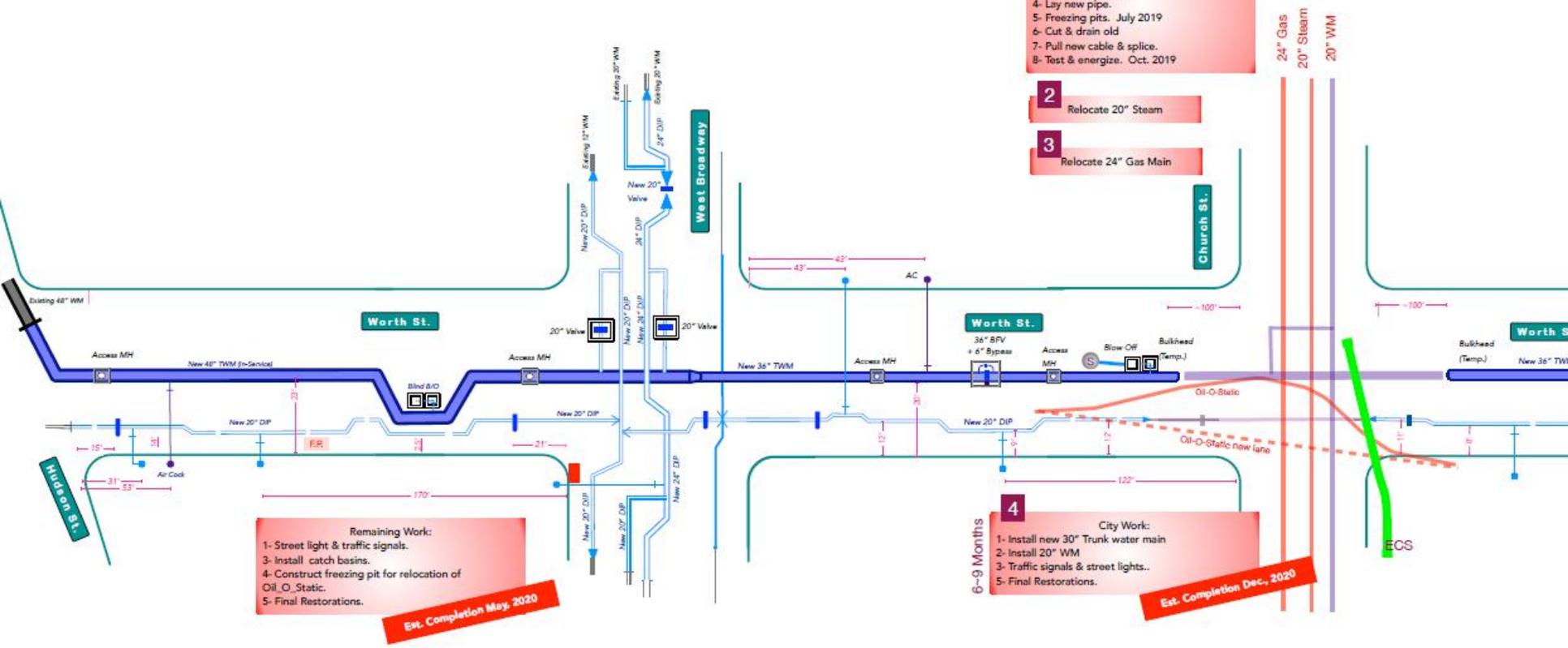


# Transmission Feeder Relocation Projected Timeline

- **Completed** - Excavated across Church St ~~01/15/19~~  
04/12/19
- **Completed** - Waiting for Scaffolding to be removed ifo AT&T building ~~04/12/19~~  
~~06/07/19~~
- Further excavation needed on S/W b/w Church to Bdwy 06/07/19 - 07/12/19
- Excavate and prepare freeze locations 07/15/19 – 07/26/19
- Establish freezes, remove existing cable 07/26/19 – 08/09/19
- Tie-in pipe, install/splice cable, refill section 08/10/19 – 08/30/19
- Restore excavations 09/02/19 – 09/06/19

Contract: HMMWTCA7E Reg. No. 20161414553  
 Reconstruction of Worth Street Street

Status as of June 19, 2019



**1** New Oil-O-Static:  
 1- Excavation / Establish lane. Start May 1st  
 2- Scaffold / or redesign.  
 3- ECS interference.  
 4- Lay new pipe.  
 5- Freezing pits. July 2019  
 6- Cut & drain old  
 7- Pull new cable & splice.  
 8- Test & energize. Oct. 2019

**2** Relocate 20" Steam

**3** Relocate 24" Gas Main

**Remaining Work:**  
 1- Street light & traffic signals.  
 3- Install catch basins.  
 4- Construct freezing pit for relocation of Oil\_O\_Static.  
 5- Final Restorations.  
**Est. Completion May, 2020**

**4** City Work:  
 1- Install new 30" Trunk water main  
 2- Install 20" WM  
 3- Traffic signals & street lights..  
 5- Final Restorations.  
**6-9 Months**  
**Est. Completion Dec., 2020**

24" Gas  
 20" Steam  
 20" WM

Church St.

Worth St.

Worth St.

Worth St.

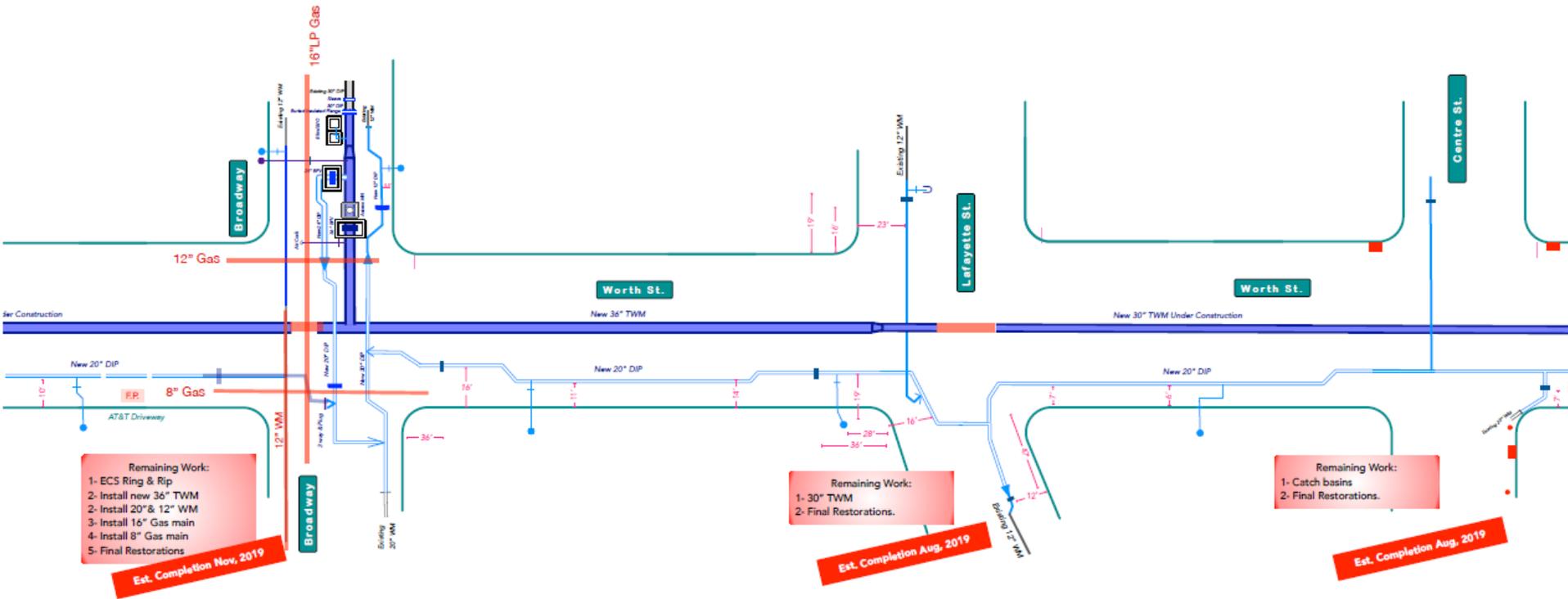
Hudson St.

West Broadway

ECS

Contract: HMMWCA7E Reg. No. 20161414553  
 Reconstruction of Worth Street Street

Status as of June 19, 2019





## Project Scope of work:

Catch Basins Installation

Water Main Installation

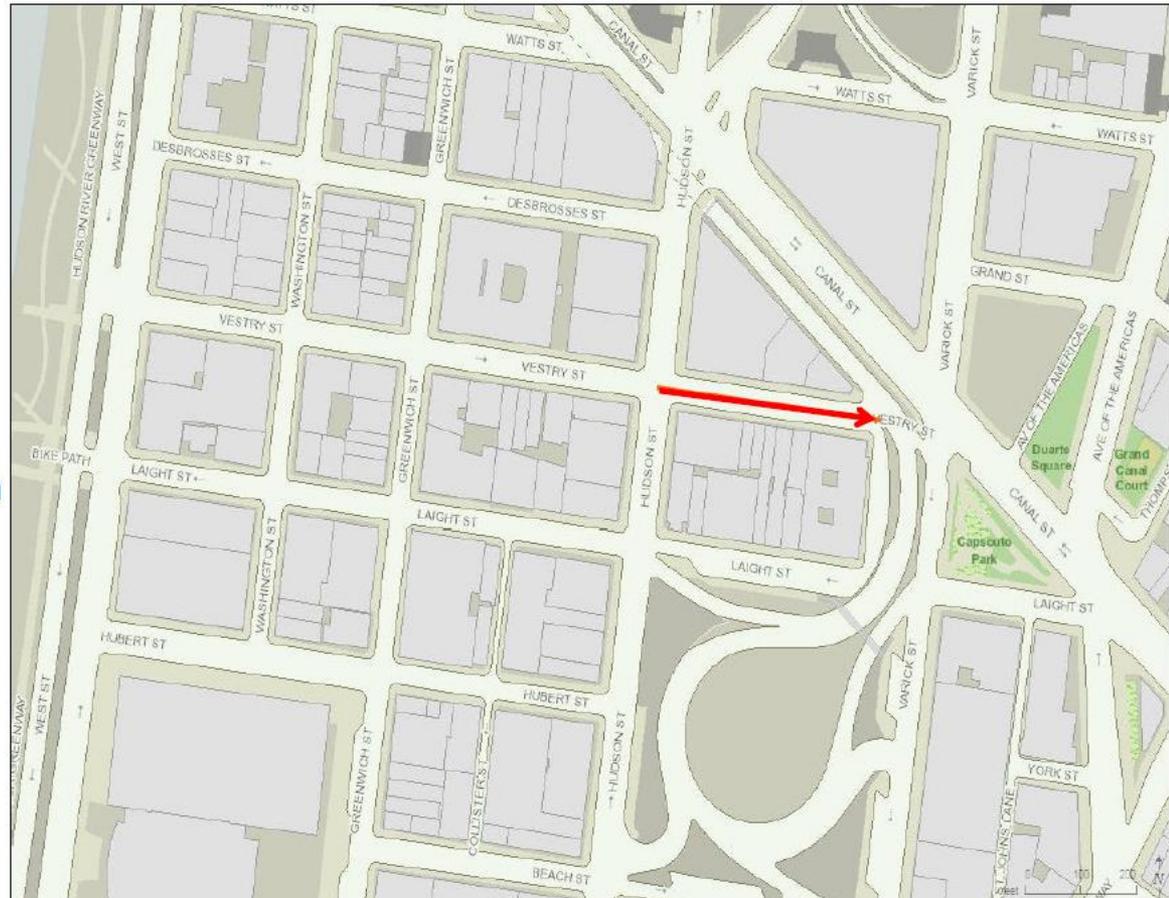
Replacement of Fire Hydrants

Sidewalk and Roadway Reconstruction

Street Lighting Installation

Traffic Signals Installation

Trolley Track Removal



## PURPOSE

Street restoration due to damage of Hurricane Sandy with new roadway construction with historical pavers, new curbs, sidewalks, catch basins and connections.



Existing



Conceptual

## Crosswalk on Vestry Street and Hudson Street



Existing



Conceptual

# NYC DOT Allowable Work Days/Hours

For the following location:

- Vestry Street between Hudson Street and Varick Street

The work hours will be:

- 7 am – 6 pm Monday through Friday
- 9 am – 6 pm Saturdays
- 10 am – 6 pm Sundays
  
- Temporary Parking Restrictions will take place.
- Temporary Road Closure may occur.
- Coordination with the FDNY, NYPD, DSNY and Port Authority NY/NJ will be done at all times.

## Community Impacts

- Pedestrian access will be maintained at all times.
- The Resident Engineer (R.E.) will monitor operations and work within DEP Noise Code regulations.
- Temporary street closures and/or limited access may be necessary while work is conducted (Coordination will be arranged on a case by case basis).
- Parking will be temporarily restricted during construction. Advanced notification will be provided.
- Coordination and collection of garbage and other discarded items, may be necessary (Coordination will be arranged on a case by case basis).
- Flag persons/Traffic Enforcement Agents will be assigned for traffic control.

# Community Impacts Continued:

## **Water Service Interruptions:**

There is planned DEP work as part of this project.

- DEP work will consist of the removal and installation of Fire Hydrants. The community will be notified in advance of water service interruptions (72-Hour notice, followed by a 24-Hour confirmation/cancellation notice)

## **Parking Restrictions:**

- No Curbside Parking
- Temporary Road Closures
- Access at all times to driveways and deliveries.

## **Special Needs:**

- Individuals with special needs should contact the CCL.
- DDC field staff will work with those individuals to minimize impacts.

## **Rodent Control:**

- Rodent survey will be performed.
- Rodent Control Stations will be installed by a professional rodent control contractor. The stations will be baited periodically.

# Manhattan Community Board 1 Committee Reports

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## Youth & Education – T. Joyce

- 1) Millennium speed hump installation – Report
- 2) Transition of Student Metrocards – Report
- 3) Support for New American Youth Ballet to perform on stage at Stuyvesant High School – Report

# Manhattan Community Board 1 Committee Reports

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

- 1) 116 Duane Street, BSA application 2019-50-BZ for a special permit for the operation of a physical culture establishment (Trinity Boxing Club) – Resolution
- 2) 100 Pearl Street (7 Hanover Square) – Report



# **100 PEARL STREET**

COMMUNITY BOARD 1 - MANHATTAN

LAND USE COMMITTEE

06.03.2019

**S9**ARCHITECTURE

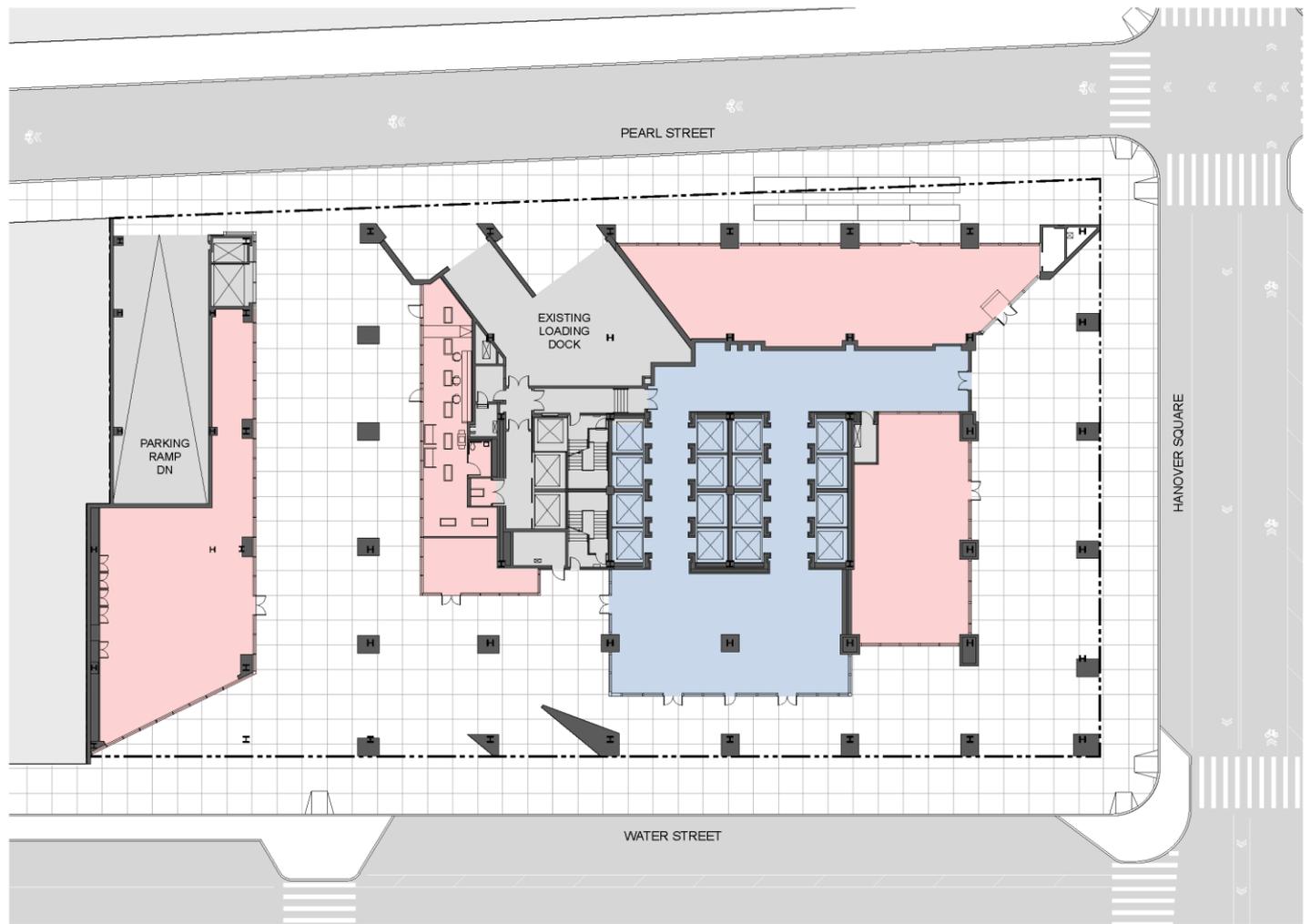


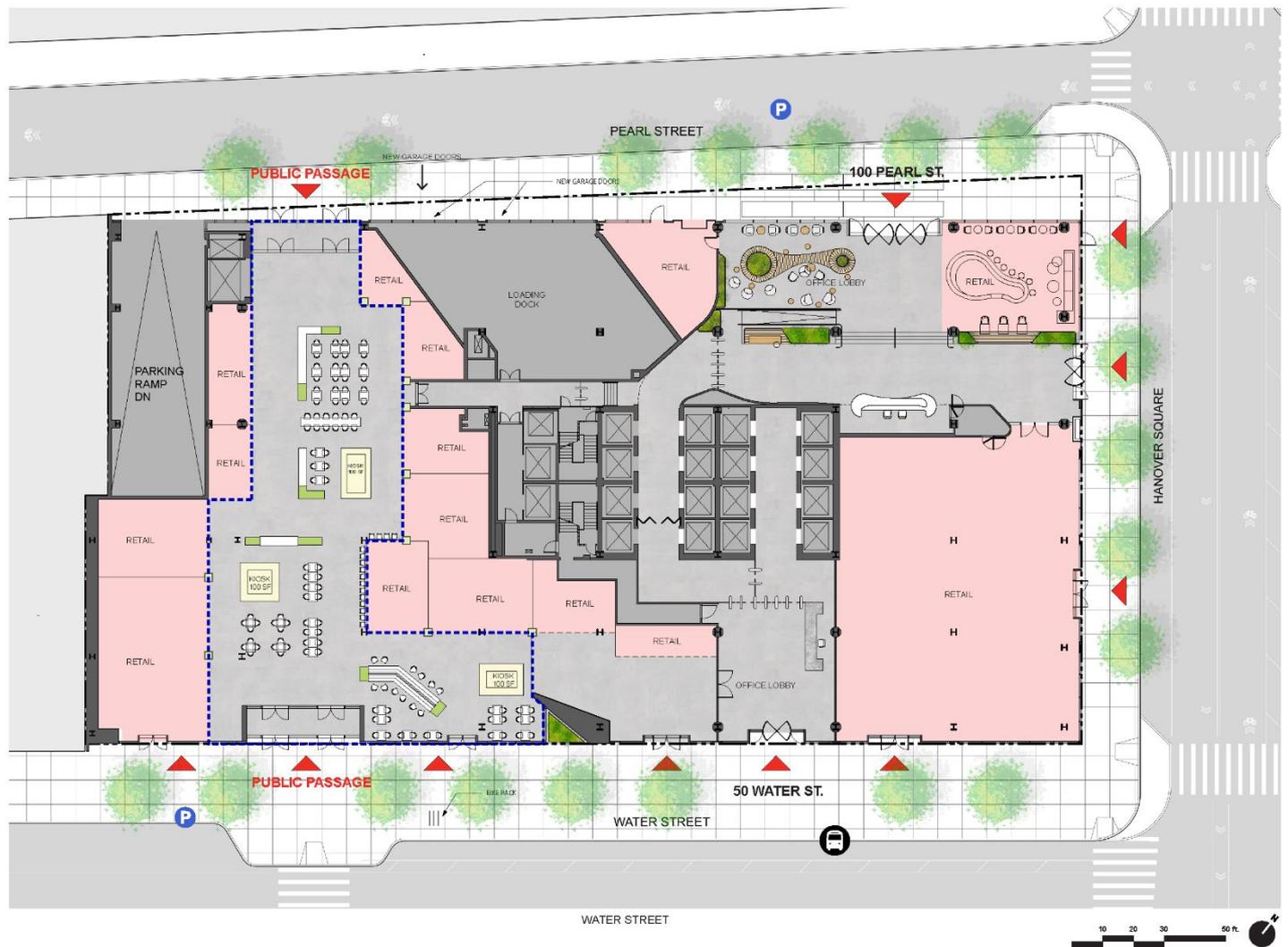
EXISTING

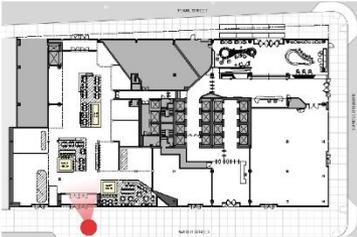


PROPOSED

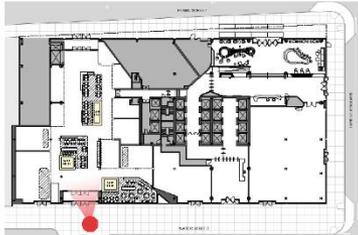
RENDERINGS FOR ILLUSTRATIVE PURPOSES ONLY







INDOOR PUBLIC SPACE



# Manhattan Community Board 1 Committee Reports

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## Transportation & Street Activity Permits – D. Chu

- 1) MTA OMNY Fare Payment System – Report
- 2) Potential formation of Community Board 1 Congestion Pricing Working Group – Report



Presentation to Manhattan Community Board 1

June 4, 2019

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## Launched Public Pilot: May 31, 2019



- Introduced OMNY through a public pilot – May 31, 2019
  - 16 stations on the 4 5 6 lines from 42 St-Grand Central to Atlantic Av-Barclays Ctr
  - All buses on Staten Island

# Complete Timeline

## Phase I: 2019



- May: Launched the public pilot phase on 4 5 6 from Grand Central to Atlantic Av-Barclays Ctr, and on all Staten Island buses
- Resume installation of system infrastructure on bus and subway
- Q4: Continue activation of OMNY readers at more subway stations and buses

## Phase II: 2020



- Continue rolling out OMNY and complete installation of OMNY readers on all subways and buses by the end of the year

## Phase III: 2021



- Introduce the contactless MTA OMNY card, available for purchase or reloading, using cash or credit/debit card at retail locations.
- Incorporate railroad mobile ticketing (eTix) into OMNY.

## Phase IV: 2022



- Install OMNY vending machines in New York City Transit, Metro-North Railroad, and Long Island Rail Road stations

## Phase V: 2023



- Retire the MetroCard, and complete the transition to OMNY

# Manhattan Community Board 1 Committee Reports

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## Transportation & Street Activity Permits – D. Chu

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# Manhattan Community Board 1 Committee Reports

## Licensing & Permits – J. Ehrlich

### *Tribeca area*

- 1) 105 Hudson Street, application for liquor license for Trybeca LLC d/b/a Pending – Resolution

### *Financial District area*

- 1) 200 Broadway, application for liquor license for Tacodumbo 200 Broadway LLC d/b/a Tacodumbo – Resolution
- 2) 74 Broad Street, application for liquor license for Loncheria Calle Ancha, LLC, d/b/a TBD – Resolution
- 3) 83 Maiden lane, application for liquor license for Oro LLC d/b/a Mezcall – Resolution
- 4) 120 Broadway, application for liquor license for Great Performances/Artists as Waitresses, Inc. d/b/a TBD – Resolution

# Manhattan Community Board 1 Committee Reports

## Licensing & Permits – J. Ehrlich

### Battery Park City area

- 1) 200 Vesey, application for liquor license for SABF LLC, d/b/a Sant Ambroeus – Resolution
- 2) 250 Vesey Street, application for alteration of liquor license for Tartinery Liberty LLC d/b/a TBD – Resolution

### Seaport/Civic Center area

- 1) 4 Fulton Street, application for liquor license for McNally Jackson Seaport, LLC d/b/a McNally Jackson Books – Resolution

# Manhattan Community Board 1 Committee Reports

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## Waterfront, Parks & Cultural – P. Goldstein

- 1) Museum of Jewish Heritage – Report
- 2) Hudson River Park Public Programs and Estuary Lab Summer Programs – Report
- 3) Hudson River Park/Pier 40 Legislation – Report

## PUBLIC PROGRAMS



### DANCE



### ESTUARY LAB



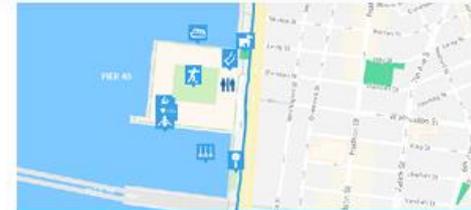
### FAMILY



### FITNESS



### MOVIES



### EXPLORE THE PARK

Calendar for June 2019:

JUNE 2019						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

### EVENTS CALENDAR

[PUBLIC PROGRAMS](#)[PLAN YOUR EVENT](#)[SPONSOR AN EVENT](#)

For up-to-the minute event news, including cancellations and time changes, [follow Hudson River Park on Twitter](#). Download the Summer of Fun events calendar [here](#).



Museum of Jewish Heritage – 36 Battery Place

# Manhattan Community Board 1 Committee Reports

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- 1) Museum of Jewish Heritage – Report
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# Manhattan Community Board 1 Committee Reports

## Landmarks & Preservation – B. Ehrmann

- 1) 177 Hudson Street, removal of concrete covering sidewalk glass light vault covers on Hudson and Vestry Streets and new construction of concrete sidewalk – Resolution
- 2) 88 Franklin Street, application for glass roof rail installation – Resolution
- 3) 56 Beaver Street, application for removal and replacement of existing aluminum windows – Resolution
- 4) 31 Lispenard Street, block number 201, lot number 1, 7 story high end residential project and demolition of 1 story structure that is not landmarked – Resolution

# 177 Hudson Street – Existing Conditions

*Existing Conditions*

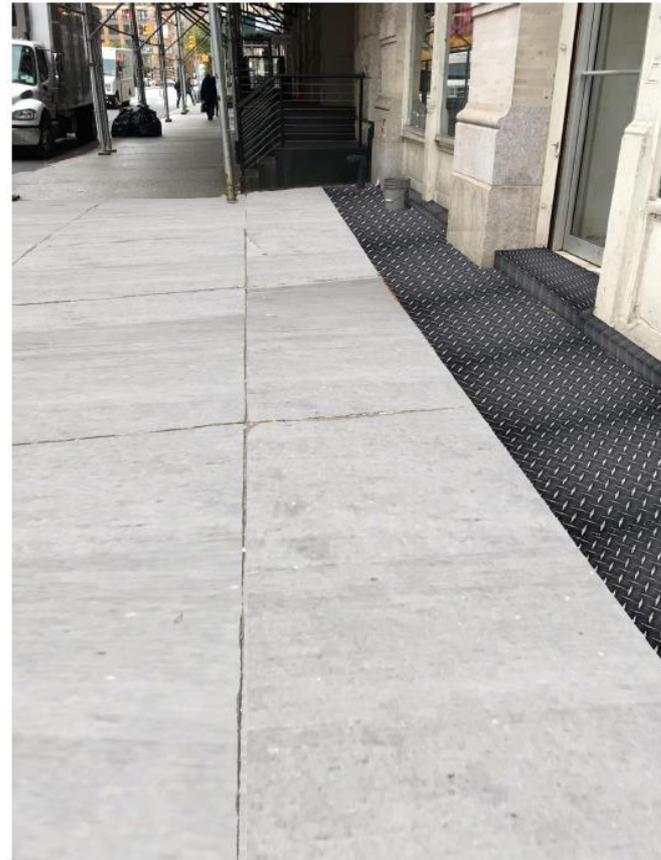


# 177 Hudson Street – Existing Conditions

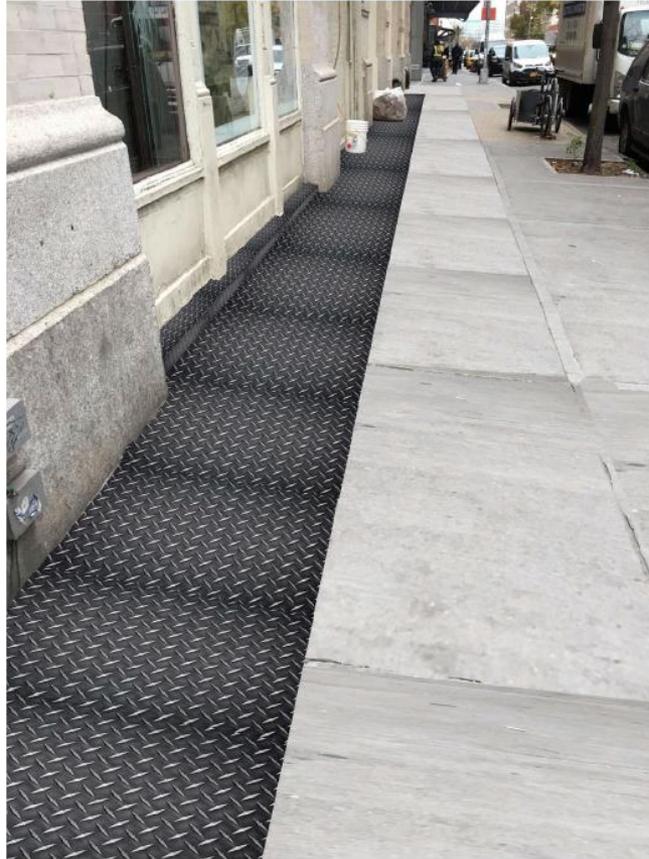


# 177 Hudson Street – Proposed Conditions

*Proposed Conditions*



# 177 Hudson Street – Proposed Conditions



# 88 Franklin Street – Historic and Present Conditions

## 88 FRANKLIN STREET- PHOTOS



88 FRANKLIN STREET- 1940s TAX PHOTO



WHITE STREET & 6TH AVE- 1940s TAX PHOTO



WHITE STREET & 6TH AVE- NW CORNER- 4.29.2019



WHITE STREET & 6TH AVE- NE CORNER- 4.29.2019



88 FRANKLIN STREET- 1980s TAX PHOTO



CHURCH STREET- 1980s TAX PHOTO



88 FRANKLIN STREET- 4.29.2019



WHITE STREET & 6TH AVE- SW CORNER- 4.29.2019

# 88 Franklin Street – Proposed Conditions

## 88 FRANKLIN STREET: SCOPE OF WORK



SITE PLAN- N.T.S.  
ADDRESS: 88 FRANKLIN STREET  
NEW YORK, NY 10013



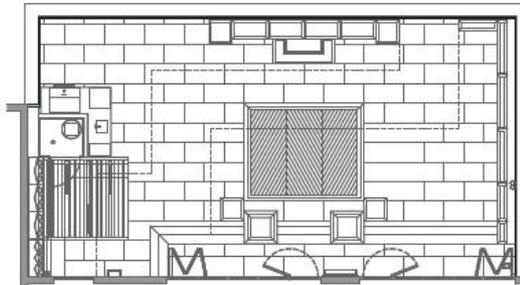
\* INSTALLATION OF NEW 9/16" THICK LAMINATED TEMPERED NON-REFLECTIVE GLASS SCREEN AT THE NORTH PENTHOUSE TERRACE PARAPET OF 88 FRANKLIN STREET.

### PROJECT DETAILS

- \* MOST VISIBLE VIEW FROM 6TH AVE AND WHITE STREET SHOWN IN RENDERING.
- \* THE NEW PROPOSED GLASS SCREEN IS 6'-0" ABOVE THE FINISHED ROOF DECK.
- \* PERGOLA, GRILL AREA, AND PLANTERS ARE ALL PREVIOUSLY APPROVED WORK.
- \* PROPOSED TO CREATE A SAFE AND ENCLOSED SPACE FOR THE FAMILY.
- \* NORTH TERRACE FACES THE INTERIOR OF THE BLOCK.

LINE OF BUILDINGS  
ON CHURCH STREET

LEGEND:  
GLASS  
SCREEN



NORTH TERRACE PLAN- 1/4" - 1'-0"



# 88 Franklin Street – Proposed Conditions



STREET VIEW MAP- N.T.S.  
ADDRESS: 88 FRANKLIN STREET  
NEW YORK, NY 10013



STREET VIEWS



STREET VIEW 2

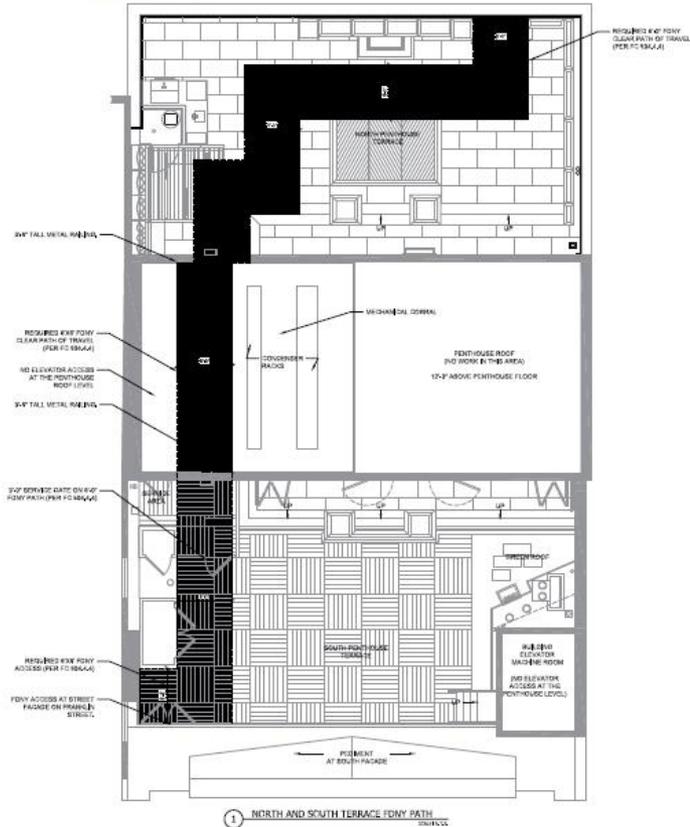


STREET VIEW 3- GLASS SCREEN/ ROOF RAIL MOCK UP  
ROOF RAIL UNDER SEPARATE APPLICATION

# 88 Franklin Street – FDNY Plan

## FDNY PLAN

NOTE: FDNY ACCESS FROM SOUTH TERRACE ( STREET FACADE) OVER EXISTING PENTHOUSE ROOF TO NORTH TERRACE, NORTH TERRACE FACES INTERIOR OF BLOCK.



STREET FACADE ON FRANKLIN STREET

# 56 Beaver Street – Existing Conditions



View of Building Elevation - East

Existing Condition Photos



View of Existing Building Elevation - Northeast



View of Existing Building Elevation - North

# 56 Beaver Street – Existing Conditions



View of Building Elevation - East

Existing Condition Photos



View of Existing Building Elevation - Northeast



View of Existing Building Elevation - North

# 56 Beaver Street – Existing Conditions



View of Existing Building Elevation - Southeast



View of Existing Building Elevation - Southeast



View of Existing Building Elevation - Northeast



View of Existing Building Elevation - Northeast

## Existing Condition Photos

# 56 Beaver Street – Historic Conditions

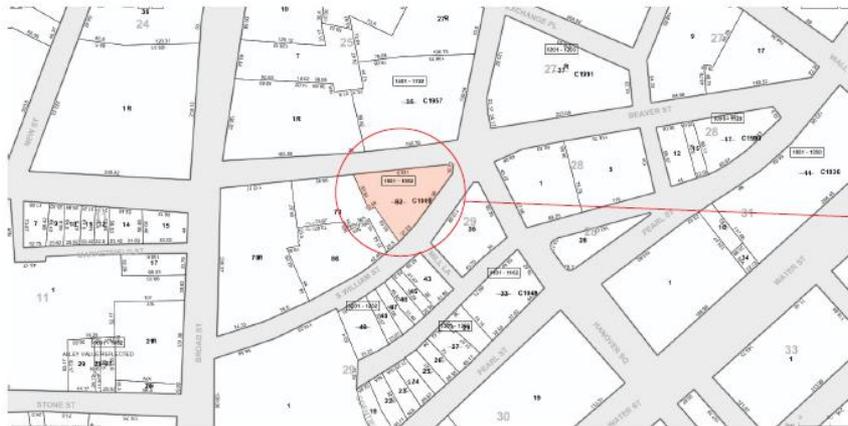


Tax Photo | 1940's 56 Beaver Street, New York, NY 10004



Tax Photo | 1980's 56 Beaver Street, New York, NY 10004

# 56 Beaver Street – Historic Conditions



Tax Map 56 Beaver Street, New York, NY 10004



Enlarged Tax Map



Overview Northeast Corner



Northeast Corner



Ground Floor



Second Floor

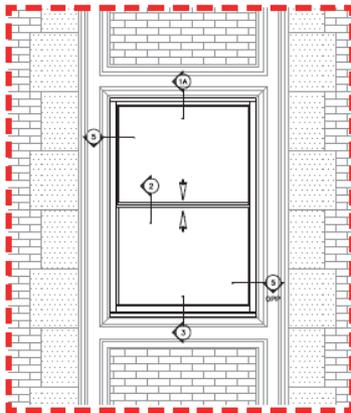


South Facade

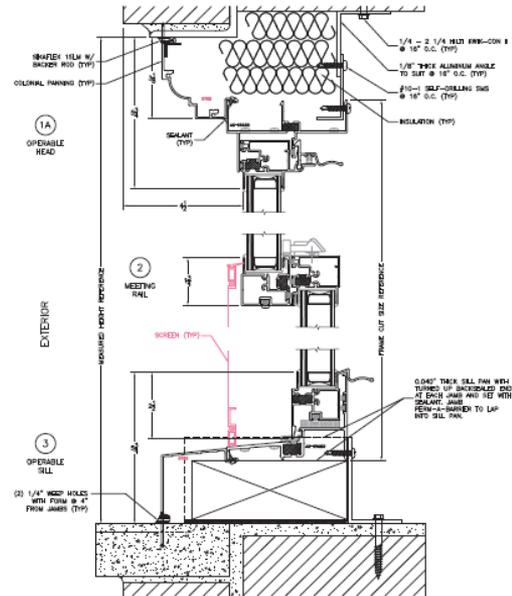
## Historic Photos



# 56 Beaver Street – Proposed Conditions

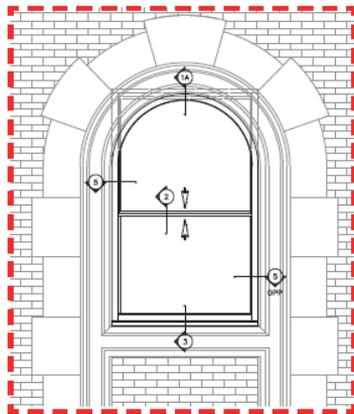


TYPE 'B' | New Double Hung Window



TYPE 'B' | Typ. Double Hung Window Sections

# 56 Beaver Street – Proposed Conditions

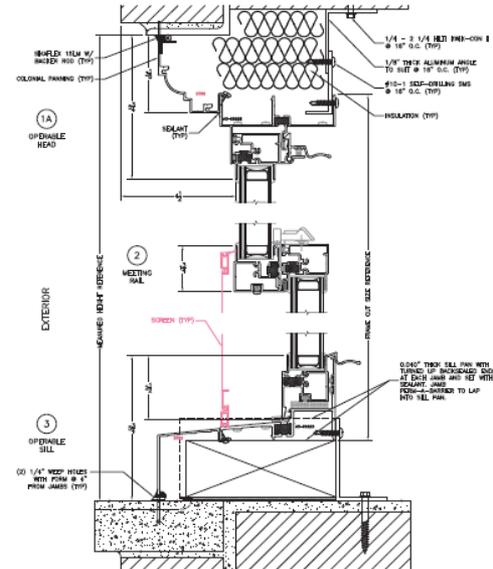


TYPE 'C' | New Arched Double Hung Window



EXTERIOR

5  
OPERABLE  
JAMB

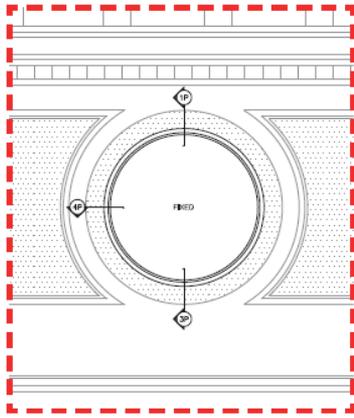


EXTERIOR

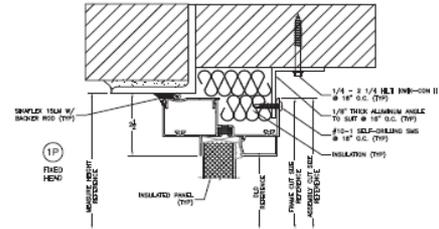
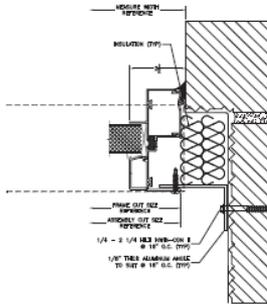
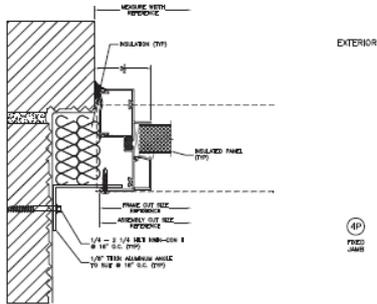
3  
OPERABLE  
SILL

TYPE 'C' | Typ. Double Hung Window Sections

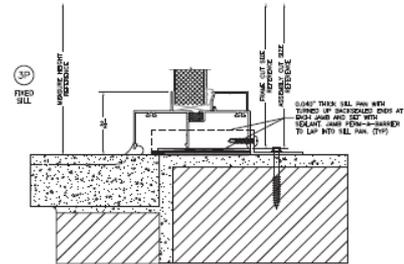
# 56 Beaver Street – Proposed Conditions



TYPE 'D' | New Fixed Round Window

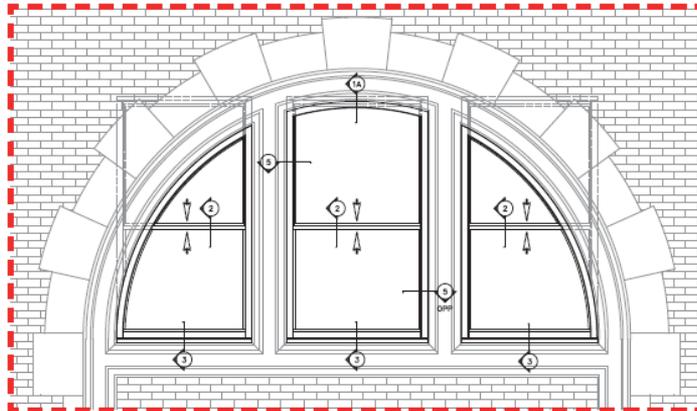


EXTERIOR

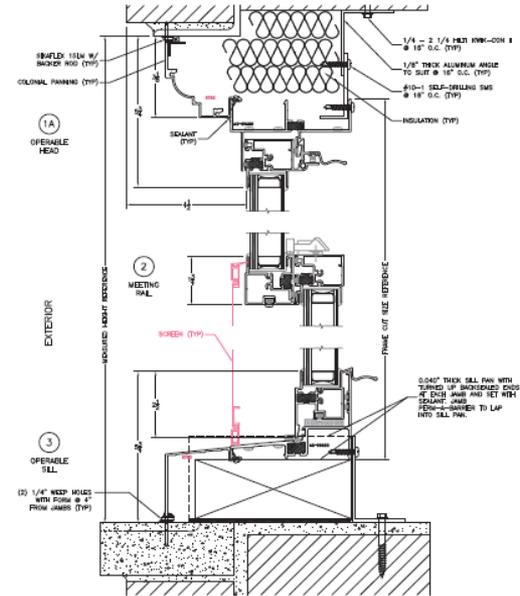
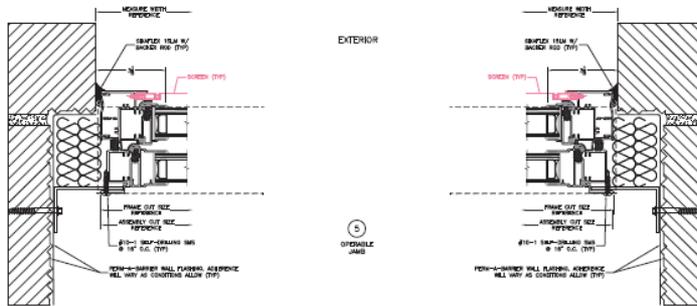


TYPE 'D' | Typ. Fixed Window Sections

# 56 Beaver Street – Proposed Conditions

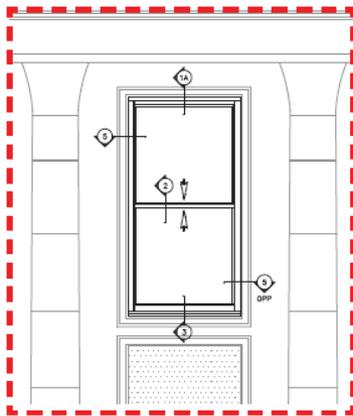


TYPE 'E' | New Arched Double Hung Windows

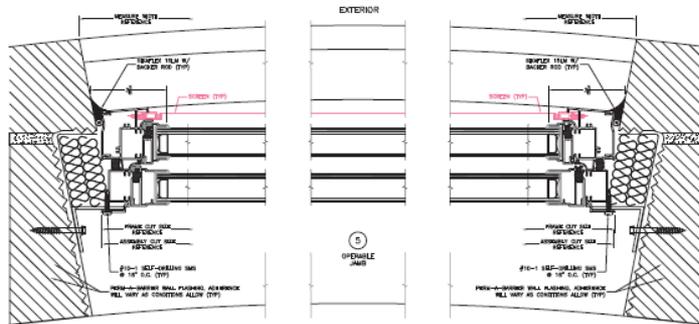


TYPE 'E' | Typ. Double Hung Window Sections

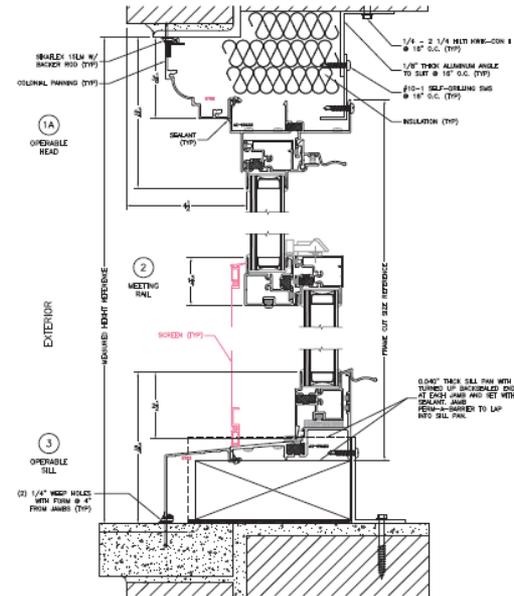
# 56 Beaver Street – Proposed Conditions



TYPE 'F' | New Double Hung Window @ Curved Facade



caseworks design group • Project No. 1003-05 • 56 Beaver Street • Window Replacement Program



TYPE 'F' | Typ. Double Hung Window Sections

# 31 Lispenard Street – Existing Conditions



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212.352.3099  
CGPSS PARTNERS, LLP 2016

31 LISPENARD STREET

BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER \_\_\_\_\_

STRUCTURAL ENGINEER \_\_\_\_\_

MECHANICAL ENGINEER \_\_\_\_\_

OWNER \_\_\_\_\_

ISSUE \_\_\_\_\_

06-06-2019

SCALE \_\_\_\_\_

PROJECT

31 LISPENARD STREET

DRAWING

SITE EXISTING



DATE: 06-06-2019

PROJECT NO: 1802.00

DWG NO:

3

CAD FILE NO: | CP

# 31 Lispenard Street – Existing Conditions



1) View looking east on Church Street



2) View looking north-east on Church Street



3) View looking north-west at cross street of Church and Lispenard



4) View looking south-west on Church Street



5) View looking south-east at cross street of Church and Lispenard



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 CGF55 PARTNERS, LLP 2018

31 LISPENARD STREET

BLOCK: 210  
 LOT: 1&2  
 1802.00

DEVELOPER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

OWNER

DATE

06-06-2019

SCALE

PROJECT

31 LISPENARD STREET

DRAWING

SITE PHOTOS 2019



DATE: 06-06-2019

PROJECT NO.: 1802.00

DWG NO.:

7

CAD FILE NO. OF

# 31 Lispenard Street – Proposed Conditions



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BLOCK:210  
LOT:1&2  
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DEVELOPER \_\_\_\_\_  
STRUCTURAL ENGINEER \_\_\_\_\_  
MECHANICAL ENGINEER \_\_\_\_\_  
OWNER \_\_\_\_\_  
ISSUE  
06-06-2019  
SCALE \_\_\_\_\_  
PROJECT  
31 LISPENARD STREET  
DRAWING  
SITE PROPOSAL



DATE: 06-06-2019  
PROJECT NO: 1802.00  
DWG NO:  
4  
CAD FILE NO: \_\_\_ OF

# 31 Lispenard Street – Historic Conditions



A1) 321-23 Church Street  
1940 DOF tax record



B2) 321-23 Church Street  
1940 DOF tax record



A3) 321-23 Church Street  
1950 DOF tax record



B4) 321-23 Church Street  
1950 DOF tax record



B5) 321-23 Church Street  
1980 DOF tax record



C6) 325 Church Street  
1940 DOF tax record



C7) 325 Church Street  
1980 DOF tax record



Sanborn Map, 1930

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 GCFSS PARTNERS, LLP 2016

**31 LISPENARD STREET**

**BLOCK: 210**  
**LOT: 1&2**  
**1802.00**

DEVELOPER: \_\_\_\_\_  
 STRUCTURAL ENGINEER: \_\_\_\_\_  
 MECHANICAL ENGINEER: \_\_\_\_\_  
 OWNER: \_\_\_\_\_  
 ISSUE: \_\_\_\_\_  
 06-06-2019  
 SCALE: \_\_\_\_\_

PROJECT: \_\_\_\_\_  
**31 LISPENARD STREET**  
 DRAWING: \_\_\_\_\_  
 HISTORIC PHOTOS 1940-1980

REGISTERED ARCHITECT  
 DAVID EARL GROSS  
 STATE OF NEW YORK  
 16587

DATE: 06-06-2019  
 PROJECT NO: 1802.00  
 DWG NO: \_\_\_\_\_  
**6**  
 CAD FILE NO: \_\_\_\_\_ OF \_\_\_\_\_

# 31 Lispenard Street – Contemporary Building in District



14 White Street | DXA Studio & NAVA | Approved March 2017



100 Franklin Street | DDG Partners | Approved January 2014



14 White Street | DXA Studio & NAVA | Approved March 2017



83 Walker Street | Morris Ajmi | Approved June 2011

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**31 LISPENARD STREET**

BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER \_\_\_\_\_  
STRUCTURAL ENGINEER \_\_\_\_\_  
MECHANICAL ENGINEER \_\_\_\_\_  
OWNER \_\_\_\_\_  
DATE: 06-06-2019  
SCALE \_\_\_\_\_

PROJECT  
**31 LISPENARD STREET**  
DRAWING  
CONTEMPORARY BUILDINGS  
IN DISTRICT

REGISTERED ARCHITECT  
DAVID EARL CROSS  
STATE OF NEW YORK  
18587

DATE: 06-06-2019  
PROJECT NO: 1802.00  
DWG NO:  
**8**  
CAD FILE NO: \_\_\_\_\_ OF \_\_\_\_\_

# 31 Lispenard Street – Historic Building in District



A) 281 Church Street [25'-0" X 75'-0"]



B) 41 White Street [26'-0" wide]



C) 42 Lispenard Street [29'-0" wide]



D) 361 Broadway [54'-0" X 165'-0"]  
\*Individual Landmark outside of district



E) 394 Broadway [28'-0" wide]



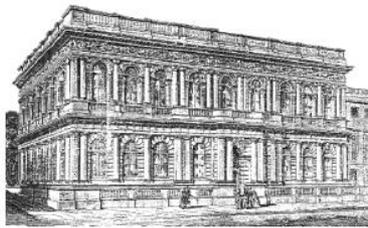
**GF55**  
PARTNERS  
19 W. 21ST STREET  
NEW YORK NY 10011  
212 322 3099  
CGF55 PARTNERS, LLP 2016

31 LISPENARD STREET

BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER \_\_\_\_\_  
STRUCTURAL ENGINEER \_\_\_\_\_  
MECHANICAL ENGINEER \_\_\_\_\_  
OWNER \_\_\_\_\_  
ISSUE \_\_\_\_\_  
06-06-2019  
SCALE \_\_\_\_\_  
PROJECT  
31 LISPENARD STREET  
DRAWING  
HISTORIC BUILDINGS IN  
THE DISTRICT  
  
DATE: 06-06-2019  
PROJECT NO: 1802.00  
DWG NO: \_\_\_\_\_  
9  
CAD FILE NO: \_\_\_\_\_ OF \_\_\_\_\_

# 31 Lispenard Street – Historic Precedent



BRITISH CLUB HOUSE

Italianate, Venetian Palace prototype, Sydney Smirke, Carlton Club House, London (1856)

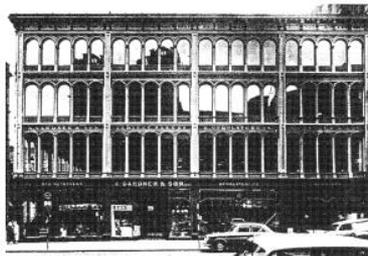


FIRST DEPARTMENT STORE IN THE U.S.

FASHIONABLE "MARBLE PALACE"

Built by a British entrepreneur to look like a palace to better market the goods on sale

Italianate style, John B. Sook and Joseph Trench, A.T. Stewart Dry Goods Store, 200 Broadway, Manhattan (1846)



CAGE-LIKE GRID SKELETAL FACADE

Italianate buildings were built with cast iron facades

Some styles became known as "sperm candle" facades

Italianate cast iron warehouse, John Kellum, 55 White Street (1861)



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BLOCK:210  
LOT:1&2  
1802.00

DEVELOPER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

OWNER

ISSUE

06-06-2019

SCALE

PROJECT

31 LISPENARD STREET

DRAWING

HISTORIC PRECEDENT

ITALIANATE ARCHITECTURE



DATE: 06-06-2019

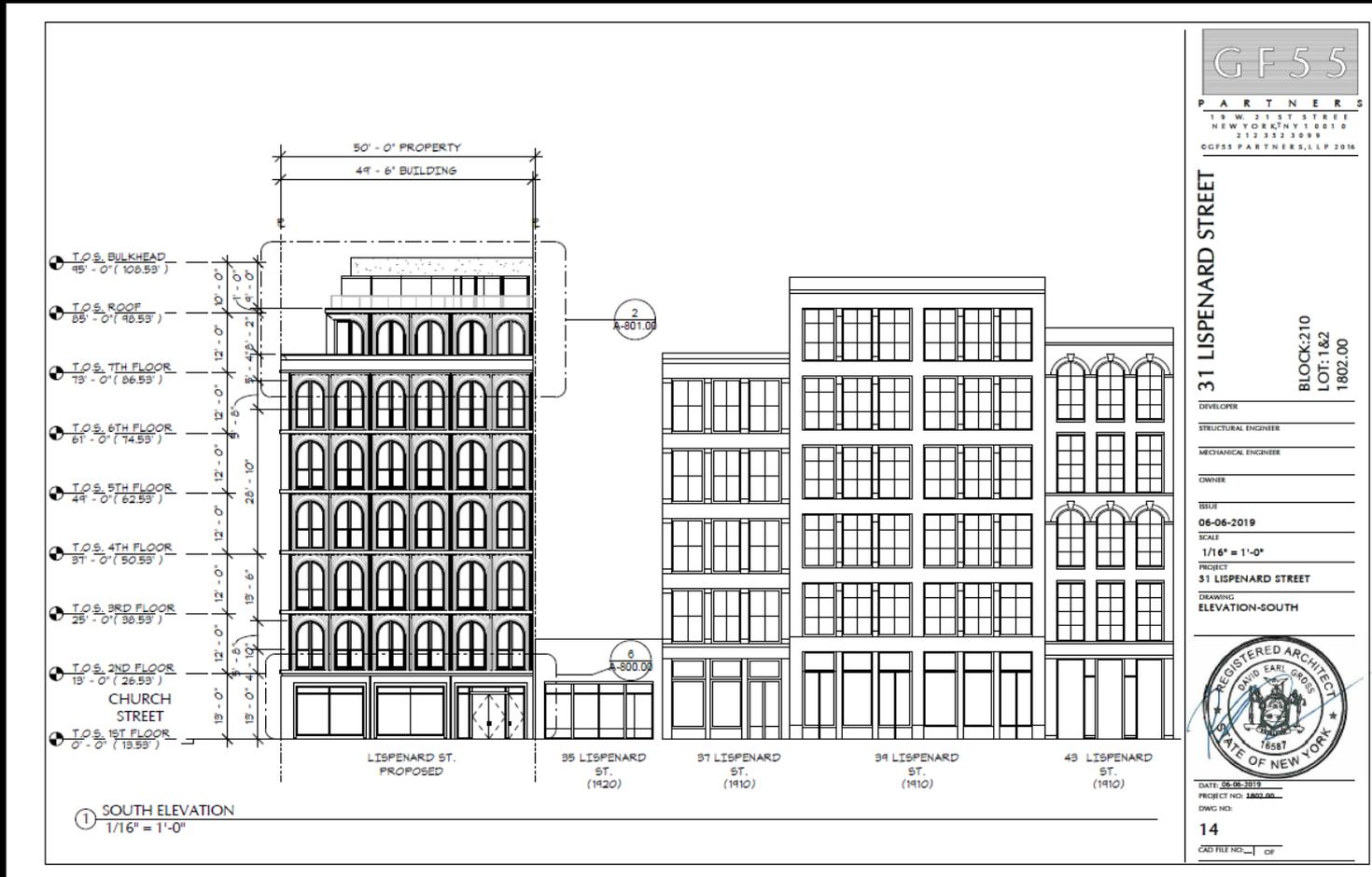
PROJECT NO: 1802.00

DWG NO:

10

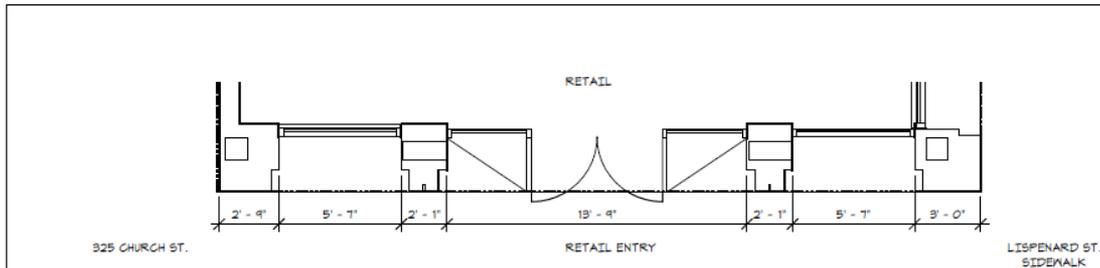
CAD FILE NO: OF

# 31 Lispenard Street – Proposed Conditions

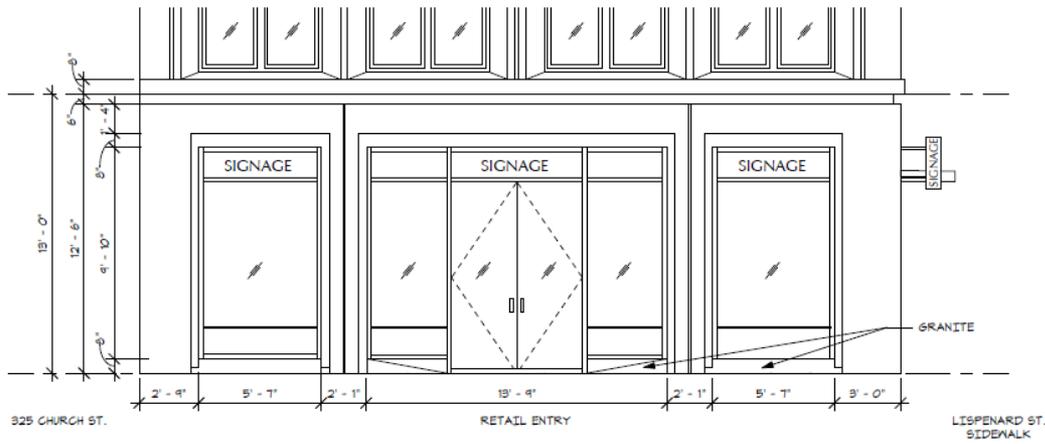




# 31 Lispenard Street – Proposed Conditions



① ENLARGED PLAN, CHURCH ST.  
1/4" = 1'-0"



② ENLARGED ELEVATION, CHURCH ST.  
1/4" = 1'-0"

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212 352 3099  
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31 LISPENARD STREET

BLOCK:210  
LOT:1&2  
1802.00

DEVELOPER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

OWNER

TITLE

06-06-2019

SCALE

1/4" = 1'-0"

PROJECT

31 LISPENARD STREET

DRAWING

ENLARGED STOREFRONT

ELEVATION & PLAN



DATE: 06-06-2019

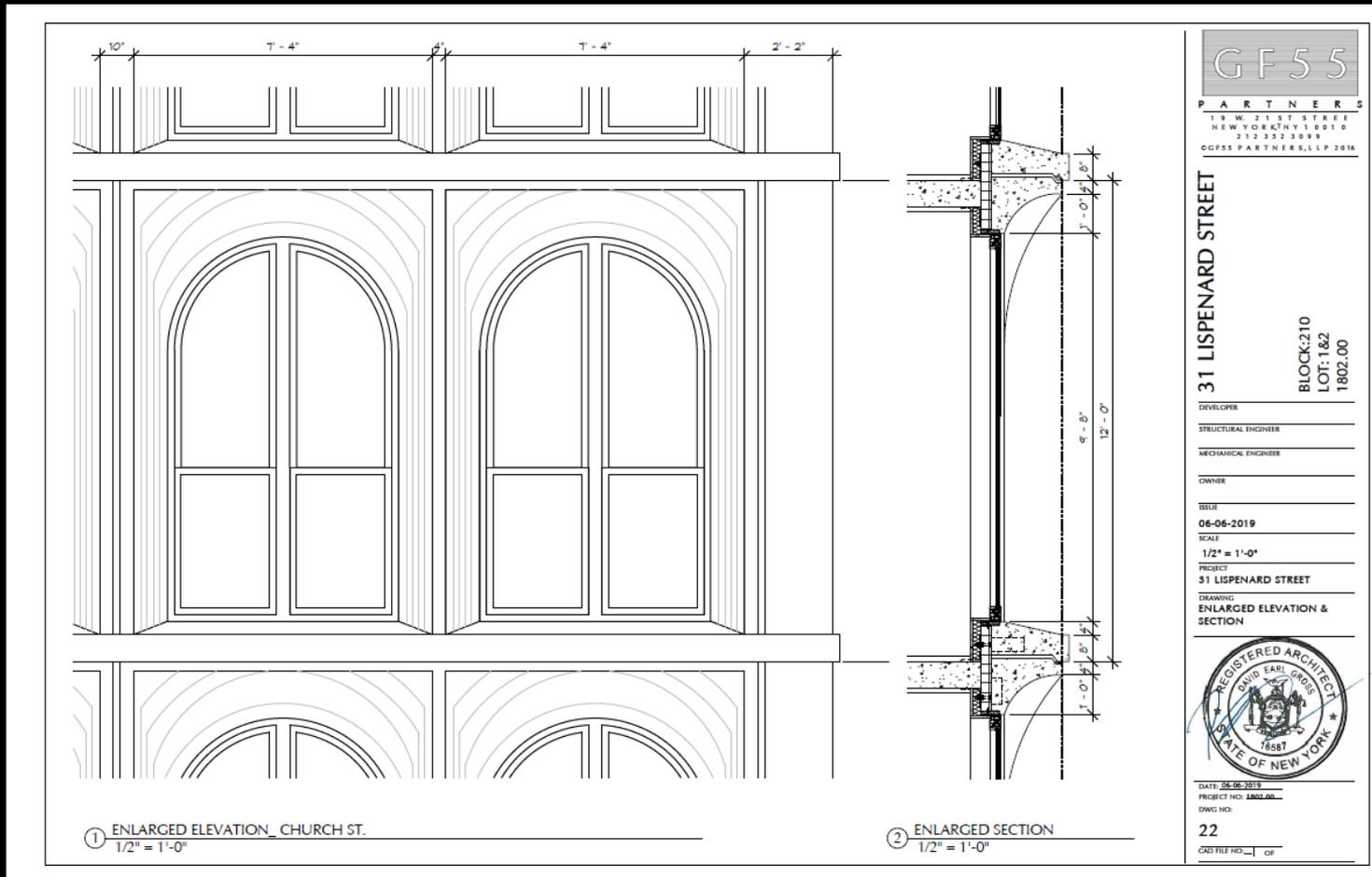
PROJECT NO: 1802.00

DWG NO:

18

CAD FILE NO: CIP

# 31 Lispenard Street – Proposed Conditions



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**31 LISPENARD STREET**

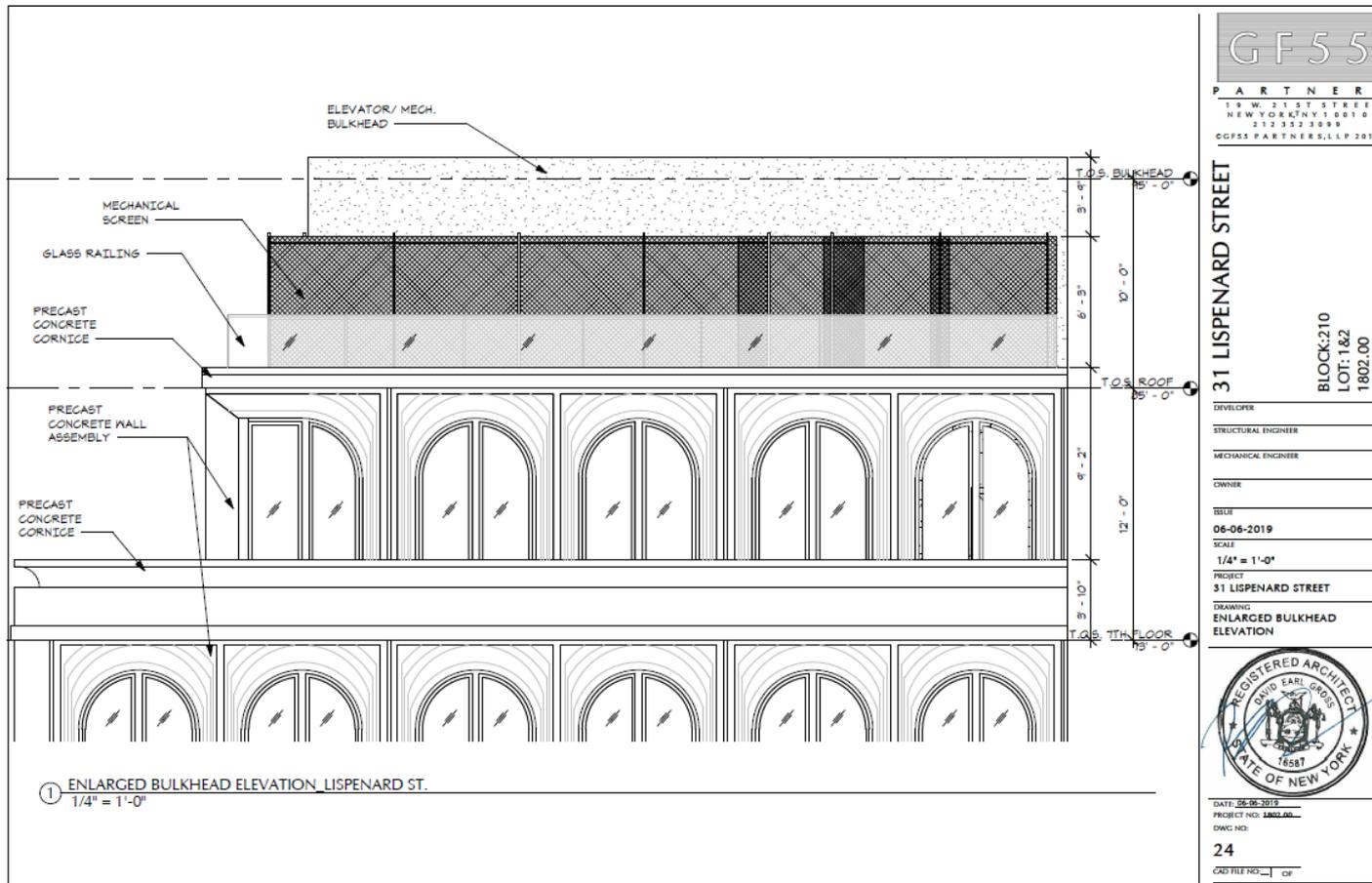
BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER \_\_\_\_\_  
STRUCTURAL ENGINEER \_\_\_\_\_  
MECHANICAL ENGINEER \_\_\_\_\_  
OWNER \_\_\_\_\_  
DATE: 06-06-2019  
SCALE: 1/2" = 1'-0"  
PROJECT: 31 LISPENARD STREET  
DRAWING: ENLARGED ELEVATION & SECTION

REGISTERED ARCHITECT  
DAVID EARL GOOD  
STATE OF NEW YORK  
16587

DATE: 06-06-2019  
PROJECT NO: 1802.00  
DWG NO: \_\_\_\_\_  
22  
CADD FILE NO: \_\_\_\_\_

# 31 Lispenard Street – Proposed Conditions



# 31 Lispenard Street – Proposed Conditions



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BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

OWNER

DATE

06-06-2019

SCALE

PROJECT

31 LISPENARD STREET

DRAWING

RENDERING\_ CHURCH ST.



DATE: 06-06-2019

PROJECT NO: 1802.00

DWG NO:

33

CAD FILE NO: [ ] .DWG

# 31 Lispenard Street – Proposed Conditions



# 31 Lispenard Street – Proposed Conditions



# 31 Lispenard Street – Proposed Conditions



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31 LISPENARD STREET

BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

OWNER

TITLE

06-06-2019

SCALE

PROJECT

31 LISPENARD STREET

DRAWING

RENDERING\_LISPENARD ST.



DATE: 06-06-2019

PROJECT NO: 1802.00

DWG NO:

37

CAD FILE NO: 06

# 31 Lispenard Street – Proposed Conditions



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31 LISPENARD STREET

BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER \_\_\_\_\_  
STRUCTURAL ENGINEER \_\_\_\_\_  
MECHANICAL ENGINEER \_\_\_\_\_  
OWNER \_\_\_\_\_  
TITLE \_\_\_\_\_  
06-06-2019  
SCALE \_\_\_\_\_  
PROJECT \_\_\_\_\_  
31 LISPENARD STREET  
DRAWING \_\_\_\_\_  
RENDERING\_ CHURCH ST.



DATE: 06-06-2019  
PROJECT NO: 1802.00  
DWG NO:  
38  
CWD FILE NO: CWF

# 31 Lispenard Street – Proposed Conditions



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31 LISPENARD STREET

BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

OWNER

ISSUE

06-06-2019

SCALE

PROJECT

31 LISPENARD STREET

DRAWING

RETAIL ENTRY



DATE: 06-06-2019

PROJECT NO.: 1802.00

DWG. NO.:

40

CAD FILE NO.: | .DWG

# 31 Lispenard Street – Materials Used



**GRANITE BASE**  
Base of ground floor



**BRONZE OR BRONZE COATED WINDOW**  
Window frames and storefront



**PRE-CAST CONCRETE**  
XX% Water content  
Primary facade on street elevations

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NEW YORK, NY 10011  
212 352 3099  
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31 LISPENARD STREET

BLOCK: 210  
LOT: 1&2  
1802.00

DEVELOPER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

OWNER

ISSUE

06-06-2019

SCALE

PROJECT

31 LISPENARD STREET

DRAWING

MATERIAL SAMPLES



DATE: 06-06-2019

PROJECT NO: 1802.00

DWG NO:

42

CAD FILE NO: | .cpl

# Manhattan Community Board 1 Committee Reports

## Battery Park City – T. Meltzer

- 1) Weekend Ferry Service in Lieu of PATH – Report
- 2) Kowsky Plaza Volleyball Court/ WTC Water pipe Sediment Remediation Project – Report
- 3) Overview of Proposed Renovation to Pumphouse Park – Report
- 4) Brookfield Arts + Events Follow Up – Report
- 5) Traffic Mitigation Plan for 225 Liberty Street, New Event Space – Report
- 6) City Ferry Dock in BPC – Resolution

# Impact of BPC Dock

Noise, Air & Water Pollution

# Noise Pollution

## Decibels of Common Sounds

- Normal Conversation/Laughter  
..... 50 – 65 dB
- Midtown Manhattan Traffic Noise  
..... 70 – 85 dB
- Jackhammer/Power Saw  
..... 110 dB

## Chronic Noise Exposure Causes:

- Stress
- Anxiety
- Depression
- High Blood Pressure
- Heart Disease

<https://toxtown.nlm.nih.gov/sources-of-exposure/noise-pollution#what-pollutants-are-of-greatest-concern>

[http://www.nyc.gov/html/dep/pdf/noise\\_code\\_guide.pdf](http://www.nyc.gov/html/dep/pdf/noise_code_guide.pdf)



## **Loud Speakers**

Announcements heard when boat  $\leq 300$  feet from dock and went on for 5 minutes at 75-80 dB inside apartment with windows closed. Drowns out television in same room.

- Idling of 4 NY Waterway Ferries identified as causing vibrations in some apartments. Creates noise similar to having a disco above apartment.
- Many ferries noisy but no vibrations indoors.
- Gunning of engines increases idling noise

## Engine Noise



# Air & Water Pollution

- Engine exhaust, especially particulate matter is a known to contribute to respiratory problems (e.g., asthma), cardiovascular disease, eye irritation, etc.
- Parks and playgrounds for jogging, picnicking, reading, sports, etc. are next to dock where air pollution is worst.
- There is a dense concentration of residences & businesses near the dock
- Exhaust released into the Hudson River harms local marine life
- BPC residents responsible to fund resiliency projects to protect the area around the dock due to effects of global warming caused by this type of carbon emissions.

# Request that NYNJPA:

- Lessen the decibel level of on-board speakers including but not limited to announcements and music so they cannot be heard beyond the ferry dock
- Obtain waiver/ exemption from Coast Guard regarding ferry horn usage (similar to Pier 11)
- Develop a an online portal for Pier/boat complaints (as exists with airports)
- Limit engine idling noise by eliminating the noisier boats as previously agreed by NY Waterways
- Reassign boat captains that repeatedly gun engines at the BPC dock to other routes
- In conjunction with BPCA, hire an outside vendor to monitor and report on air & water emissions (especially particulate matter) for all vessels that use the dock
- In consideration of the Port Authority roadmap for continuing emissions reductions, and achieving the interim target of reducing its emissions 35% by 2025, require all ferry vendors and boats using the Port Authority Piers to have emissions comparable to electric ferries within five years.

# Manhattan Community Board 1 Committee Reports

## Battery Park City – T. Meltzer

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# Manhattan Community Board 1

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## Old Business

# Manhattan Community Board 1

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## New Business

# Manhattan Community Board 1

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## Adjournment

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Thank you and goodnight