



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, July 30, 2019

6:00 PM

David Dinkins Building

1 Centre Street, Mezzanine - Northside

(Photo ID is required to enter building)

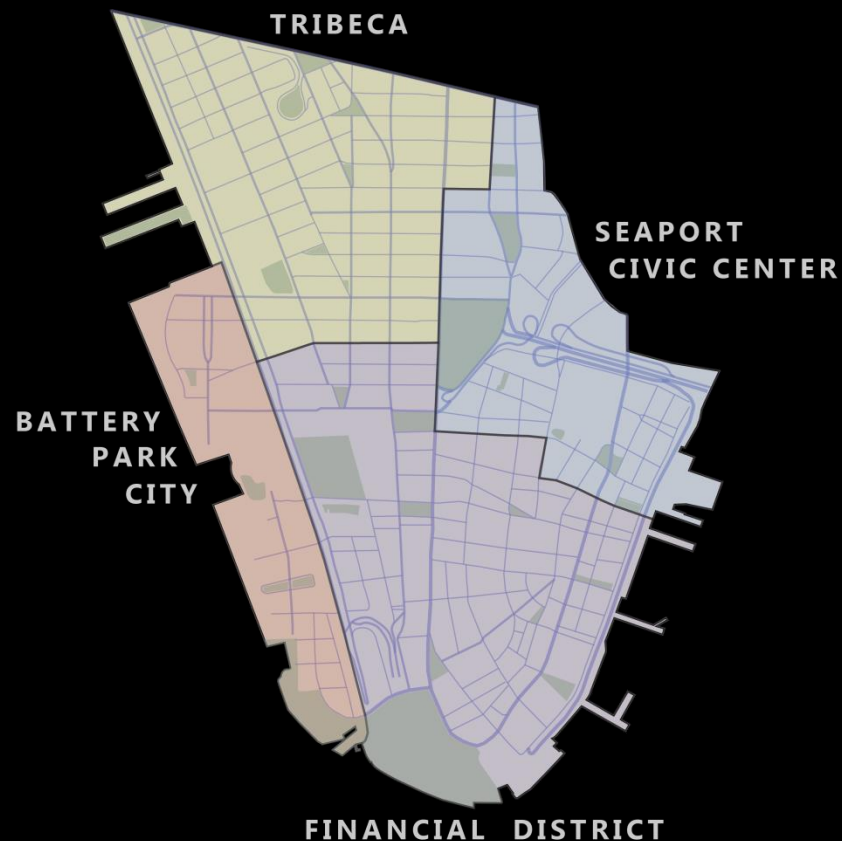
Anthony Notaro, Jr., Chairperson

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

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

- A) Adoption of June 2019 minutes
- B) District Manager's Report – L. Reynolds
- C) Treasurer's Report – J. Kopel
- D) Chairperson's Report – A. Notaro, Jr.



MANHATTAN
COMMUNITY BOARD 1

**DISTRICT MANAGER'S
REPORT**



MANHATTAN
COMMUNITY BOARD 1

TREASURER'S
REPORT

Community Board #1 Treasurer's Report - Fiscal Year 2019 as June 30, 2019
July 1, 2018 to June 30, 2019

OMB Budget	Submitted by Joel Kopel, Treasurer on Tuesday, July 30, 2019					
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance
Telephone	\$2,885.00	\$2,885.00	\$0.00	\$0.00	\$0.00	\$0.00
General Supplies	\$4,742.00	\$305.35	\$2,031.70	\$834.29	\$1,539.39	\$31.27
Food	\$875.00	\$221.11	\$134.81	\$141.48	\$385.99	\$11.83
Cleaning Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Data Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Office Equipment	\$1,257.00	\$1,229.00	\$28.00	\$0.00	\$0.00	\$0.00
Data Processing Equipment	\$10,312.00	\$0.00	\$341.14	\$0.00	\$4,623.41	\$5,347.45
Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Temp. Service	\$26,840.00	\$0.00	\$0.00	\$0.00	\$26,809.00	\$31.00
Maintenance Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$112.00	\$0.00	\$0.00	\$35.40	\$51.64	\$24.96
Courses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Leasing	\$300.00	\$298.56	\$0.00	\$0.00	\$0.00	\$1.44
Service contract	\$2,552.00	\$2,551.30	\$0.00	\$0.00	\$0.00	\$0.70
Donations	\$1,800.00	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00
Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Professional computer service	\$14,620.00	\$0.00	\$0.00	\$10,000.00	\$4,620.00	\$0.00
Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Personnel Services	\$226,769.00	\$55,556.40	\$50,601.69	\$61,464.85	\$52,658.59	\$6,487.47
Holding one time grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$292,864.00	\$64,646.72	\$53,137.14	\$72,476.00	\$90,668.02	\$11,936.12
Street Fair Fundraising/Grants						
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance
To be scheduled	\$140,521.00	\$500.00	\$0.00	\$0.00	\$0.00	\$140,021.00
Donations	\$500.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00
Temp. Services	\$15,840.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$10,840.00
Totals	\$156,861.00	\$5,500.00	\$0.00	\$250.00	\$0.00	\$151,111.00
						Funds rolled over to FY 2020



MANHATTAN
COMMUNITY BOARD 1

CHAIRPERSON'S REPORT
July 30, 2019

• Chair Report – *What's Happening*

- Vice Chair Election tonight
- WTC Site 5
 - Request for Proposals (RFP) released
 - Meeting with Lower Manhattan Development Corporation (LMDC) Chair and Executive Committee
 - Work on community needs
- District Budget Consultations have begun
- 9/11 Victim Compensation Fund (VCF) Legislation Passes
- [Seaport Interim Flood Protection Mural Competition](#)
- July 4th Pier 17 Access
 - Meeting with Howard Hughes Corporation on 7/16
 - Further investigation and follow up

● Chair Report – *Priorities*

- Ticket hawkers Task Force by Manhattan Borough President's Office (MBPO)
- Event Space Task Force by CB1
 - Examples = Convene, American Stock Exchange, Spring, 120 Broadway
 - Expansion of Liquor License venues such as rooftops
- 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 is prime testbed
 - Step 3 - Consultants contract
- **ENJOY THE SUMMER AND NATIONAL NIGHT OUT 8/7 AT PIER 16**

● Chair Report – *Priorities*

- FY2019 budget used at effectively
 - Small salary variation due to staff resignation

- FY2020
 - Another one-time grant from City Council of \$42,500
 - Awaiting guidelines due to outer-borough CB irregularities
 - Can be used for consultants but not city employee payroll
 - Suggestions welcome
 - See me or Joel Kopel if you have questions about our budget and what to review it

Chair Report – *Seaport IFPM Barriers/Community Mural Project*



Gale Brewer
MANHATTAN BOROUGH PRESIDENT

FOLLOW ME ON: [f](#) [i](#) [t](#) [y](#) [v](#)

[ISSUES](#) | [ZONING](#) | [FUNDING](#) | [EVENTS](#) | [PHOTOS](#) | [ABOUT](#)

Open Call: Seaport Community Mural Project 2019

ON JUNE 12, 2019

A photograph of a mural on a concrete barrier. The mural features a colorful design with a person wearing a hat and a sign that reads "NYCEM" and "Open Call: Seaport Community Mural Project 2019". The barrier is located next to a sidewalk and a fence.

My office and the New York City Emergency Management (NYCEM) are announcing an open call for mural designs to be applied to structures that are part of the Interim Flood Protection

family ar

● Chair Report – *Leader of the WTC PAC*

THE PERELMAN PERFORMING ARTS AT THE WORLD TRADE CENTER

Leslie Koch Named President of the Ronald O. Perelman Performing Arts Center

Koch succeeds Maggie Boepple, inaugural leader of cultural center at World Trade Center site

(New York, NY—July 11, 2019)—The Board of Directors of the Performing Arts Center today announced the appointment of Leslie Koch. Koch succeeds Maggie Boepple, the Perelman’s current President since 2012 and will continue to serve as an advisor.

Koch, best known for her tenure as President and CEO of the Governors Island Foundation from 2006 to 2016, is nationally recognized for work spanning the public and private sectors. Under her leadership, Governors Island was transformed from a military base to a vibrant public space, with an extraordinary new park, year-round tenants and an innovative array of arts and cultural programming. Visitation grew from 8,000 per season to more than 600,000, drawing residents, boroughs and visitors from around the world.



- Chair Report – *Hawkers, Real or Scam?*



● Chair Report – *National Night Out 08/06*



SEAPORT
DISTRICT NYC

Howard Hughes.

When: 6:00-8:00 p.m August 6th, 2019

Where: Pier 17 Square

Co-sponsored by Howard Hughes & Manhattan Community Board 1

Manhattan Community Board 1 Committee Reports

Nominating – M. James

- 1) Report on candidates running for the Vice Chair position to fill the current position from 2019-2020.
- 2) Request any nominations off the floor
- 3) Candidate Speeches (5-10 minutes per candidate)
- 4) Distribution of ballots and voting (ballot box to remain open until 8:00 PM Sharp)

Manhattan Community Board 1 Committee Reports

Executive – A. Notaro, Jr.

- 1) Bowling Green Shared Street – Resolution
- 2) Street Co-Naming Application for Baxter Street between Worth Street & Walker Street (Benjamin Ward) – Resolution
- 3) 17 John Street, application for liquor license for 17 John Street Property Owner LLC & Kokua CW II LLC d/b/a The Assemblage – Resolution
- 4) 385 Broadway, application for liquor license for HC Downtown Inc. d/b/a High Court – Resolution
- 5) 19 Fulton Street, application for alteration of liquor license to add bar to 2nd floor – Resolution



BOWLING GREEN SHARED STREET

Manhattan CB1, Transportation & Street Activity Permits Committee

July 2, 2019



BOWLING GREEN CRASH HISTORY

2013-2017

Injuries included:

- 1 Pedestrian
- 1 cyclist
- 5 motor vehicle occupants



BOWLING GREEN SHARED STREET PROPOSAL



BOWLING GREEN SHARED STREET PROPOSAL

Realigned, shorter crosswalks

Additional pedestrian space

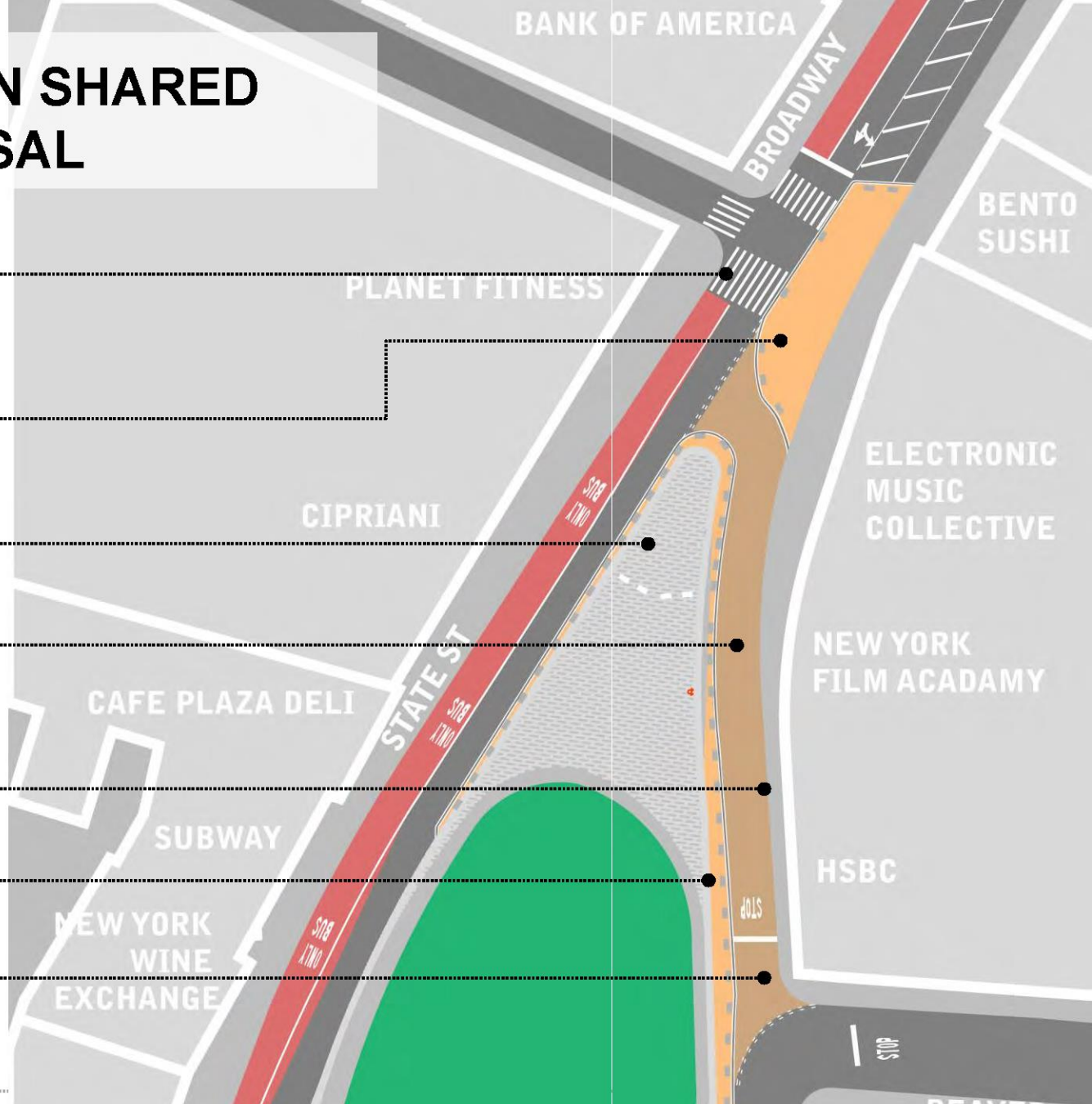
Pedestrian protection

Advisory 5MPH speed limit

Existing curb regs.

Widened sidewalk

Realigned geometry with existing signals





Broadway Shared Street, Flatiron, MN

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Manhattan Community Board 1 Committee Reports

Executive – A. Notaro, Jr.

- 6) 121 Fulton Street, application for liquor license for Ainsworth Fulton LLC d/b/a TBD –Resolution
- 7) 250 Vesey Street, application for alteration of liquor license for Tartinery Liberty LLC d/b/a TBD – Resolution
- 8) 225 Liberty Street, 1st and 2nd Floor, application for liquor license for 225 Liberty Location LLC d/b/a Convene – Resolution
- 9) Proliferation of Venues in CD 1 – Report
- 10) 5 World Trade Request for Proposals – Report

Manhattan Community Board 1 Committee Reports

Personnel – E. Lewinsohn

- 1) Renewal of consultant contract – Report
- 2) G-Suite – Report
- 3) By-laws revisions – Report

Manhattan Community Board 1 Committee Reports

Battery Park City – T. Meltzer

- 1) Gateway Plaza Rent Stabilization/Affordability – Resolution
- 2) South End Ave Update – Report
- 3) BPC Ball Fields Resiliency Project: Public Meeting #3 Notice for 7/25 – Report
- 4) Traffic Mitigation, Security, Plan for 225 Liberty Street, New Event Space – Report
- 5) Allied Universal Report, Update on SPO – Report
- 6) BPCA Report with Security RFP Updates and an Update on the Schedule of Park Renovation Projects – Report

Guiding Objectives

- Flood risk
- Integration with landscape and built environment
- Minimize loss of field use and duration of construction
- Cost
- Schedule

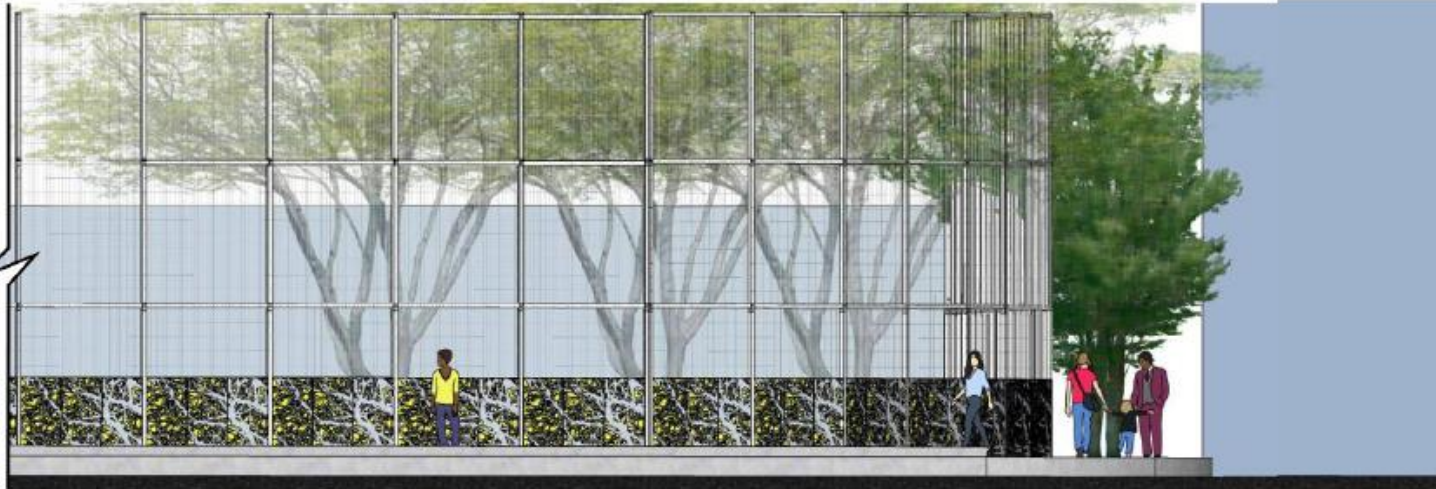
Permanent Solution (DFE 14.5')

- 8-foot max wall height
- More finish options
- Permanent wall

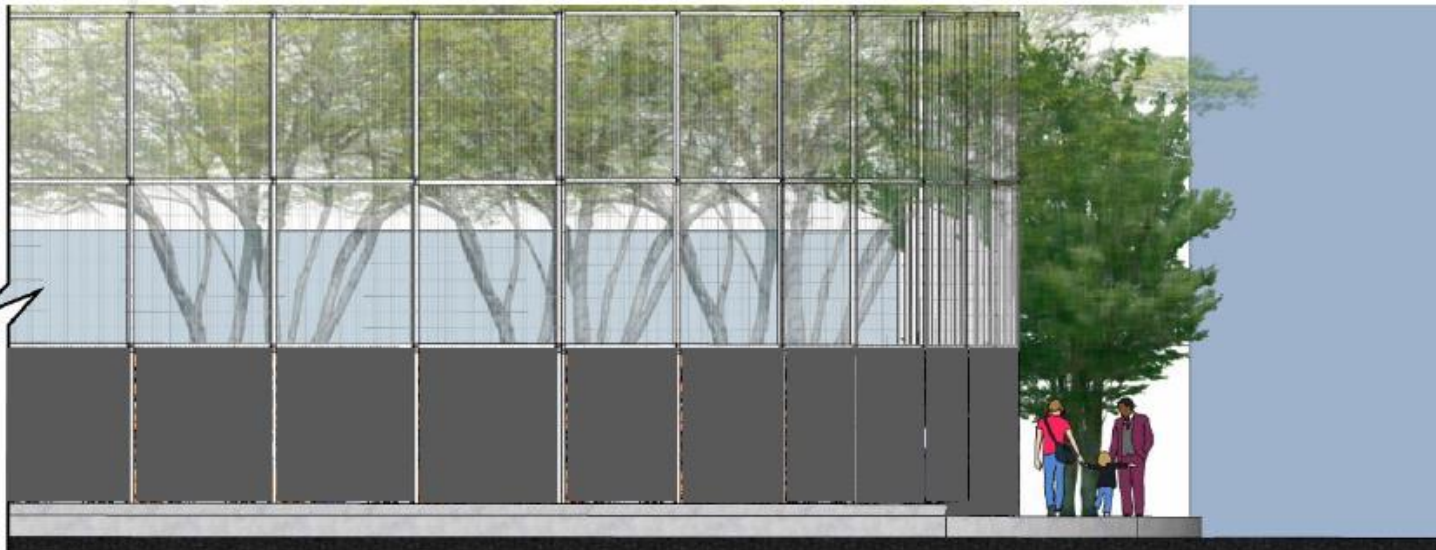
Interim Solution (DFE 11')

- 4-foot max wall height
- Fewer finish options
- Removable wall

Integration with Landscape



4-foot max wall height



8-foot max wall height

Guiding Objectives

- Flood risk
- Integration with landscape and built environment
- Minimize loss of field use and duration of construction
- Cost
- Schedule

**Permanent Solution
(DFE 14.5')**





30' field width for pile operation total duration approx. 15 months

**Interim Solution
(DFE 11')**

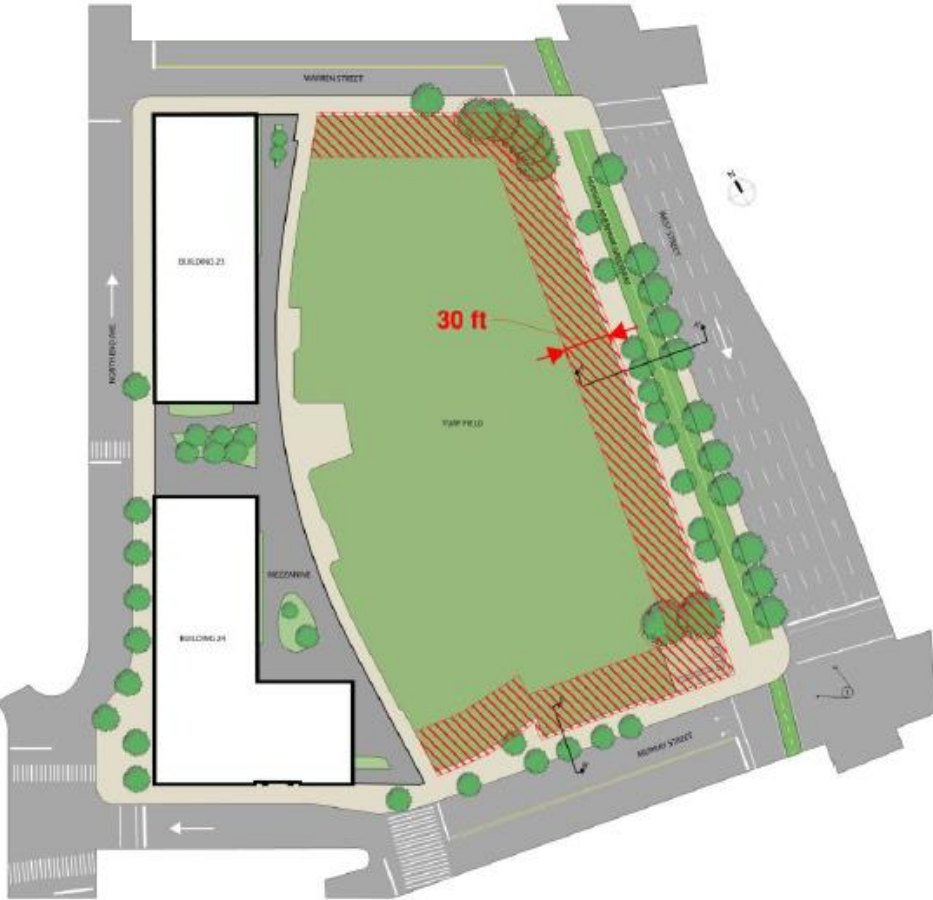
6' field width for grade beam operation total duration approx. 6 months

Minimize Construction

LEGEND

-  EXISTING TREE
-  EXISTING TREE TO REMAIN SAVE AND PROTECT
-  EXISTING TREE TO BE REMOVED
-  CONSTRUCTION IMPACT AREA

Steel Plate Wall



Reinforced Concrete Wall



Guiding Objectives

- Flood risk
- Integration with landscape and built environment
- Minimize loss of field use and duration of construction
- Cost
- Schedule

**Permanent Solution
(DFE 14.5')**

**Interim Solution
(DFE 11')**

Est. \$9.5-10.5M

Est. \$4-5M



Guiding Objectives

- Flood risk
- Integration with landscape and built environment
- Minimize loss of field use and duration of construction
- Cost
- Schedule



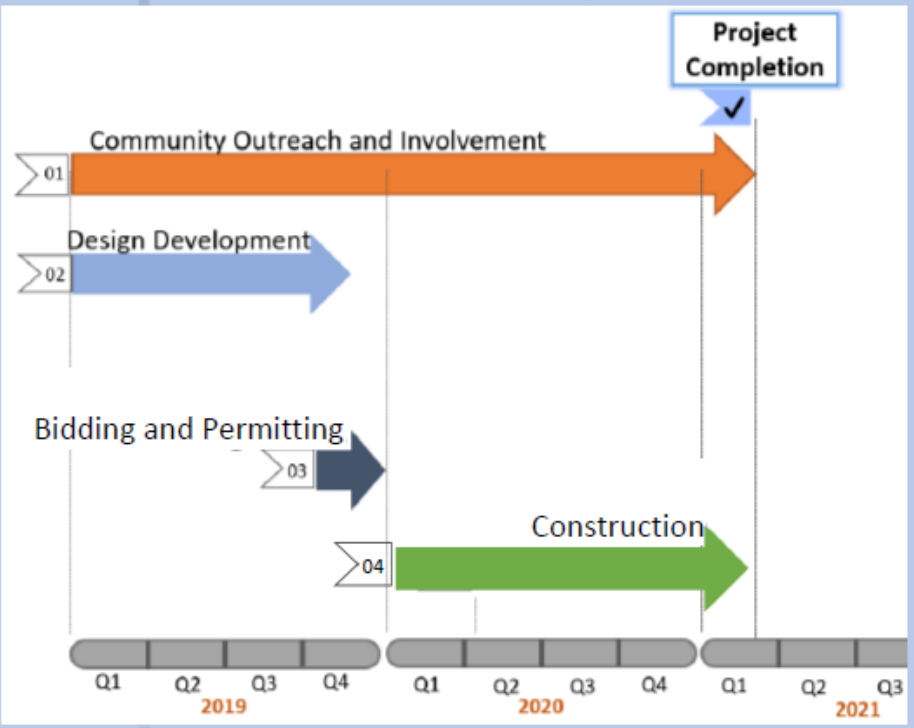
**Permanent Solution
(DFE 14.5')**

**Interim Solution
(DFE 11')**

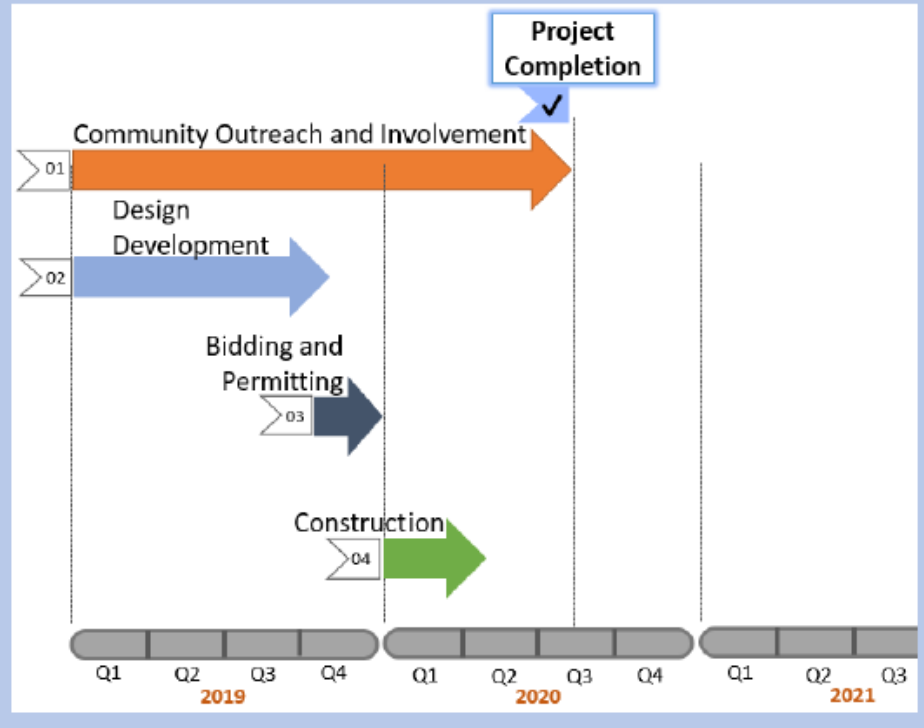
**End Date:
Q2 2021**

**End Date:
Q2 2020**

Schedule



**Reinforced
Concrete Wall**



Steel Plate Wall

Guiding Objectives - Summary

- Flood risk
- Integration with landscape and built environment
- Minimize loss of field use and duration of construction
- Cost
- Schedule

Permanent Solution (DFE 14.5')	Interim Solution (DFE 11')
4% chance of exceedance in 10 years	10% chance of exceedance in 10 years
<ul style="list-style-type: none"> • 8-foot max wall height • More finish options • Permanent Wall 	<ul style="list-style-type: none"> • 4-foot max wall height • Fewer Finish Options • Removable wall
30' field width for pile operation total duration approx. 15 months	6' field width for grade beam operation total duration approx. 6 months
Est. \$9.5-10.5M	Est. \$4-5M
End Date: Q2 2021	End Date: Q2 2020

Manhattan Community Board 1 Committee Reports

Quality of Life & Service Delivery – P. Moore

- 1) 112 Liberty Street Demolition and Construction – Report
- 2) U.S. Census Readiness – Report
- 3) NYS Tenant Law Updates – Report
- 4) 9/11 Victim's Compensation Fund – Report
- 5) Constituent Relationship Manager and Quality of Life – Report

Manhattan Community Board 1 Committee Reports

Land Use Zoning & Economic Development – P. Kennell

- 1) Board of Standards and Appeals application 2019-168-A to allow a proposed development to be located partially within the bed of a mapped but unbuilt portion of Fulton Street (140, 142 Fulton Street) – Resolution
- 2) Board of Standards and Appeals application 2019-170-BZ for a special permit to allow the operation of a physical culture establishment at 385 Broadway – Resolution
- 3) Board of Standards and Appeals application 2019-159-BZ for a special permit to legalize the operation of a physical culture establishment at 249 Church Street – Resolution
- 4) 4th of July Pier 17 Access – Report



385 BROADWAY
NEW YORK, NEW YORK
PCE SPECIAL PERMIT
BSA CAL. No.: 2019-170-BZ

MANHATTAN COMMUNITY BOARD I
LAND USE COMMITTEE
PUBLIC HEARING
JULY 8, 2019

BSA SPECIAL PERMIT APPLICATION (PCE)

- Site** 385 Broadway (Block 193, Lot 47) between White Street & Walker Street.
- Zoning** C6-2A zoning district; within the Tribeca East Historic District
- Application** BSA special permit to allow the operation of a “physical culture establishment” or “PCE” within the second and third floor of an existing 5-story plus cellar commercial building.
- About the PCE** High Court is a membership only social-house that incorporates fitness, and wellness into its program. The hours of operation of the PCE are from 5:00 am to 12:00 am. High Court proposes to offer group fitness classes, which include Pilates, yoga, and bootcamp workouts. Members will also be permitted to use the open gym space for individual workouts.
- Neighborhood** The surrounding offices, local restaurants, and retail stores on Broadway are all compatible with the proposed PCE use.

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SOUTH STREET SEAPORT // PIER 17 REDEVELOPMENT // (10.15.13 APPROVED)

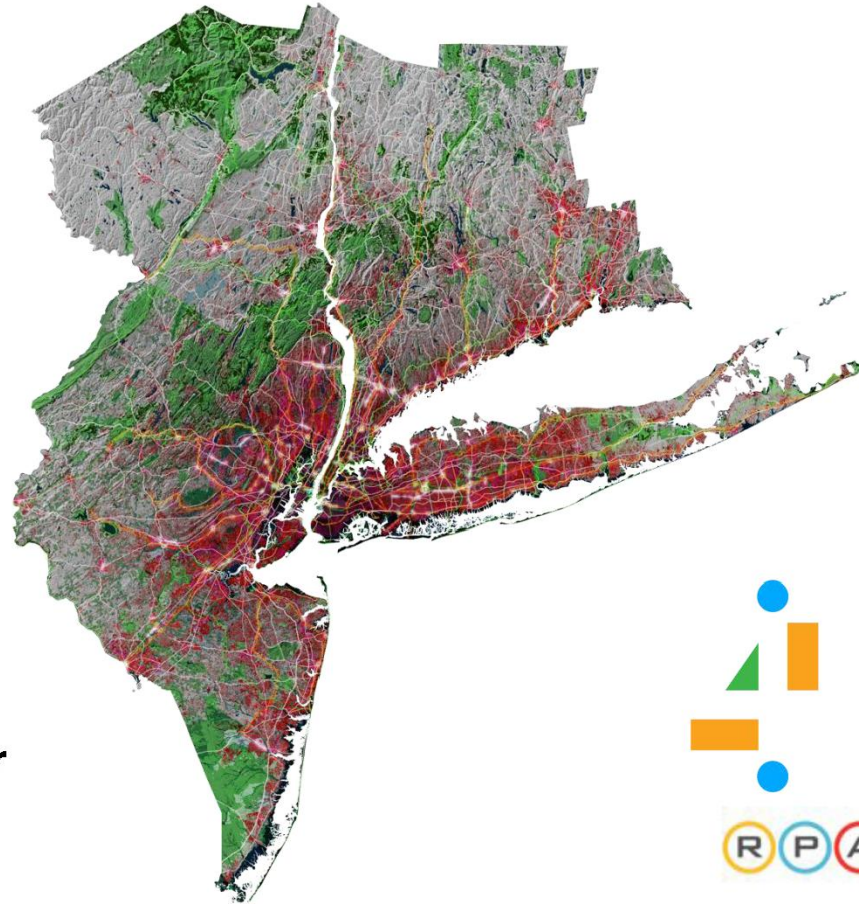


Manhattan Community Board 1 Committee Reports

Environmental Protection – A. Blank

- 1) Regional Planning Association (RPA) – Report
- 2) Lower Manhattan Resiliency Quarterly Update – Report
- 3) 250 Water Street, Brownfield Cleanup Program – Report

Regional Planning in the Age of Climate Change



Ellis Calvin
Data Research Manager
ellis@rpa.org





The Adaptation Toolbox



(Re)build



Resist



Retain



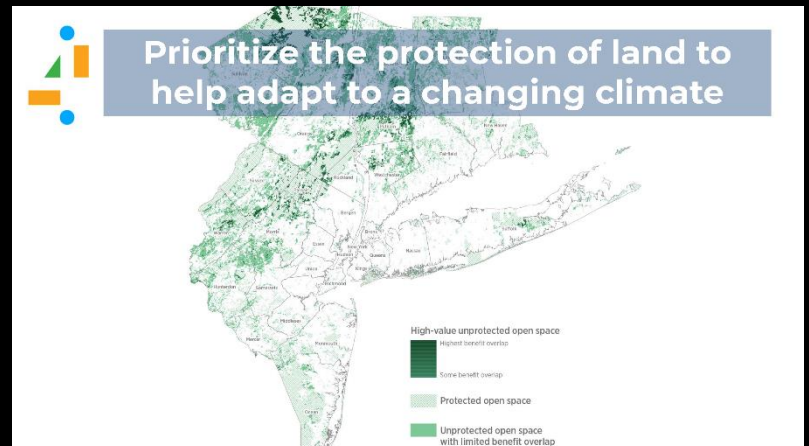
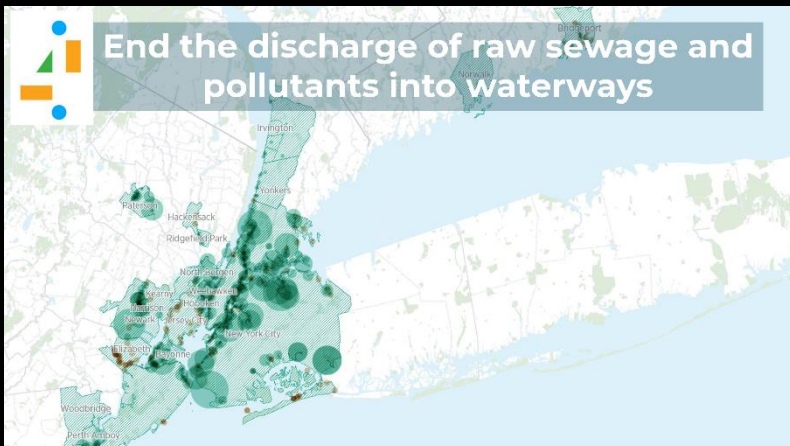
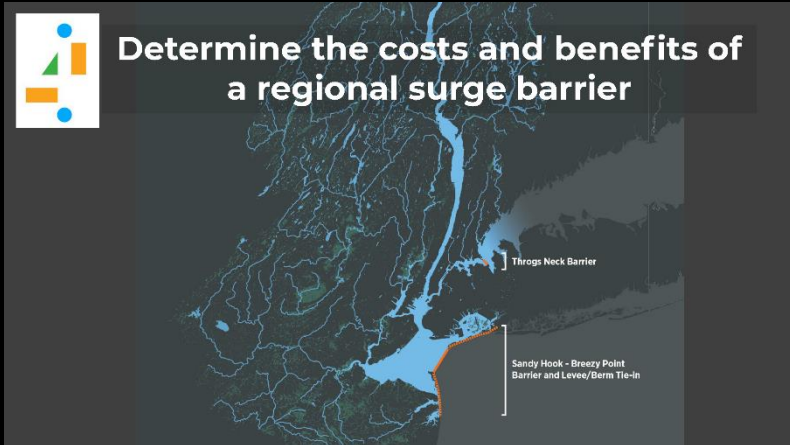
Restore



Retreat

Community-Driven Adaptation

Creating a framework for community-based organizations to strengthen their community's climate change adaptation capacity.



Manhattan Community Board 1 Committee Reports

Environmental Protection – A. Blank

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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:

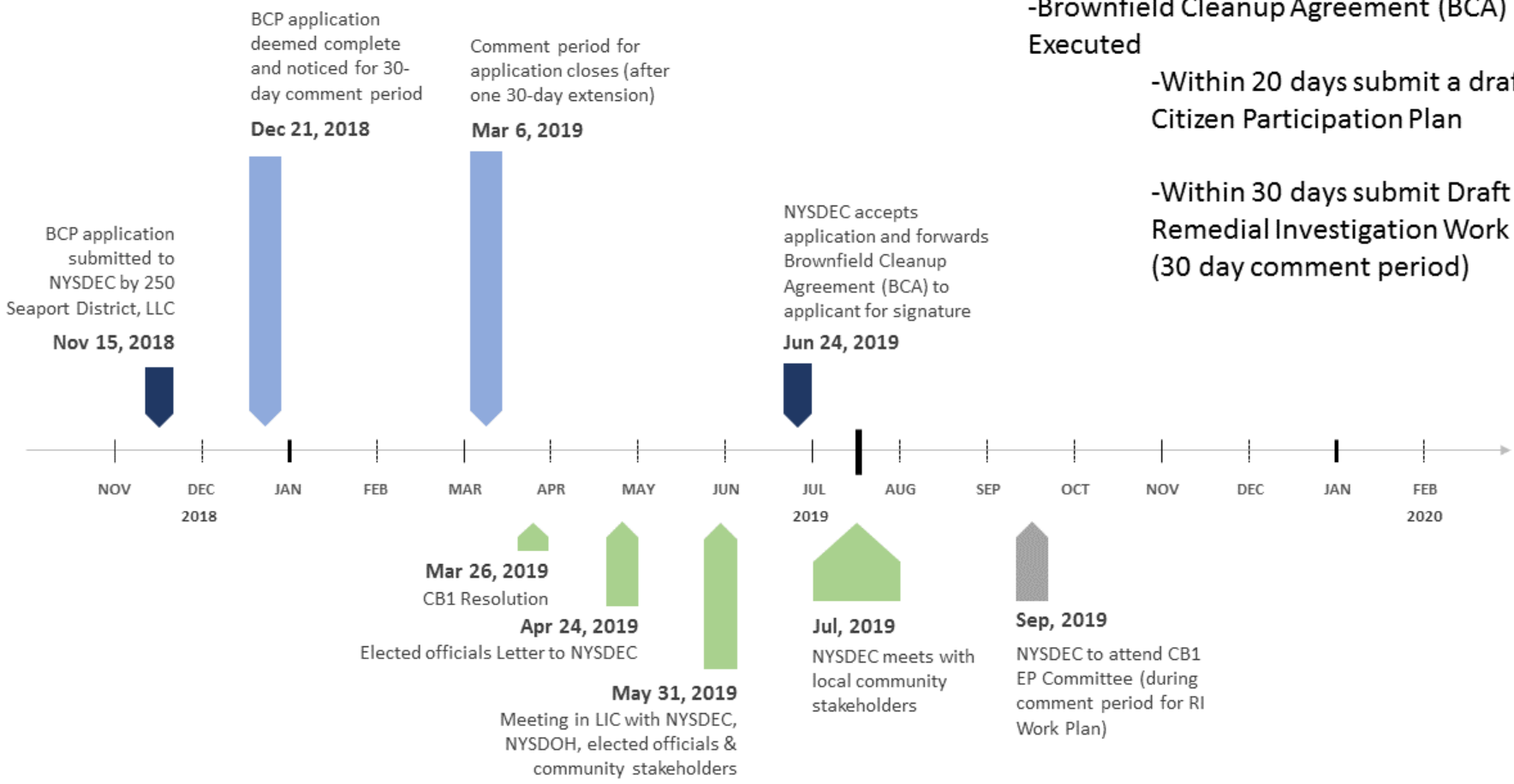
www.dec.ny.gov/chemical/61092.html

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.

**Project documents also are available on
the NYSDEC website at:**

<https://www.dec.ny.gov/chemical/37550.html>

250 Water St - Brownfield Cleanup Program



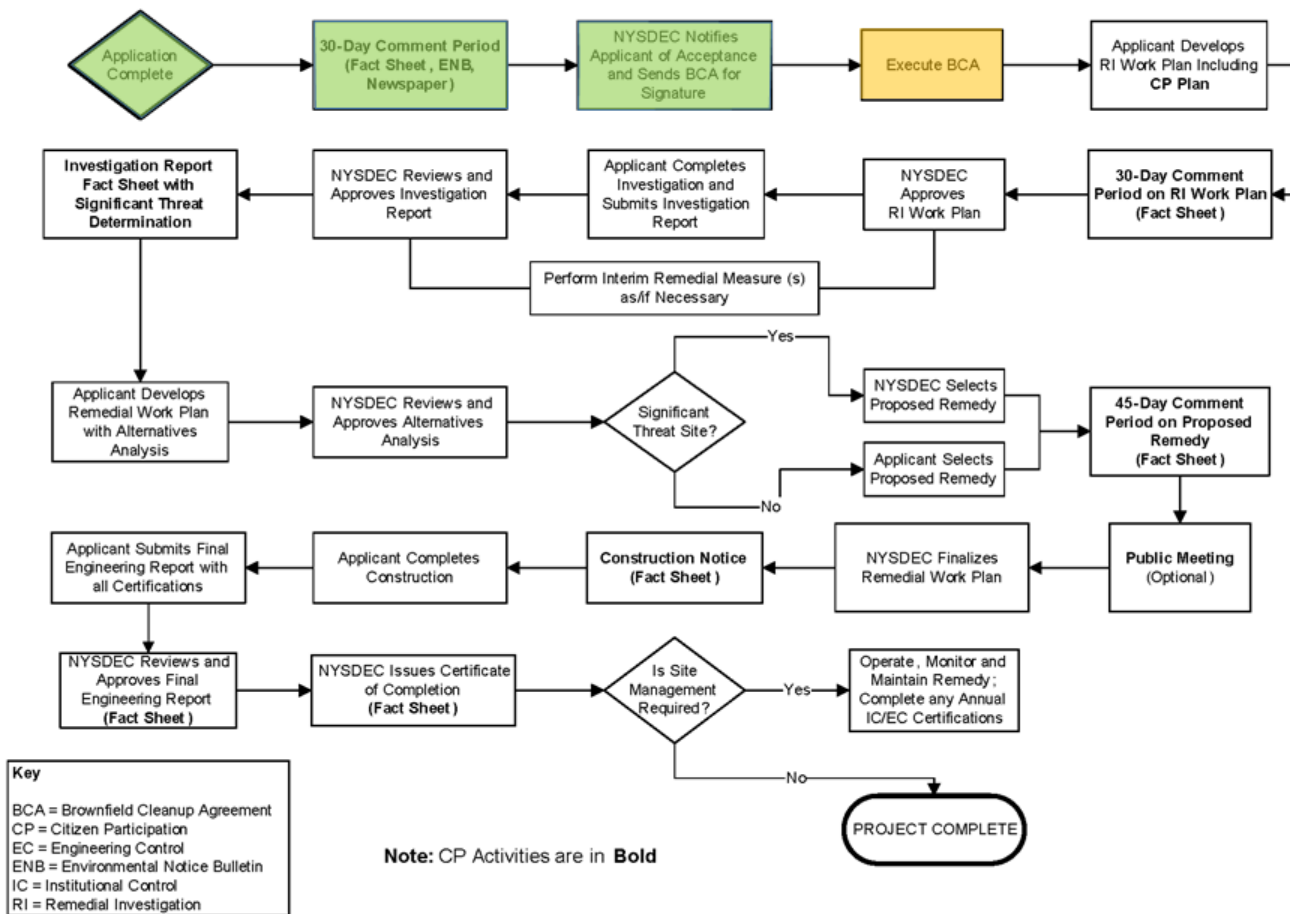
Next Steps:

-Brownfield Cleanup Agreement (BCA) Executed

-Within 20 days submit a draft Citizen Participation Plan

-Within 30 days submit Draft Remedial Investigation Work Plan (30 day comment period)

Appendix D– Brownfield Cleanup Program Process



Manhattan Community Board 1 Committee Reports

Transportation & Street Activity Permits – R. Thomas

- 1) Lower Manhattan Traffic Study – Report
- 2) Bowling Green Shared Street – Report
- 3) Better Buses Transit Improvements – Report
- 4) E-Bike and E-Scooter Legislation – Report
- 5) Congestion Pricing Task Force – Report

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Tribeca area

- 1) 181 Duane Street, application for liquor license for VV&V Brothers 623 Corp. d/b/a TBD – Resolution
- 2) 281 Church Street, application for liquor license for Ib Hospitality Inc. d/b/a TBD – Resolution
- 3) 123 Washington Street, application for liquor license for 123W Hospitality Group, Ltd. d/b/a Skinos Mediterranean Cuisine – Resolution
- 4) 412 Greenwich Street, application for sidewalk café permit for Dig Inn 412 Greenwich, LLC d/b/a TBD – Resolution
- 5) 412 Greenwich Street, application for alteration for Dig Inn 412 Greenwich, LLC d/b/a TBD – Resolution
- 6) 112 Hudson Street, application for liquor license for Dreaming Moon Inc. d/b/a TBD – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Tribeca area

- 7) 50 Hudson Street, application for liquor license for Donella LLC d/b/a Donella – Resolution
- 8) 200 Broadway, application for liquor license for Tacodumbo 200 Broadway LLC d/b/a Tacodumbo – Resolution
- 9) 52 Walker Street, application for renewal of liquor license for KNH Enterprises, LLC d/b/a M1-5 – Resolution
- 10) Proposed Guidelines for Liquor Licenses on Rooftops and Terraces in CB1 – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Seaport/Civic Center area

- 1) 32 Cliff Street, application for liquor license for O. Georges d/b/a TBD – Resolution

Financial District area

- 1) 175 Greenwich Street, application for liquor license for Tacodumbo 175 Greenwich LLC d/b/a Tacodumbo – Resolution
- 2) Gouverneur Lane and South Street Pier 11, application for liquor license for SeaStreak, LLC d/b/a SeaStreak Commodore – Report

Manhattan Community Board 1 Committee Reports

Waterfront, Parks & Cultural – P. Goldstein

- 1) Gateways to Chinatown – Report
- 2) South Street Seaport Museum – Report
- 3) Hudson River Park Pier 25 Marina – Report
- 4) Earth Matter – Report
- 5) Department of Parks & Recreation Budget Consultation – Report



GATEWAYS TO CHINATOWN

Manhattan Community Board 1
Waterfront, Parks & Cultural Committee Meeting

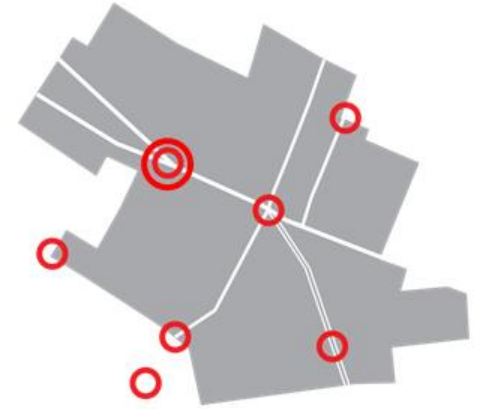
16 July 2019



唐人街
GATE
WAYS
TO
CHINA
TOWN
之道

The overall aim of the project is to engender pride of place, foster connectivity, reinforce cultural and social identity, and stimulate economic development.

Multiple Site Activations: Canal Street Triangle Kiosk



Proposal





SOCIAL INTERACTION



Manhattan Community Board 1 Committee Reports

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**EARTH
MATTER**



Our Impact In FY19

20,000+

People engaged

90+

Public Engagement
Activities



150+ tons

Compost made for GI
community group

3,100+

Volunteers

20 Youth + Adults

Intensive Training Programs



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Manhattan Community Board 1 Committee Reports

Landmarks & Preservation – J. Friedman

- 1) Little Syria by the Washington Street Advisory Group – Report
- 2) Historic preservation in the Civic Center area – Report
- 3) 84 South Street, application for NYC Parks Department Concession – Resolution
- 4) 54 Stone Street, application for legalization of storefront and signage – Resolution
- 5) 60 Pine Street, application for modification to Cedar Street façade to incorporate dormer windows for previously approved rooftop addition – Resolution
- 6) Proposed Improvements to the Official DOT and DDC Engineering Specifications for Cobblestone Streets – Resolution

84 South Street – New Concept Render



84 South Street – New Concept Render



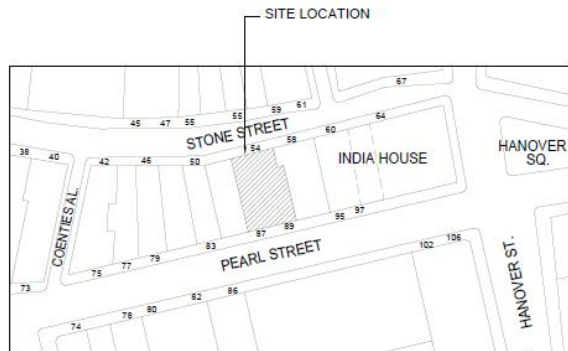
84 South Street – Previous Concept Render



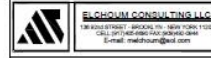
84 South Street – Previous Concept Render



54 Stone Street – Storefront in Violation, Stone St. Side



SITE LOCATION
Scale: N.T.S.



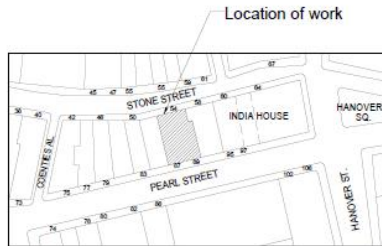
PROPERTY INFO	
OWNER	54-56 STONE STREET REALTY
ADDRESS	54 STONE STREET AKA 87-89 PEARL STREET MANHATTAN, NY 10004
EMAIL	PETER@5456NYC.COM
BLOCK NO.	29
LOT	7524
ZONING	CS-S4M
ZONING MAP	12b
BNY NO.	1008820
COMMUNITY BOARD	302
CONSTRUCTION CL.	3 IMP
OCCUPANCY USE	8

PROJECT
54 STONE STREET
AKA 87-89 PEARL STREET
MANHATTAN, NY 10004

PARTIAL ELEVATION
& PHOTO EXHIBIT -1

SEAL & SIGNATURE	DATE: FEB. 1, 2019
	PROJECT NO: 2019-MN6-04
	DRAWN BY: ASJC
	CHECK BY: SMC
	DATE NO:
	A-102.00
	CADD FILE NO. 2019-MN6-04
	34 of 35

54 Stone Street – Signage in Violation



New bracket sign

New store front

New bracket sign



Exhibit - 1



Exhibit - 2

NO CHANGE TO OCCUPANCY, USE, OR EGRESS UNDER THIS APPLICATION

ALL ELECTRICAL WORK SHALL BE FILED SEPARATELY WITH THE DOB B.E.C.

New light fixtures



Exhibit - 3

NOTE:

It should be noted that the menu box was removed as per exhibit (1).

Notice of violation No. 08/1147
Installation of light fixtures, bracket sign, and menu box on Stone Street facade without permit(s).
Borough: Manhattan



136 52nd STREET - BROOKLYN - NEW YORK 11209
CALL 212-697-8888 TO GET THE BEST AVAILABLE RATE
E-MAIL: NYRON@NYRON.COM

PROPERTY INFO:

OWNER	54-08 STONE STREET REALTY
ADDRESS	54 STONE STREET AKA 87-89 PEARL STREET MANHATTAN, NY 10004
EMAIL	PS.LAND@NYRON.COM
BLOCK No.	29
LOT	7524
ZONING	CO-2A-M
ZONING MAP	120
BN No.	1008820
COMMUNITY BOARD	07
OWNER MULTIFAMILY	3 TRS
OCCUPANCY USE	R

NYC DOB JOB NO.

PROJECT
54 STONE STREET
AKA 87-89 PEARL STREET
MANHATTAN, NY 10004

EXHIBITS AND NOTES

SCALE & SIGNATURE	DATE: FEB. 1, 2016
	PROJECT NO: 2016-MNHC-04
	DRAWN BY: KWC
	CHEK BY: KWC
	DATE NO:
	A-200.00
	CADD FILE NO. 2016-MNHC-04
	26 of 26

Cobblestones – Poor Conditions

POORLY INSTALLED AND POORLY MAINTAINED COBBLESTONES



Collapsed concrete base, deteriorating grout, stones unaligned



Deteriorating grout, stones unaligned, joints too wide



Grout not flush with surface, grout poorly maintained, joints too wide



Grout not flush with surface, joints too wide

Cobblestones – Good Conditions

WELL-INSTALLED AND WELL-MAINTAINED COBBLESTONES



Grout flush with surface, cobbles aligned, ADA-accessible



Cobbles aligned, small joints, grout (mostly) flush with surface

Historic Neighborhoods Preservation – Little Syria



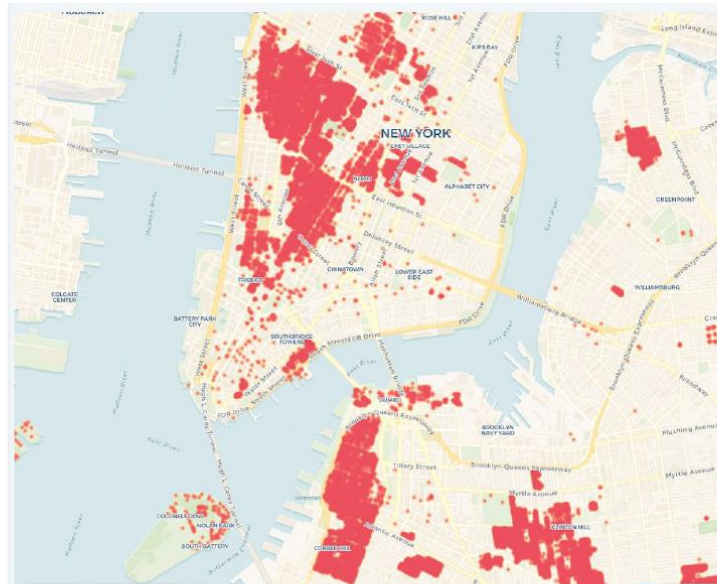
A: Fulton Street Corridor; B: Greenwich Street Corridor; C: West Street Corridor (WMF)

Historic Neighborhoods Preservation – Little Syria



Proposed Historic District (LMEPF)

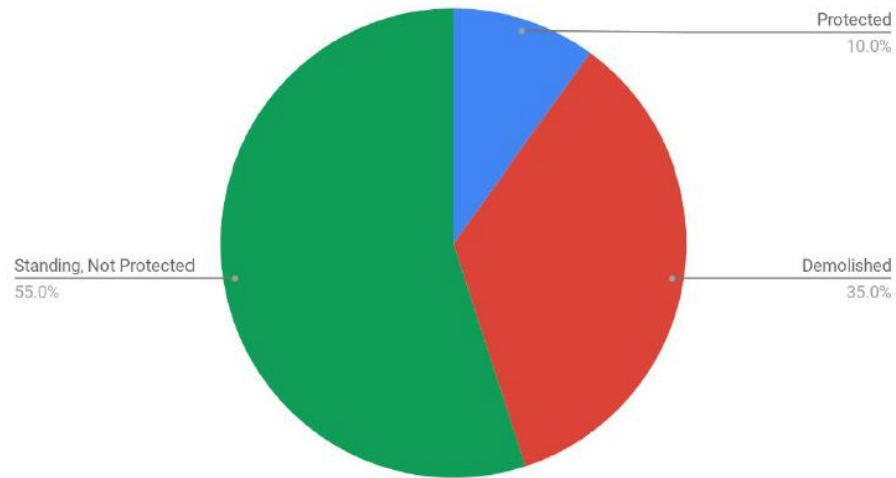
Historic Neighborhoods Preservation – Little Syria



Heat Map of Landmark-Protected Structures

Historic Neighborhoods Preservation

Status of Proposed Contributing Buildings in Greenwich District



Historic Neighborhoods Preservation – Little Syria



Demolished Buildings (red)

1. 4-12 Albany a/k/a 3-13 Carlisle a/ka/ 123 Washington Streets (National Surety Co.)
2. 21-23 Thames Street
3. 32-42 Trinity Place a/k/a 69-79 Greenwich Street (former Adams Express Stables)
4. 47-49 West Street
5. 74-80 Washington Street
6. 50-52 Trinity Place (originally United States Express Company)
7. 68 Trinity Place a/k/a 103-107 Greenwich Street (orig. Horn & Hardart Automat)
8. 70-76 Trinity Place a/k/a 109 Greenwich Street
9. 98-100 Greenwich Street
10. 125 Greenwich Street (former Western Electric Factory)
11. 133-135 Greenwich Street (Thames Building) [not considered "contributing" in 2003]

Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1 Adjournment

THANK YOU AND GOODNIGHT

Please be advised that unless an urgent matter arises, the community board will not have any meetings during the month of August.

