



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, September 24, 2019

6:00 PM

Southbridge Towers – Community Room

90 Beekman Street

(Photo ID is required to enter building)

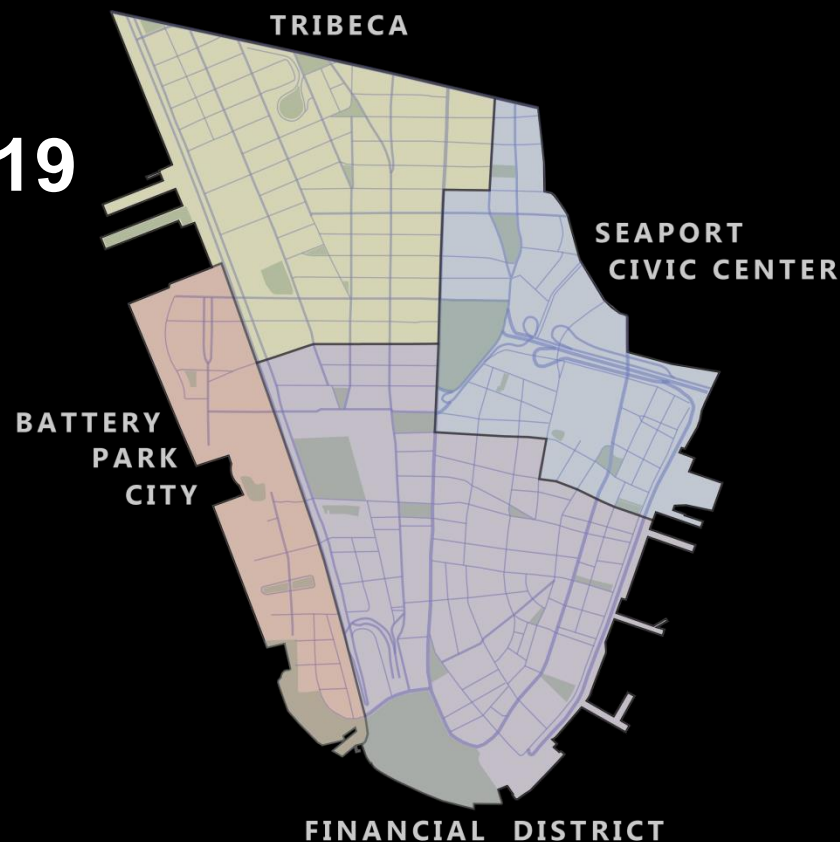
Anthony Notaro, Jr., Chairperson

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 July 2019 minutes
- B) District Manager's Report – L. Reynolds
- C) Chairperson's Report – A. Notaro, Jr.



MANHATTAN
COMMUNITY BOARD 1

**DISTRICT MANAGER'S
REPORT**





MANHATTAN
COMMUNITY BOARD 1

CHAIRPERSON'S REPORT
September 24, 2019

• Chair Report – *What's Happening*

- **Budget consultations have begun**
- **South Street Seaport Interim Flood Protection Mural Competition Finalists**
- **Seaport Advisory Board Meeting - August 29th**
 - July 4th Pier Access
 - Discussion of upcoming Community Engagement meetings (3)
 - Large group (about 150 invited)
 - Regular reporting to CB1 Waterfront Committee
 - Ongoing dialogue regarding Master Plan (final pieces), including 250 Water St site plans
 - Skidmore Owings & Merrill (SOM)
- **CB1 Member & Chair News**

• Chair Report – *What's Happening*

- **Housing Subcommittee**

- New public member
- Recent court decisions regarding 421
- More to come

- **CB1 Consultants contracts renewal**

- **CB1 By-Laws updates**

- **FY2020 Budget**

- Again one-time grant from City Council of \$42,500
- Guidelines published and sent to members
- Can be used for consultants but not city employees compensation
- Will be used to fill budget gaps and before Street Fair funds
- Suggestions welcome
- See me or Joel if you have questions about our budget and what to review it

● Chair Report – *Priorities*

- **Ticket Hawkers Task Force by Manhattan Borough President**
- **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
- **Congestion Pricing Working Group & Traffic Study(s)**
 - What is and isn't involved in Congestion Pricing
 - How do we live with this
 - Where does the money go
- **City Charter ballot**
- **Urban Fellow 2019-2020 Project**

Thursday September 26, 2019 | 8:00am
South Street between Wall Street & Pine Street

South Street Seaport Community Mural Project Unveiling

In July 2019, **Manhattan Borough President Gale Brewer**, in partnership with **New York City Emergency Management** and the **Mayor's Office of Resiliency**, held a competition to beautify the flood barriers installed along the Brooklyn Bridge Esplanade and South Street Seaport as part of the Interim Flood Protection Measures (IFPM) Program.

Community stakeholders reviewed submissions from over 50 artists of all ages, backgrounds, and styles and have selected 13 drawings to be printed and displayed on banners.

We invite the community to attend the opening event of the installation of the banners at South Street Seaport!

The IFPM program protects critical facilities and low-lying neighborhoods from coastal flooding during storms through the installation of temporary flood protection measures.

For more information contact: floodprotection@oem.nyc.gov

- Chair Report - *Streets of granite or gold?*



- Chair Report – *Historic ships RFEI from HRPT*



- Chair Report – *Liz Berger Plaza & Park*



Chair Report – “If They Went Any Slower, They’d Slip Into Reverse”

- The Broadsheet



City Transportation Study Finds That Lower Manhattan Bus Service Is Among Most Sluggish in Five Boroughs

- Chair Report – *National Night Out 2019*



Chair Report – *Lower Manhattan Cultural Council on Governors Island*



● Chair Report – Junior Ambassador Program



NYC Junior Ambassadors is an initiative focused on empowering 7th graders in all five boroughs of New York City to become actively engaged with the United Nations and its mission of addressing the most pressing challenges in the world. The program leverages New York City's unique position as host city to the UN headquarters to enable youth to see themselves as global citizens. The UN is an organization working across the globe towards the maintenance of international peace and security, the promotion of sustainable development and the protection of human rights.

Benefits include:

- Curated tour of the United Nations headquarters matched to the class's curricular interests
- Classroom visit from a United Nations diplomat who will provide an overview of their role in New York City and within the international community
- Private year-end event celebration with the entire cohort of NYC Junior Ambassadors at a venue of significance to the history of the UN in NYC
- Program certificate acknowledging participation as a NYC Junior Ambassador

New York City 7th grade educators from **all subject areas** are invited to apply to NYC Junior Ambassadors on behalf of one of their classrooms or afterschool program. Educators are required to include the UN in the classroom / afterschool curriculum. For example, a science teacher might wish to focus on climate change by developing lesson plans that teach youth about the issue and actions they can take to protect the environment while exposing them to global initiatives the UN is undertaking on climate action.

Apply Now!

Visit nyc.gov/nycja and fill out the web form application!

Application Deadline: Friday, October 4, 2019.

Please visit the [FAQ section](#) of the website for answers to frequent questions related to NYC Junior Ambassadors. You may also contact Christie Saint-Vil in the Mayor's Office for International Affairs at 212-319-9300 or by email at NYCJuniorAmbassadors@cityhall.nyc.gov with any questions not answered on the website.

Chair Report – Passion Over Plastics- Manhattan Youth



- Chair Report – Strike for Climate Change



Manhattan Community Board 1 Committee Reports

Nominating – M. James

- 1) Report on candidates running for the Secretary position to fill the current position from 2019-2020.

Manhattan Community Board 1 Committee Reports

Executive – A. Notaro, Jr.

- 1) Bylaws Updates – Resolution
- 2) FY 2021 District Needs Statement and budget priorities – Report

Manhattan Community Board 1 Committee Reports

Personnel – E. Lewinsohn

- 1) Final Review of Consultant Contract – Resolution
- 2) Review of Office of Management and Budget Policy Changes – Report

Manhattan Community Board 1 Committee Reports

Youth & Education– T. Joyce

- 1) Securing a play street or outdoor play space for PS1 students during construction of existing park and playground in collaboration with CB3 – Update
- 2) Trinity Place traffic study – Update
- 3) Support for Int. 0455-2018, Age limitations on school buses and replacing such school buses with all electric school buses – Discussion and possible resolution
- 4) “Parks over Plastic” and other programming at Manhattan Youth – Discussion
- 5) Dyslexia screening pilot initiative at P.S. 234 – Discussion

Manhattan Community Board 1 Committee Reports

Landmarks & Preservation – R. Byrom

- 1) 244 Front Street, application for alteration of non-street facing façade, new window openings at the side – Resolution
- 2) Historic preservation in the Civic Center area – Resolution
- 3) Preservation of Little Syria by the Washington Street Advisory Group – Resolution

Manhattan Community Board 1 Committee Reports

Battery Park City – T. Meltzer

- 1) Protecting Wildlife at Lily Pond from Future Harm – Report
- 2) West Thames Bridge and Rector Street Restoration Project – Report
- 3) Pier A Outdoor Seating and Bar Alterations – Report
- 4) Convene Community Impact Considerations – Report
- 5) Allied Universal Report, Year Over Year Comparisons – Report
- 6) BPCA Report with an Update on Rockefeller Park Renovation – Report

Manhattan Community Board 1 Committee Reports

Quality of Life & Service Delivery – P. Moore

- 1) Department of Design and Construction Work in Community District 1 – Resolution
- 2) Presentation of New FDNY Intergovernmental Liaison to CB 1 – Report

Manhattan Community Board 1 Committee Reports

Land Use Zoning & Economic – P. Kennell

- 1) Board of Standards and Appeals application 2019-181-BZ for a special permit to legalize a physical culture establishment at 57 Leonard Street – Resolution
- 2) 105 Duane Street, application for City Planning Commission Special Permit and Certification to legalize and modify the existing design of the southern plaza – Resolution
- 3) Pier 17 Rooftop Access – Resolution
- 4) 100 Pearl Street Renovation – Report
- 5) Borough Based Jails/Manhattan Detention Complex – Report



Celtic Scaffold
(718) 794-1400
www.celticscaffold.com

Leonard Street

SITE

57 Leonard Street, Manhattan
Block 177
Lot 5

View #3
4/15/18

105 Duane Street POPS Redesign

(190510 ZSM and N 190511 ZCM)

Block 151, Lot 1

ZR 74-91 Special Permit and ZR 37-625 Certification
for Design Changes for Existing Public Plaza

Existing Conditions Photos



Existing Conditions Photos



Actions Requested

1. ZR 74-91 Special Permit to Modify Certain Design Regulations for Public Plazas

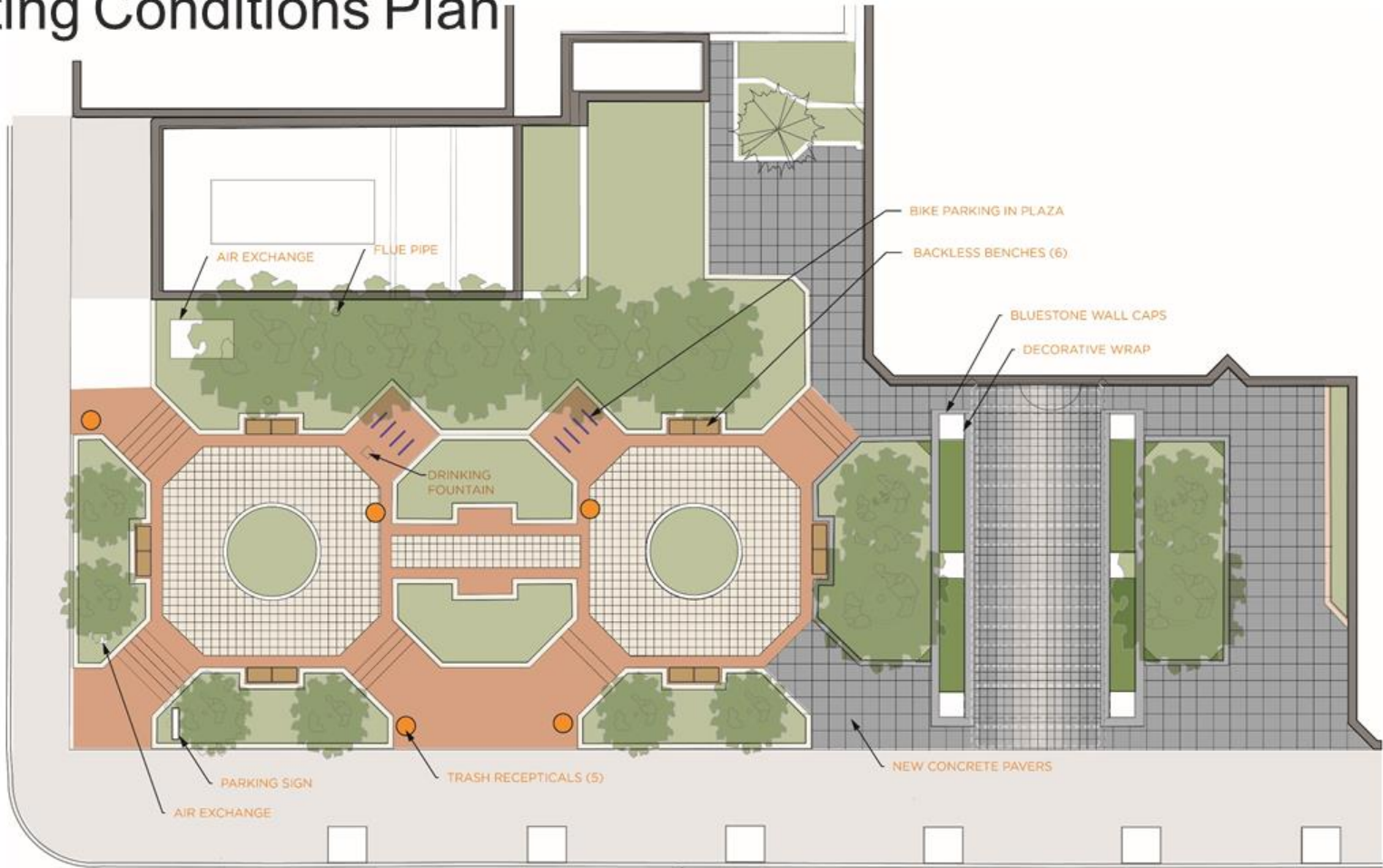
- This action will facilitate/legalize the following plaza design changes:
 - Planters beneath the canopy piers at building entranceway
 - Metallic mesh screening around canopy piers at building entranceway
 - Location and metallic mesh screening of flue pipe and air intake vents in certain planters
 - Replace existing illuminated parking sign with new accessory LED illuminated parking sign

Actions Requested (cont'd)

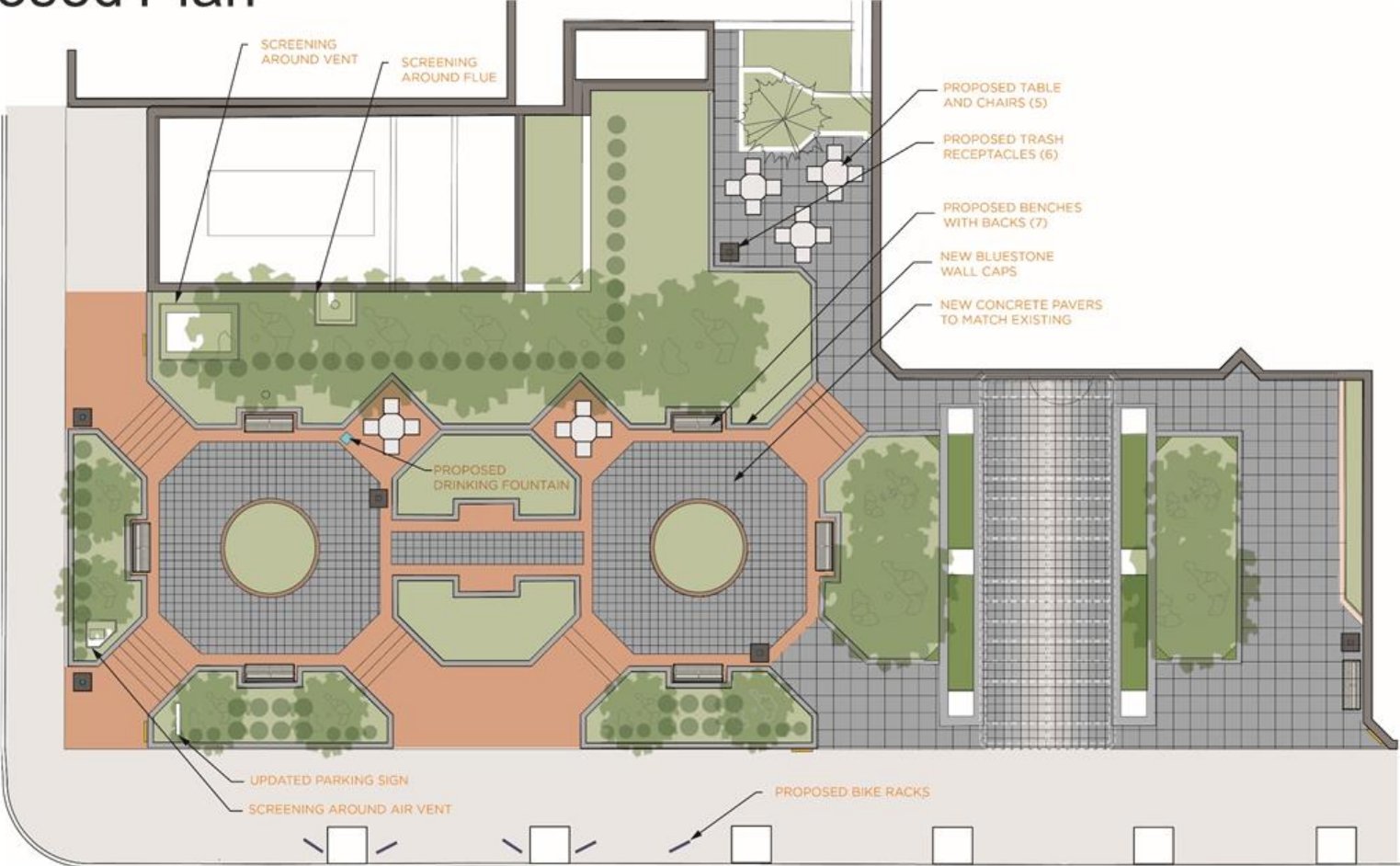
2. ZR 37-625 Chairperson Certification that the proposed design changes are in greater accordance with the public plaza regulations of ZR 37-70 (as modified by the ZR 74-91 Special Permit)

- This action will facilitate the following plaza design changes:
 - Replace backless benches with backed benches and add one new backed bench
 - Add 5 movable tables and 20 movable chairs
 - Replace existing planter wall caps with new bluestone wall caps
 - Replace existing ground pavers with new, darker-colored ground pavers
 - Replace plantings near center-rear of plaza with new groundcover plantings
 - Add new trees for screening between plaza and Flea Theater site
 - Fix lighting in planters and add new electrical outlets
 - Relocate bicycle racks to sidewalks
 - Replace existing and add new trash receptacles
 - Relocate water fountain
 - Replace existing POPS signage with new zoning-compliant public space, hours of access, and prohibition signage

Existing Conditions Plan



Proposed Plan



Existing



Proposed

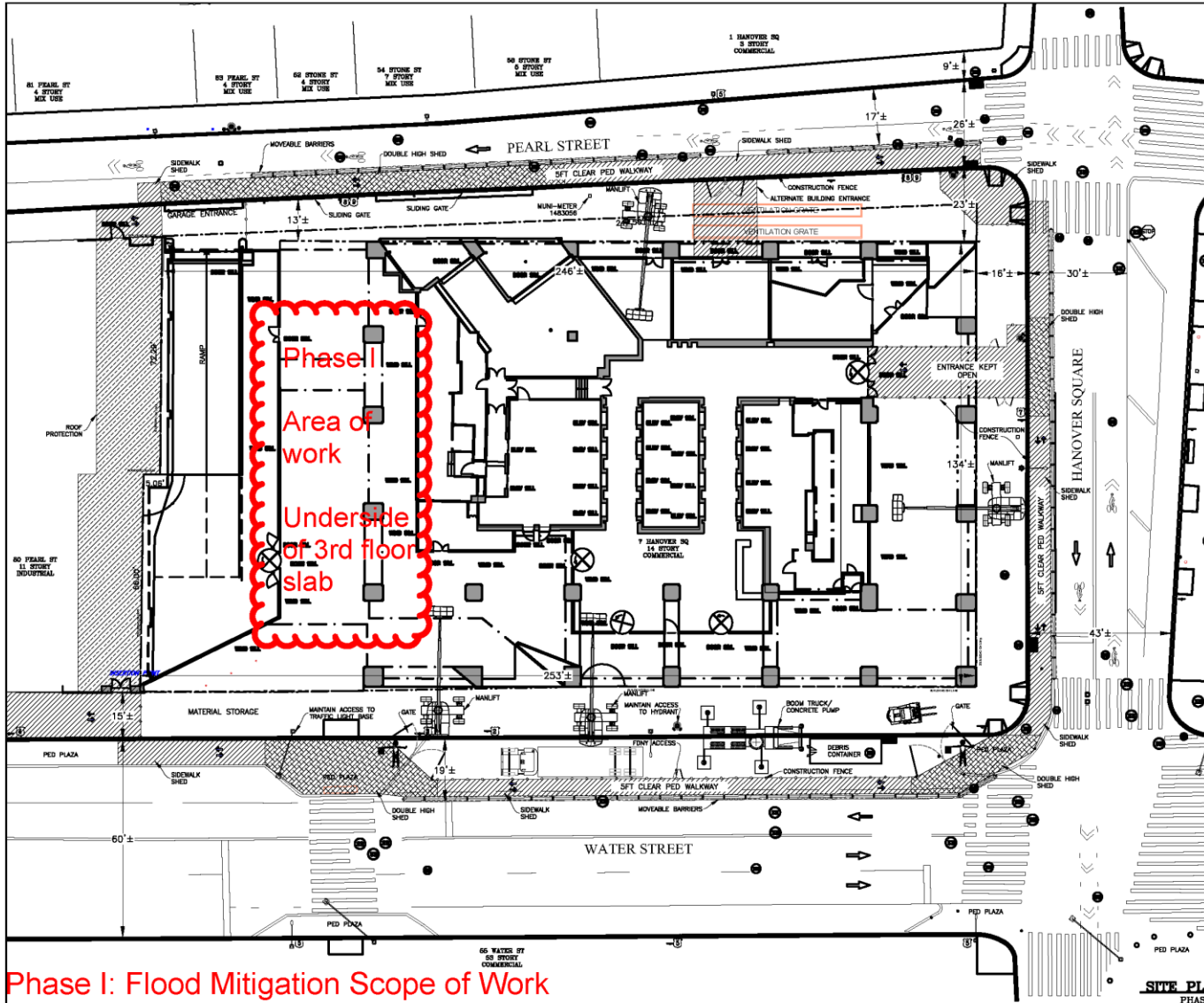


Existing



Proposed





LEGEND

- FLAGMAN
- TREE
- EXCAVATION LINE
- 2" HIGH CONSTRUCTION FENCE
- PROPERTY LINE
- ADJACENT BUILDING PROFILE
- SIDEWALK SHED
- TRAFFIC LIGHT
- CONSTRUCTION SIGN
- CONSTRUCTION FENCE GATE
- SLIDING GATE
- PICK AREA
- MANHOLE
- TIMBER BARRICADE
- PLASTIC BARRIERS
- MAILBOX
- MUNI METER
- STREET LIGHT POLE
- HYDRANT
- TRAFFIC/TRUCK FLOW
- PEDESTRIAN TRAFFIC

EXISTING PARKING REG

- W15 BUS STOP
- SMV, SANITIZER BUS STOP NO STANDING 10:30AM-7PM MON-FRI
- NO STANDING ANYTIME
- 3 HRP COMMERCIAL VEHICLES ONLY OTHERS NO STANDING 7AM-7PM MON-FRI
- NO STANDING ANYTIME
- 3 HRP COMMERCIAL VEHICLES ONLY MON-FRI 8AM-6PM
- 3 HRP COMMERCIAL VEHICLES ONLY MON-FRI 8AM-10PM SAT/SUN 10AM-12PM
- FARMERS MARKET ONLY 7AM-12PM MON-FRI
- 3 HRP COMMERCIAL VEHICLES ONLY OTHERS NO STANDING MON-FRI 7AM-7PM

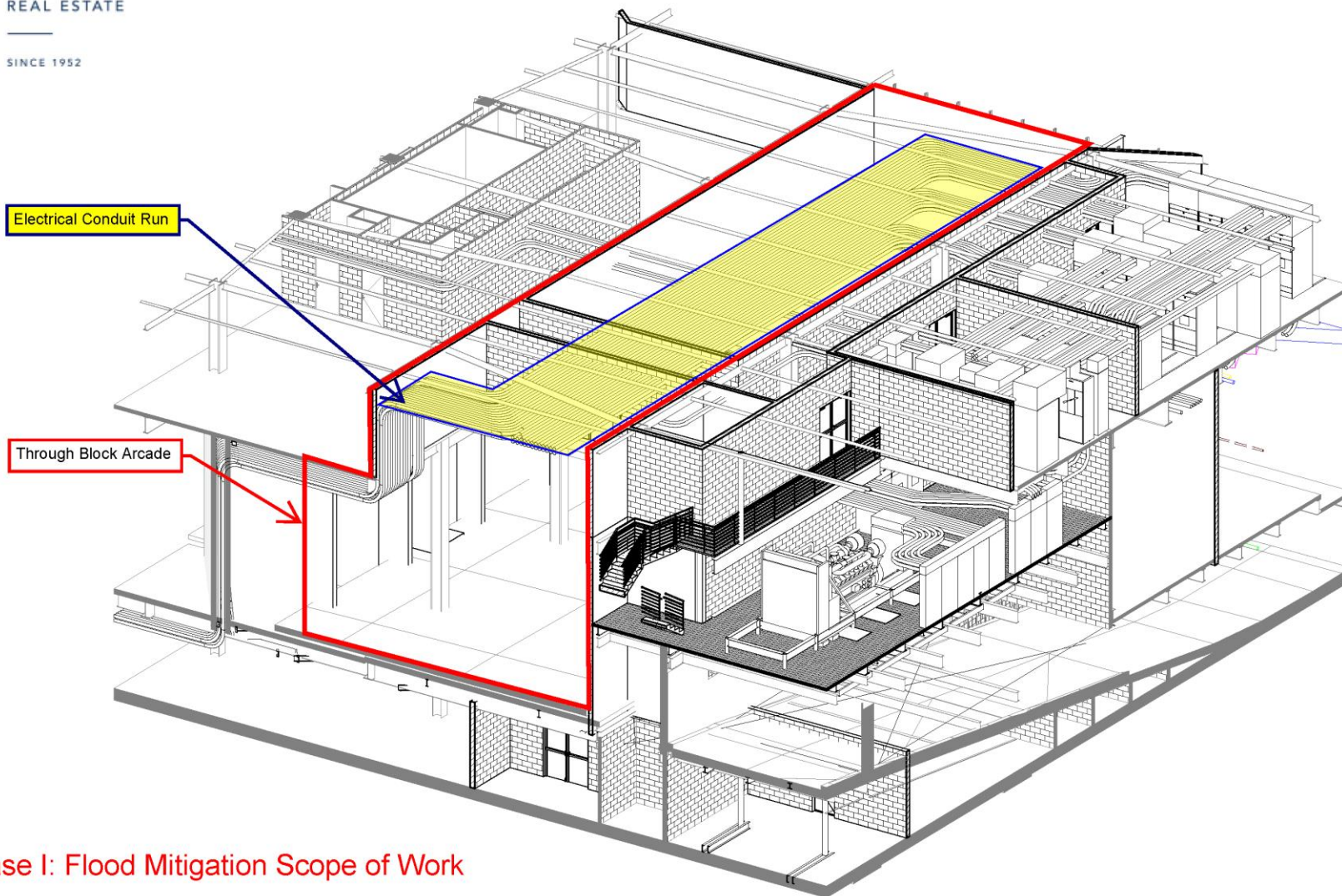
NEW PARKING REG

- NO STANDING ANYTIME TEMP CONSTRUCTION

No.	DATE	DESCRIPTION	BY
HOWARD I. SHAPIRO & ASSOCIATES CONSULTING ENGINEERS, P.C.			
246 MERRICK ROAD, SUITE 300, LYNBROOK, N.Y. 11553 TEL: (516) 791-2500 FAX: (516) 791-5425 COPYRIGHT DESIGN NOT TO BE LOANED, COPIED, OR REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.			
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CLIENT			
GFP REAL ESTATE			
PROJECT			
RENOVATION/BUILD-OUT 7 HANOVER SQUARE			
TITLE			
DOT LOGISTICS PHASE 1A & 1B			
DRAWING BY: CK DATE: 8/8/19			
PROJECT NO: 19264.00.00			
ENGINEER:			
SCALE: AS NOTED			
CHK BY: CK DATE: 8/8/19			
DWG NO:			
SL.200.00			
			2 OF 4
SEAL & SIGNATURE			

Phase I: Flood Mitigation Scope of Work
Schedule: 10/1/19 - 2/1/20

SITE PLAN SCALE 1"=30'
PHASE 1A & 1B



Phase I: Flood Mitigation Scope of Work

Schedule: 10/1/19 - 2/1/20

Manhattan Community Board 1 Committee Reports

Environmental Protection – A. Blank

- 1) 250 Water Street Brownfield Cleanup Program – Report
- 2) Manhattan Paper Challenge – Report

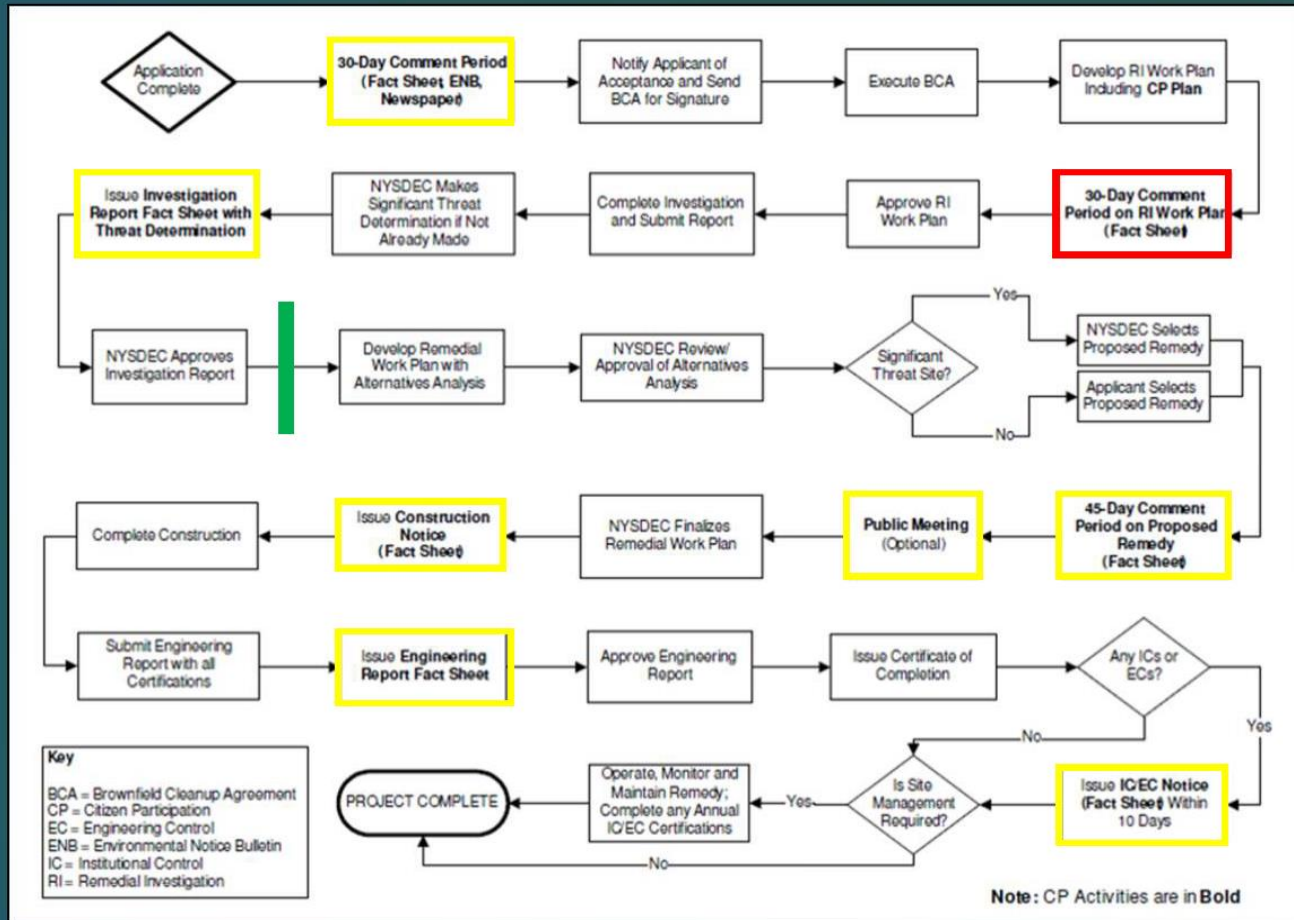
250 Water Street and the New York State Department of Environmental Conservation Brownfield Cleanup Program

Remedial Investigation Work Plan

250 Water Street, New York, New York
NYSDEC BCP Site No. C231127

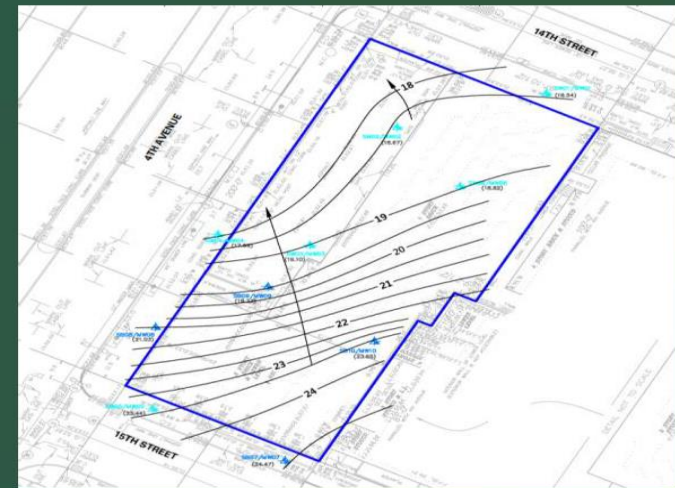
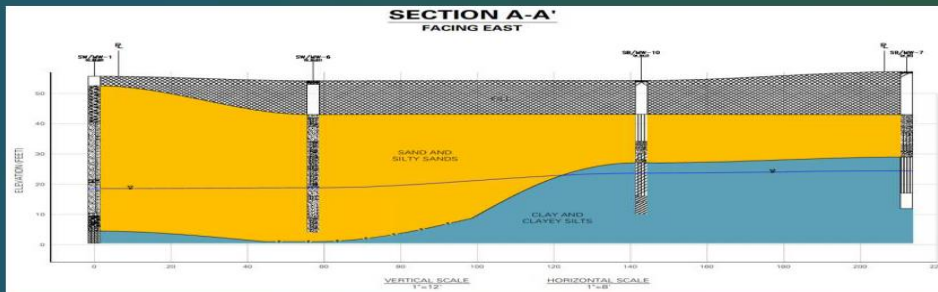
Community Board 1 – Environmental Protection Committee Meeting
September 16, 2019

BCP Process



What is a Remedial Investigation?

- Investigate and characterize the nature and extent of conditions at a site
- Provide sufficient information to evaluate the potential for exposure and remedial alternatives



Geophysical Survey

Ground Penetrating Radar



Utility Markout



Soil Investigation



Soil Boring



Soil Sampling



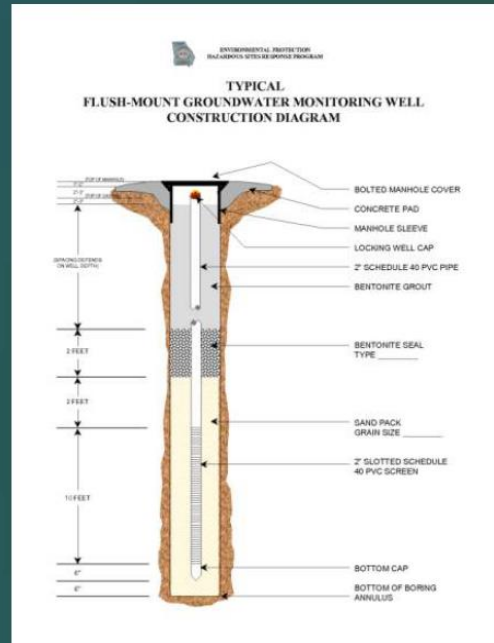
Groundwater Investigation

Monitoring Well

SB31/MW31



Groundwater Gauging



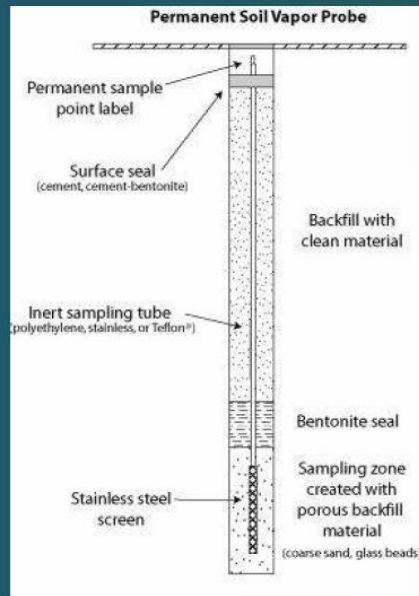
Groundwater Sampling



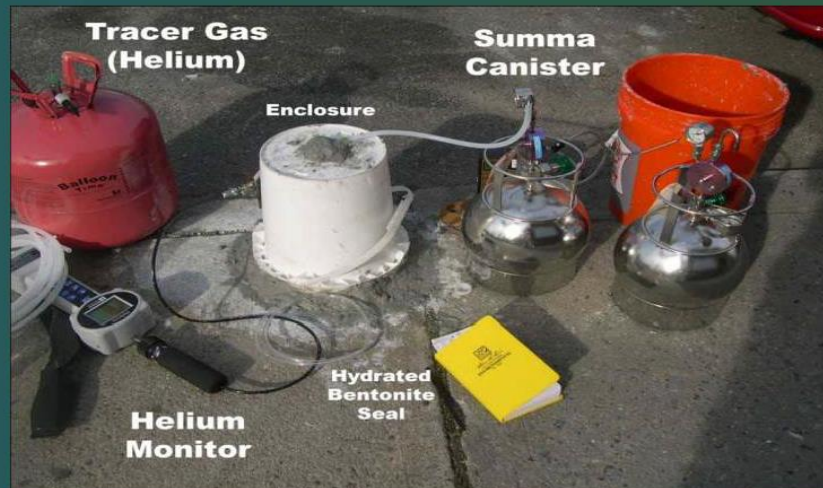
Soil Vapor Investigation



Soil Vapor Probe



Soil Vapor Sampling



Sorbent Tube

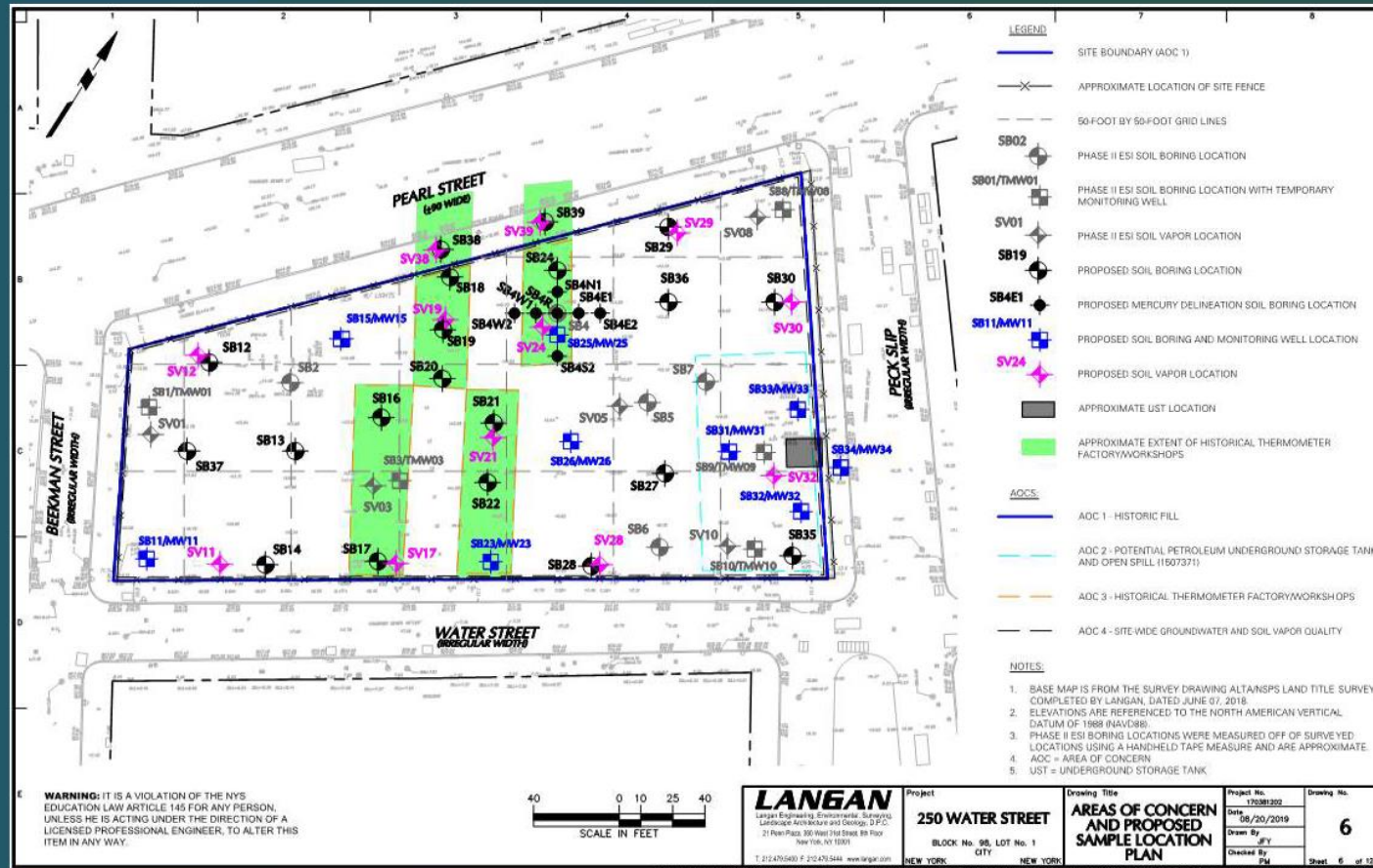


Areas of Concern

Four Areas of Concern (AOCs) have been generated from Phase I and Phase II Investigations:

1. Historic Fill
2. Potential Petroleum Underground Storage Tank (UST) and Open Spill (Spill No. 1507371)
3. Historical Thermometer Factories/Workshops
4. Site-wide Groundwater and Soil Vapor Quality

Areas of Concern and Boring Location Plan

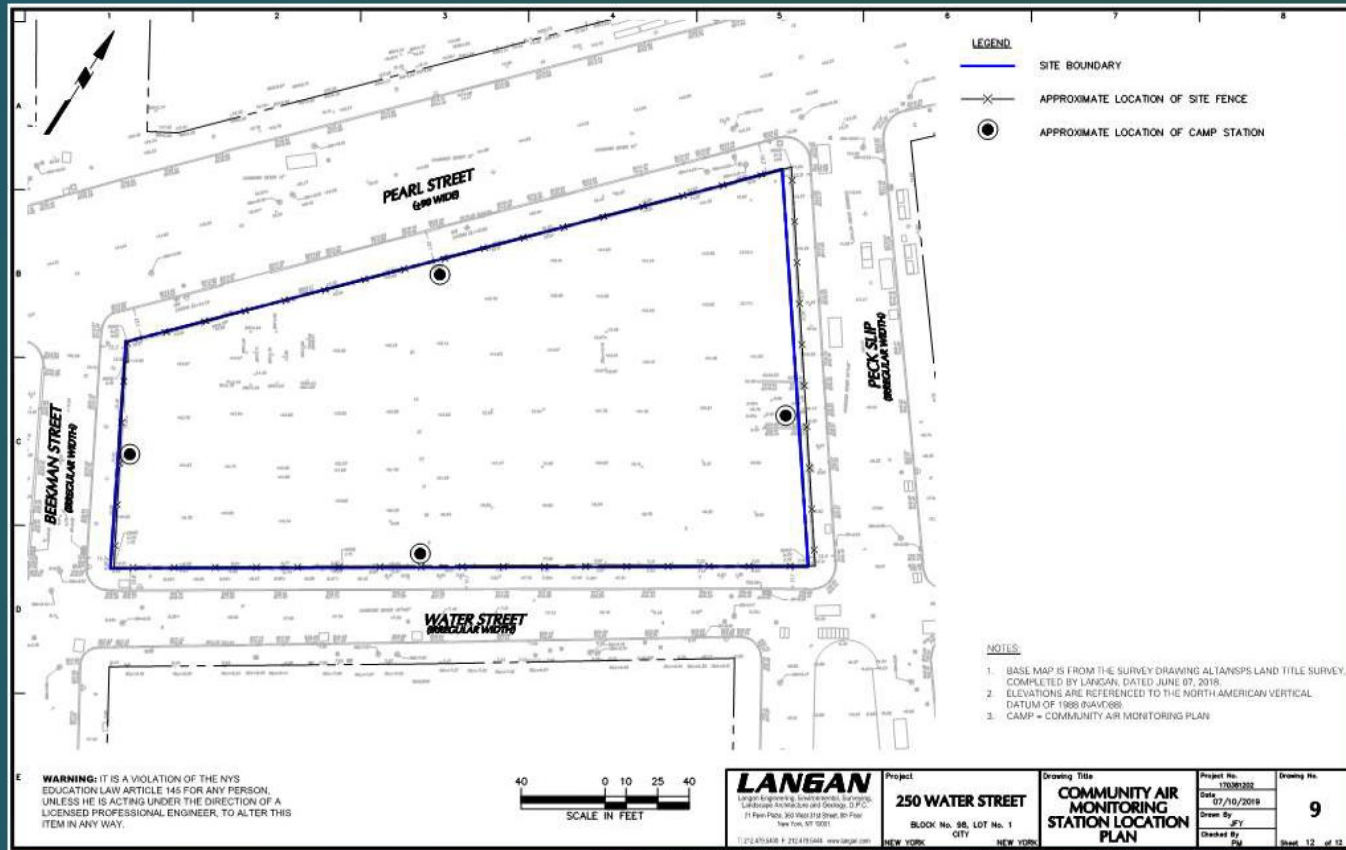


Community Protection

- Community Air Monitoring Plan (CAMP)
 - Four CAMP stations
- Work Zone Air Monitoring
 - One downwind station
- Health and Safety Plan (HASP)

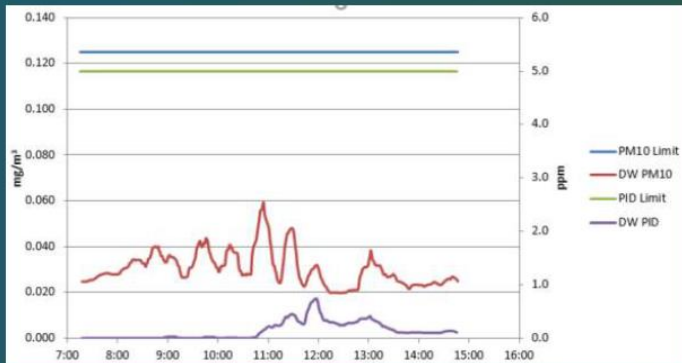


CAMP Station Locations



Community Air Monitoring Plan (CAMP)

- Protection of Public Health and the Environment
- Mercury Vapor Action Levels
 - Work Zone – 10 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$)
 - CAMP – 3 $\mu\text{g}/\text{m}^3$



Reporting

- Daily Field Reports and Monthly Progress Reports
 - Prepared and submitted to NYSDEC and NYSDOH
- CAMP results will be posted on a website
- Remedial Investigation Report
 - Summary of the nature and extent of contamination at each AOC
 - Submitted to the NYSDEC and NYSDOH

Remedial Investigation Schedule

- BCP Remedial Investigation Public Comment Period
 - Commences September 23, 2019
- Remedial Investigation – about eighteen (18) eight-hour field days
 - Conducted outside of typical school hours
- Preparation and Submission of Remedial Investigation Report – about 12 to 16 weeks

250 Water Street BCP Schedule

Site Remediation (2020 and beyond):

- Prepare a work plan for Remedial Action for NYSDEC/NYSDOH Review and Public Comment
- Implement the remedy

Manhattan Community Board 1 Committee Reports

Transportation & Street Activity Permits – B. Kay

- 1) Street Co-Naming Guidelines – Resolution
- 2) Frankfort Street Bike Lane Project – Report
- 3) Lower Manhattan Transportation Study – Report
- 4) Congestion Pricing Working Group – Report

1. Proposed Change Street Co-Naming Guidelines

- Streets located within the boundaries of Manhattan Community Board #1 will be considered for co-naming in honor of individuals, organizations, or **historic events/places** subject to the following criteria” ...
- **The historic event/place must (1) be recognized as significant by a historical society or other appropriate group; (2) been mentioned in a major film, book, or international news story; and (3) be identified on a widely available map at or near the proposed co-naming location.**

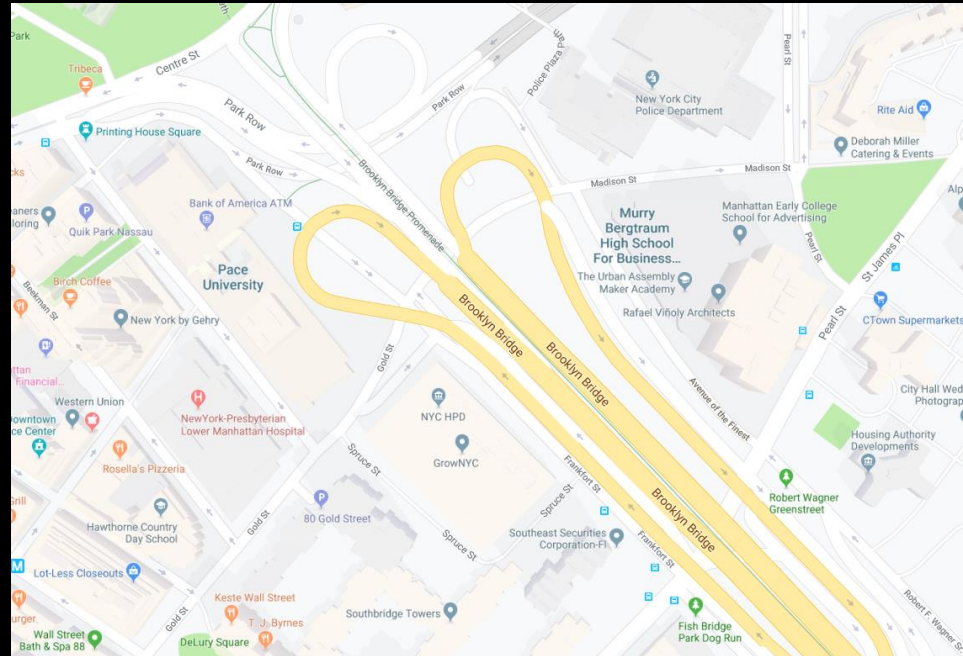
2. Frankfort Street Bike Lane Project

- Connect Brooklyn Bridge to Chinatown (Worth Street)
- 2-way bike lane from Frankfort to Worth along Park Row completed 2018

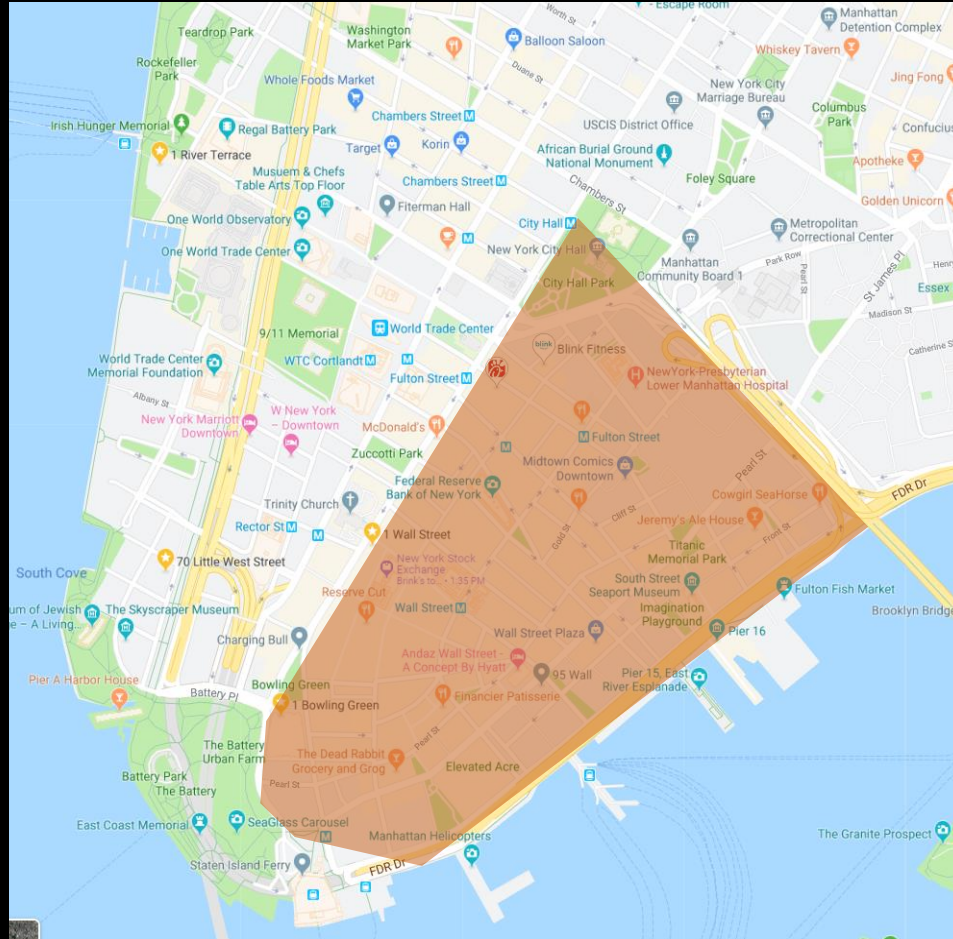


Frankfort Street Bike Lane Project - DOT

- DOT now completing last segment - Frankfort from Spruce to Park Row
- Along the south side of Frankfort St (Pace University)



3. Lower Manhattan Transportation Study



- DOT's study area bounded by Brooklyn Bridge, South St, State St & Broadway

DOT/Consultant Work Plan

- Task 1 – Priority Pedestrian Zone Identification Criteria
Outcome – Ranking Matrix (Fall 2019)
- Task 2- Priority Zone Identification
 - Outcome – Identify ≤ 4 Potential Pedestrian Priority Zones & 1 pilot location
- Task 3- Data Collection and Analysis for Pilot Zone
 - Outcome- Data and base plans for Pilot Zone
- Task 4- Design & Management Recommendations (pilot zone)
- Study Conclusion by June 30, 2020

Potential Options for Pedestrian Priority Zones

- Shared Streets
- Pedestrian Plazas
- Time of day street closures
- Off-hour delivery/time of day delivery restrictions
- Seasonal street closures
- Bike/cargo bike parking
- Neckdowns (at intersections with traffic signal or sign)
- Enhanced crosswalks (no traffic signal or sign)

Placard Pilot Program

- DOT will pilot a placard parking enforcement study in study area
- 7 person DOT unit will do placard control enforcement (vs NYPD)

4. Congestion Pricing Working Group

- Reminder – contact Diana if interested in serving on WG
- Approximately 10 members and non-members of CB1 plus chair
- Anticipate starting in January 2020
- GOALS
 - Report regarding recommended CB1 stance on Congestion Pricing
 - Develop a list of issues that will need to be addressed in CB1
- Transportation Committee will develop Resolution
- Anticipated completion Summer 2020

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

- 1) Proposal by NYC Small Business Services (SBS) and Department of Consumer Affairs (DCA) to streamline the Sidewalk Café application process by eliminating the requirement for a public hearing with the DCA – Resolution
- 2) Request to the Department of Consumer Affairs to codify the previous guidance to holders of permits for an unenclosed sidewalk café to remove tables and chairs from public right-of-way after hours – Resolution
- 3) Licensing Committee process – Report

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Tribeca area

- 1) 62 Thomas Street, application for liquor license for Elmwood Ventures LLC d/b/a Buddha Bar and TBD – Resolution
- 2) 96 Lafayette Street, application for liquor license for AVS International Retail Inc. d/b/a Live Axe – Resolution
- 3) 30 Hudson Street aka 16 Hudson Street aka 120 West Broadway, application for liquor license for 30 Hudson Street LLC d/b/a TBD – Resolution
- 4) 225 West Broadway, application for new sidewalk café permit for 225 West Broadway Corp d/b/a Attraversa – Resolution
- 5) 279 Church Street, application for liquor license for T. Mikolasko on behalf of entity to be formed d/b/a TBD – Resolution
- 6) 52 Walker Street, official CB 1 request to meet with principals regarding community impacts resulting from operation of KNH Enterprises, LLC. d/b/a M1-5 – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Financial District area

- 1) 40 Wall Street, application for liquor license for F&B 40 Wall LLC d/b/a The Vaults at 40 Wall – Resolution
- 2) 28 Liberty Street, application for liquor license for Legends Hospitality LLC d/b/a TBD – Resolution
- 3) 111 John Street, application for liquor license for The Drop Coffee Company LLC d/b/a The Drop – Resolution
- 4) 213-221 Pearl Street, application for liquor license for Lam Pearl Street Hotel LLC d/b/a TBD – Resolution
- 5) 75 Barclay Street, application for liquor license for 75 Barclay LLC d/b/a TBD – Report

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

Battery Park City area

- 1) 225 Liberty Street, 1st and 2nd Floor, application for liquor license for 225 Liberty Location LLC d/b/a Convene and 225 Liberty Street, 2nd floor, application for café permit for liquor license for 225 Liberty Location LLC d/b/a Convene – Resolution

Seaport/Civic Center area

- 1) 89 South Street, Building A 101/201, application for liquor license for Pier 17 GR Restaurant, LLC & Seaport F&B, LLC d/b/a TBD – Resolution
- 2) 27 Cliff Street, application for liquor license for Lil Chef Mama LLC d/b/a TBD – Resolution
- 3) 32 Cliff Street, application for liquor license for O. Georges d/b/a TBD – Resolution

Manhattan Community Board 1 Committee Reports

Waterfront, Parks & Cultural – P. Goldstein

- 1) Trust for Governors Island – Presentation by Clare Newman, President & CEO
- 2) Queuing at Statue of Liberty Cruises, the Battery/Hornblower, Pier 15 – Discussion with Captain Mark Phillips, Director of Marine and Facility Operations, Hornblower*
- 3) South Street Seaport Museum Cultural Institutions Group Status – Resolution
- 4) Floating billboards – Update
- 5) Ticket Hawkers – Update
- 6) Temporary AIDS Mural at Pier 40 – Report

THE TRUST FOR GOVERNORS ISLAND

Manhattan Community Board 1 Parks,
Waterfront & Cultural Committee
Tuesday, September 17, 2019



2019 SEASON

May 1-October 31

Governors Island
open until 10PM
every Friday and
Saturday, Memorial
Day-Labor Day
weekend



2019 VISITOR STATS

VISITORS
TO DATE:

555,000

Busiest weekend:

MAY 25-27

Memorial Day Weekend
and start of late nights

16,000

Visitors on Late Fridays and Saturdays

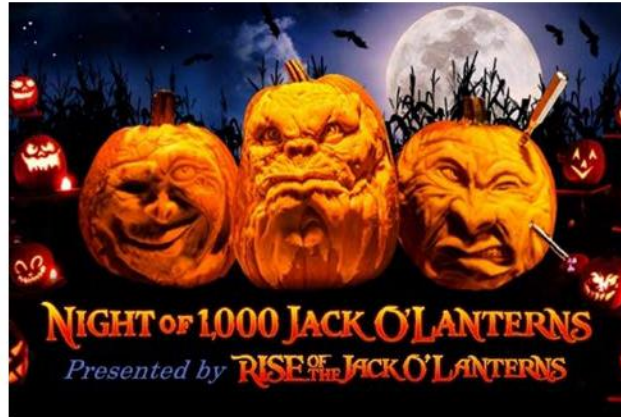
NYC Visitors

80%

Busiest month:

AUGUST

UPCOMING EVENTS ON GOVERNORS ISLAND



4HEADS PORTAL

Weekends through September 29

Annual art fair featuring works from over 80 local and international artists across the historic former officer's homes of Colonels Row.

NIGHT OF 1,000 JACK O' LANTERNS

October 17-October 27

Evening experience featuring over 1,000 illuminated jack o'lanterns in Colonels Row. Tickets available at therise.org

PUMPKIN PATCH & TRICK OR TREATING

TBA October

Free pumpkin patch and trick or treating in Nolan Park with arts and crafts, music, fall eats and more.

LMCC ARTS CENTER OPENS SEPTEMBER 19

- First permanent tenant dedicated to arts and culture
- 40,000 SF home for arts of all disciplines
- 6,000 SF gallery space
- 4,500 SF co-working space
- 20 semi-private studios
- 3 rehearsal rooms
- First indoor café on Governors Island
- Spaces for workshops, lectures and participatory art making



COMING IN 2020: TRAM

- Tour shuttle to be delivered next season
- Trust to collaborate with Friends of Governors Island to offer free tours
- Priority outreach to be geared towards seniors and persons with disabilities
- Project made possible through funding from Council Member Margaret Chin



FUTURE DEVELOPMENT



Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1 Adjournment

THANK YOU AND GOODNIGHT

