



The City of New York

# Manhattan Community Board 1

## Monthly Board Meeting

Thursday, November 21, 2019

6:00 PM

Battery Park City School

PS-IS 276

55 Battery Place

(Photo ID is required to enter building)

Anthony Notaro, Jr., Chairperson

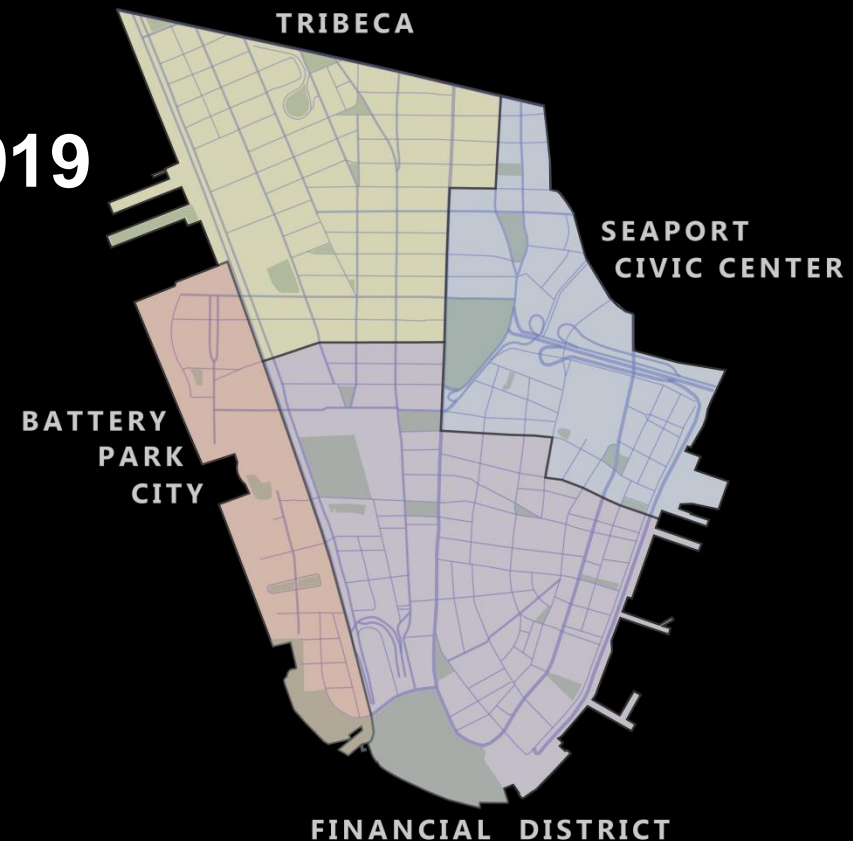
Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

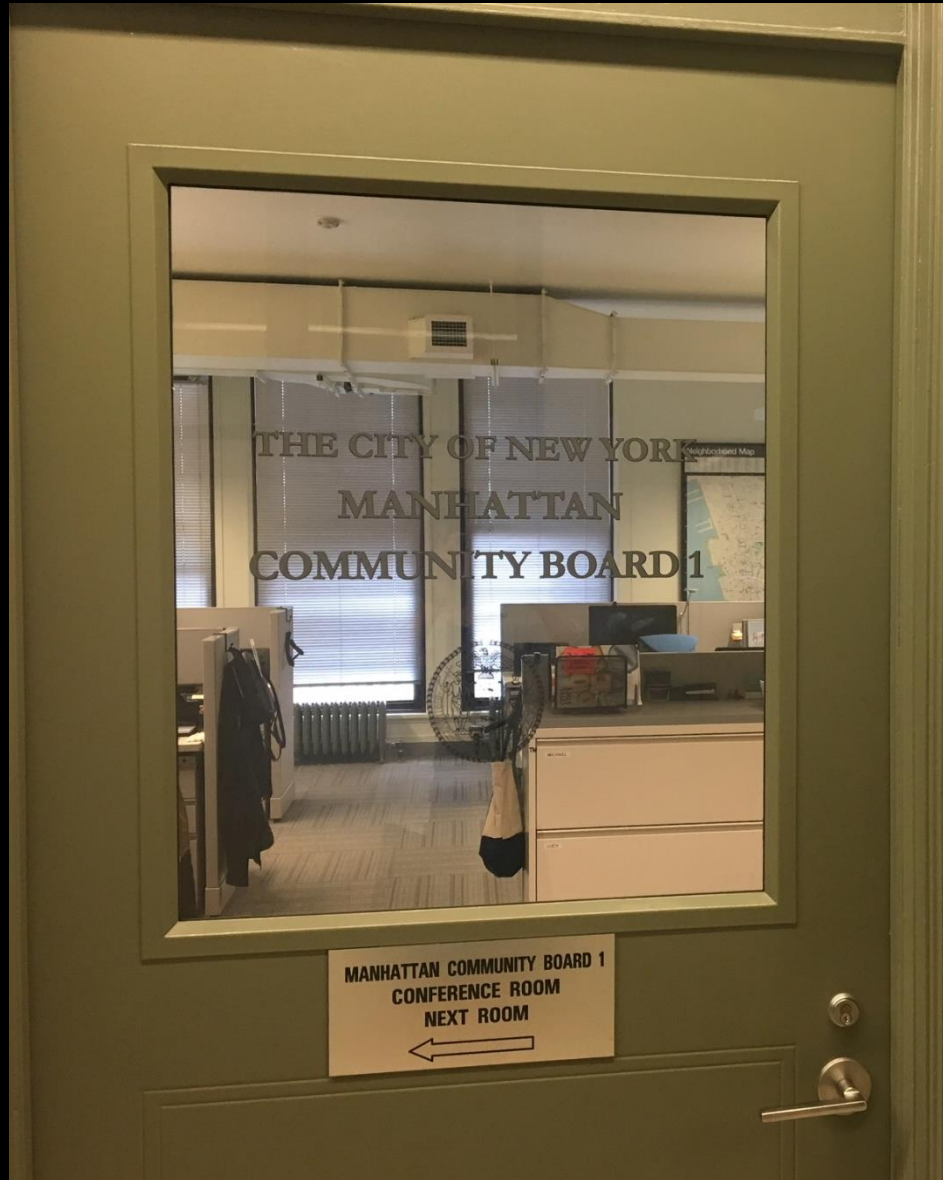
Diana Switaj, Director of Planning and Land Use

Ramesh Beharry and Jennifer Maldonado, Consultants

Nisreen Sarryeh, Community Planning Fellow



# CB1'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](https://nyc.gov/mcb1)

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



# Manhattan Community Board 1

## Public Session

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Comments by members of the public (6 PM to 7 PM)  
(Please limit to 1-2 minutes per speaker to allow everyone to voice their opinions)



# Manhattan Community Board 1

## Business Session

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



MANHATTAN COMMUNITY  
BOARD 1

**CHAIRPERSON'S REPORT**  
November 21, 2019

# ● Chair Report - *What's Happening*

## **FOCUS ON SEAPORT**

- South Street Seaport Museum
- 250 Water St (Brownfield Cleanup Program)
  - Letter sent to NYS DEC 11/7 to request additional 90 day extension & upcoming letter to reiterate request

## **LOWER MANHATTAN COASTAL RESILIENCY**

- Working with Economic Development Corporation & Mayor's Office of Resiliency

## **WTC SITE 5 & HOUSING**

## **SEAPORT FRANCHISE AND CONCESSION REVIEW COMMITTEE (FCRC)**

- Howard Hughes Corporation & Economic Development Corporation

## **WELCOME NEW CB1 COMMUNITY PLANNING FELLOW – NISREEN SARRYEH**

# Manhattan Community Board 1

## *Chair Philosophy*

- Board of 50 and not one Chair
- Engaging all members - Teamwork
- Listening and learning – building on success
- Driving Effectiveness
  - Focus
  - Shared Goals
  - Setting Strategy and removing obstacles

**RESPECT & FAIRNESS**

# Manhattan Community Board 1

## *Mission*

- Land Use
- Service Delivery
- Budget Input



# Manhattan Community Board 1

## *Assets*

- Executive Committee & members
- Staff
- Our Success
- Our skills & experience
- Fellows Program
- Fundraising

# Manhattan Community Board 1

## *Challenges – Post9/11*

- Land Use
- Resiliency
- Development & Infrastructure
  - Schools, Sanitation, Safety...
- Economic Development
- ???

# Chair Report

## Paper Challenge Win



# Chair Report

## *NYPD Bee Squad*



# Manhattan Community Board 1

## New Business

### **Transportation & Street Activity Permits Committee**

**B. Kay**

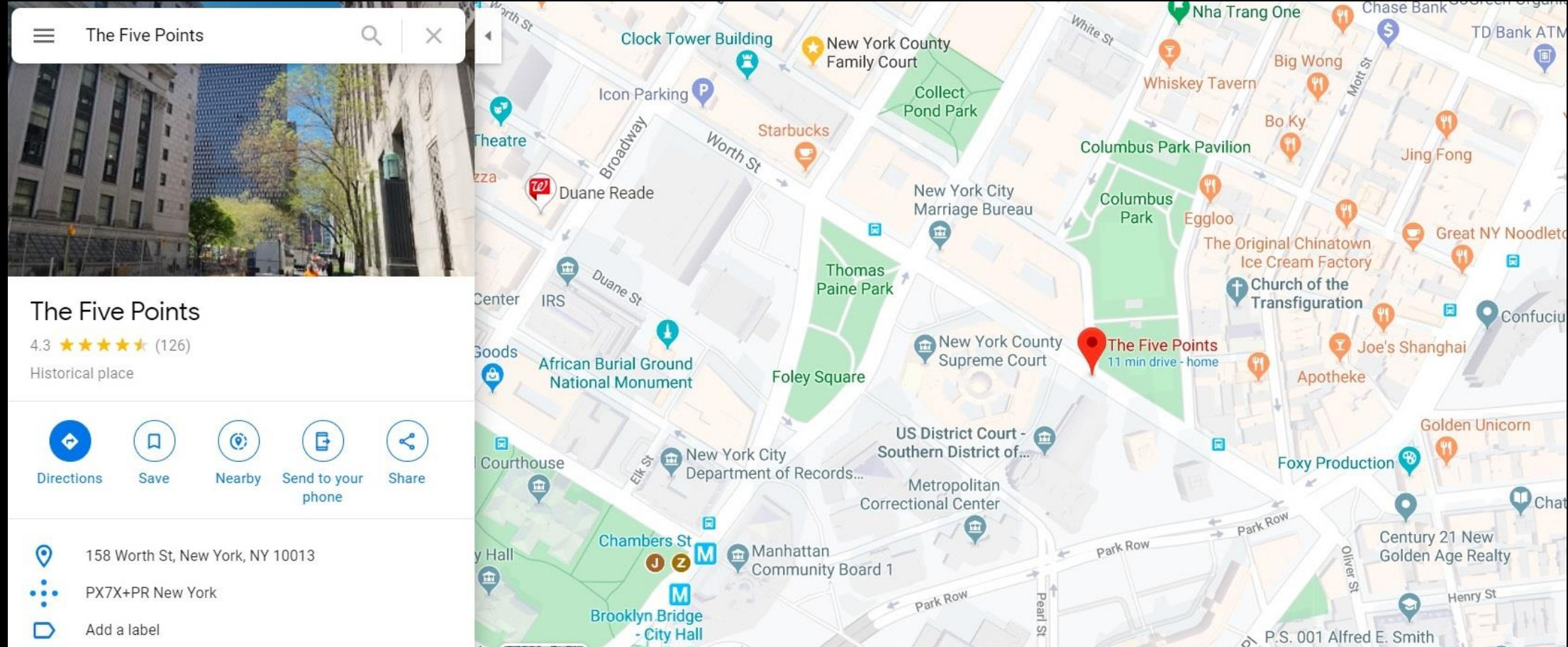
- 1) 5 Points Co-Naming Application – Resolution

### **Landmarks & Preservation Committee**

**B. Ehrmann**

- 1) 11 Hubert Street, application to replace the non-contributing garage building with a new contemporary building – Resolution
- 2) 249 Church Street, application to mount two new flagpoles onto the exterior facades for two ground-floor commercial tenants – Resolution
- 3) 25 Broad Street, application for temporary installation of signage – Resolution
- 4) 213-215 Water Street, application to improve interior and exterior of the building – Resolution

# Street Co-naming: historic place (Five Points)



# 11 Hubert Street – Existing and Proposed



Tribeca West Historic District



11 Hubert Street, Proposed



11 Hubert Street, Existing

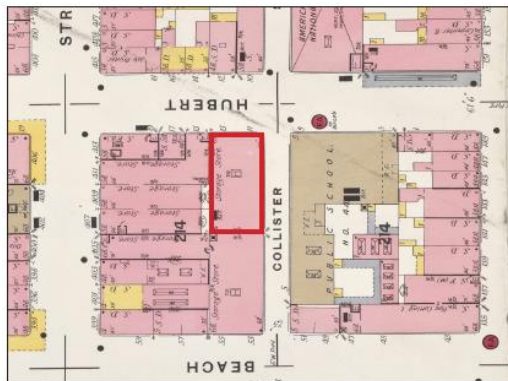
# 11 Hubert Street – Site History



1937: 11 Hubert - 6-story Warehouse (Kattenhorn & Tuska, 1857)  
(NYPL)



1946: 11 Hubert - Highway Transportation Co. Garage (Dietrich Wortman, 1946)  
(Municipal Archives)



1903: Sanborn Map



1991: 11 Hubert - Garage & Offices (Unknown, 1990)  
(LPC Designation Photos)



Site History

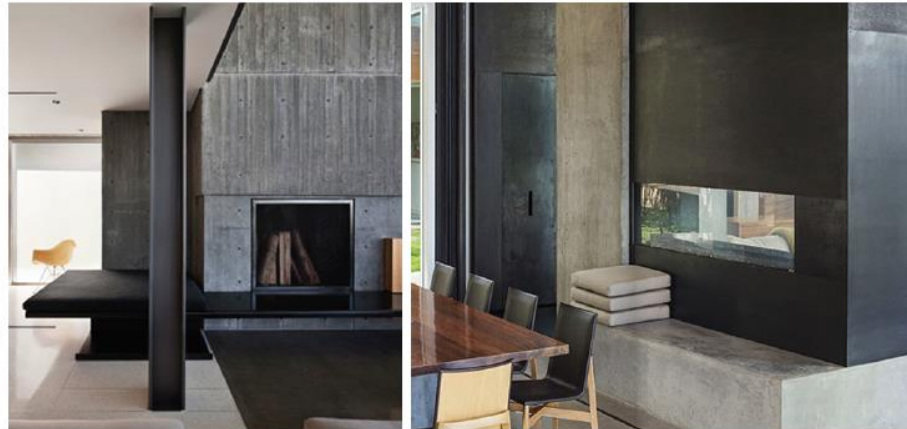
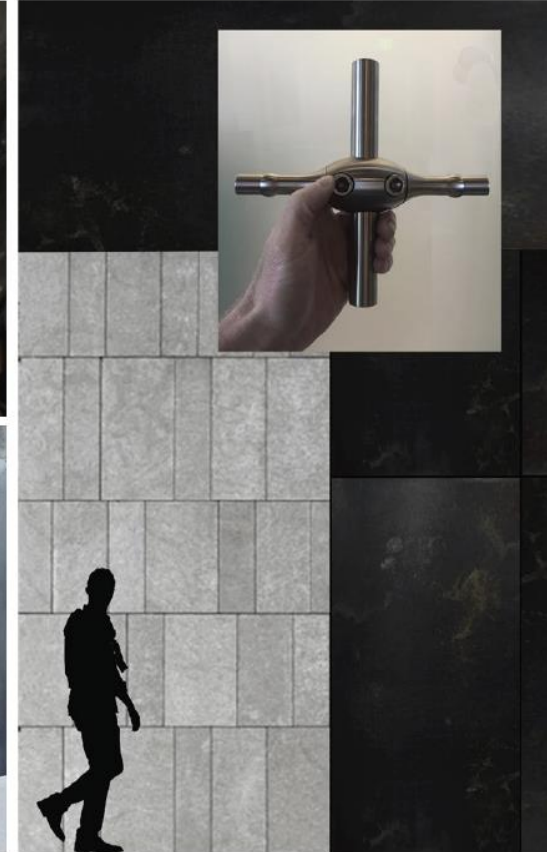


# 11 Hubert Street – Proposed



Proposed Hubert Street Rendering

# 11 Hubert Street – Proposed



Proposed Materiality and Facade System

# 11 Hubert Street – Proposed

BROKEN CORNICE

FACADE THICKNESS CARVED  
TO CREATE SHADOW AND  
DEPTH

REPETITIVE HORIZONTAL  
BANDING LAYERED INTO  
MASONRY COURSING

VARIATION IN BRICK COLORS  
FOR COMPOSITIONAL USE

DARK STEEL ELEMENTS  
ENABLING LARGER GLAZING  
AREAS



CONTINUOUS CORNICE

TIGHT, FLAT FACADE  
FLUSH DETAILS

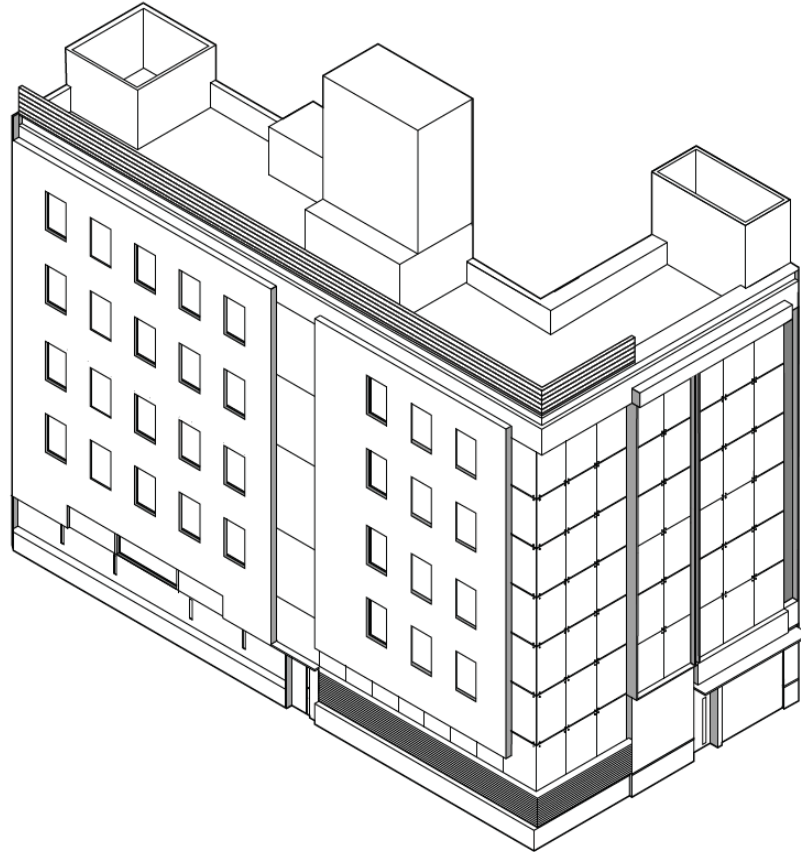
REPETITIVE, UTILITARIAN  
OPENINGS CREATE STREET  
TEXTURE

DARK STEEL SHUTTERS CREATING  
THIN LAYER ON BRICK FACADE

RAISED DETAILS RETURN AND  
TERMINATE IN REVEAL STRIP

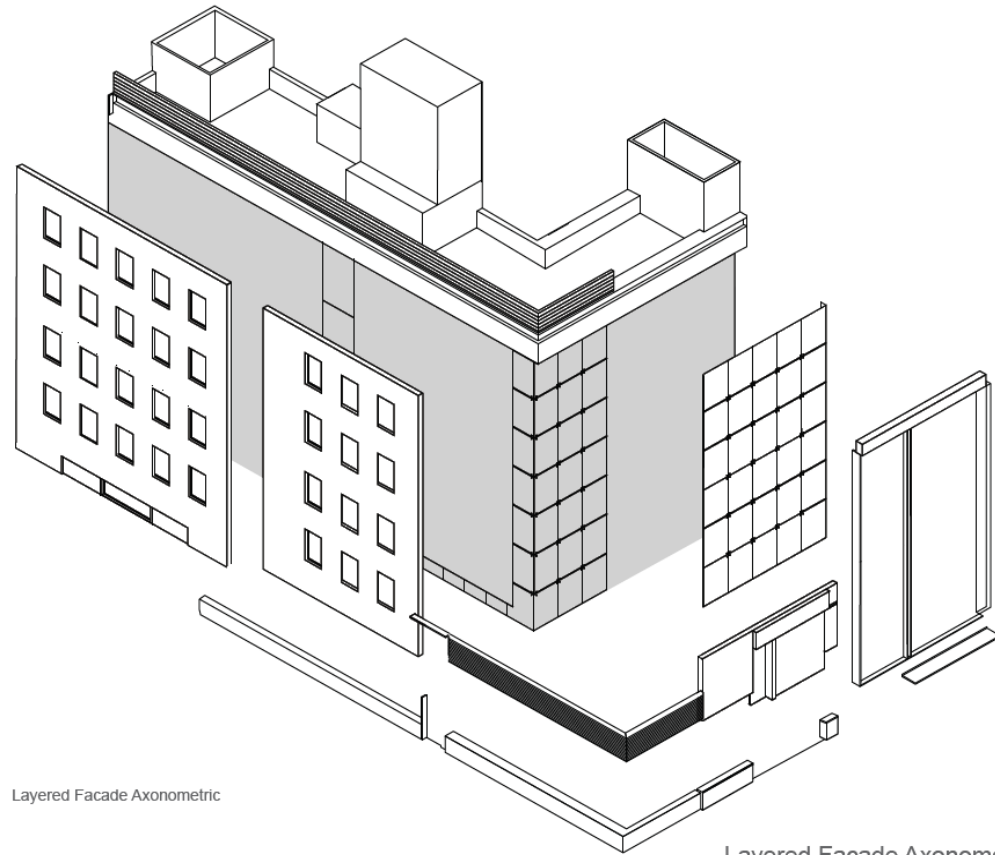
Dialogue of Details and Materials Around a Corner

# 11 Hubert Street – Proposed



Proposed Axonometric

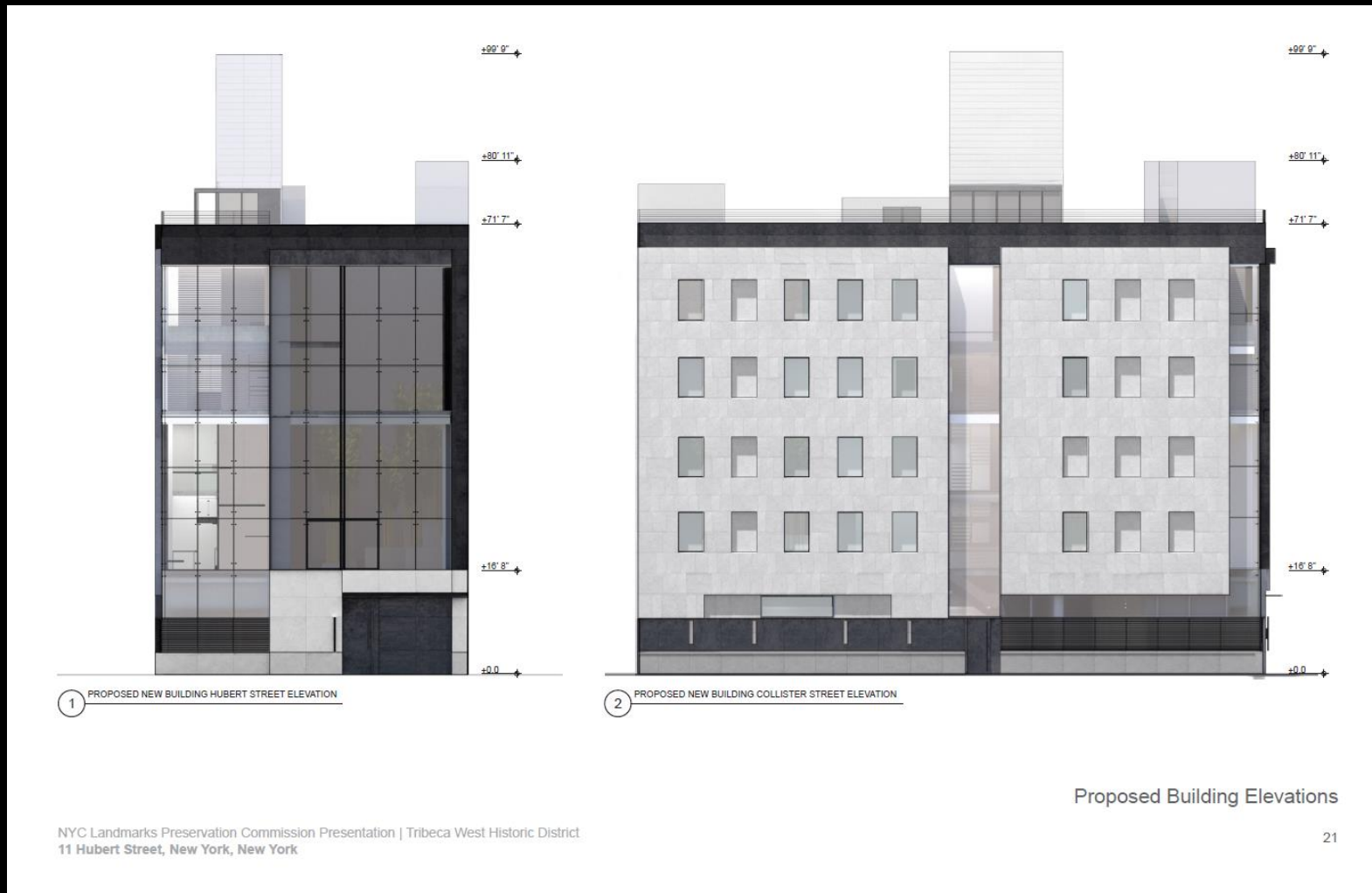
# 11 Hubert Street – Proposed



Layered Facade Axonometric

Layered Facade Axonometric Rounding a Corner

# 11 Hubert Street – Proposed



# 11 Hubert Street – Proposed



Proposed New Building Rendering at Collister Street

Proposed Renderings/Views

# 11 Hubert Street – Proposed



Proposed New Building Rendering at Hubert Street

Proposed Renderings/Views



# 11 Hubert Street – Proposed



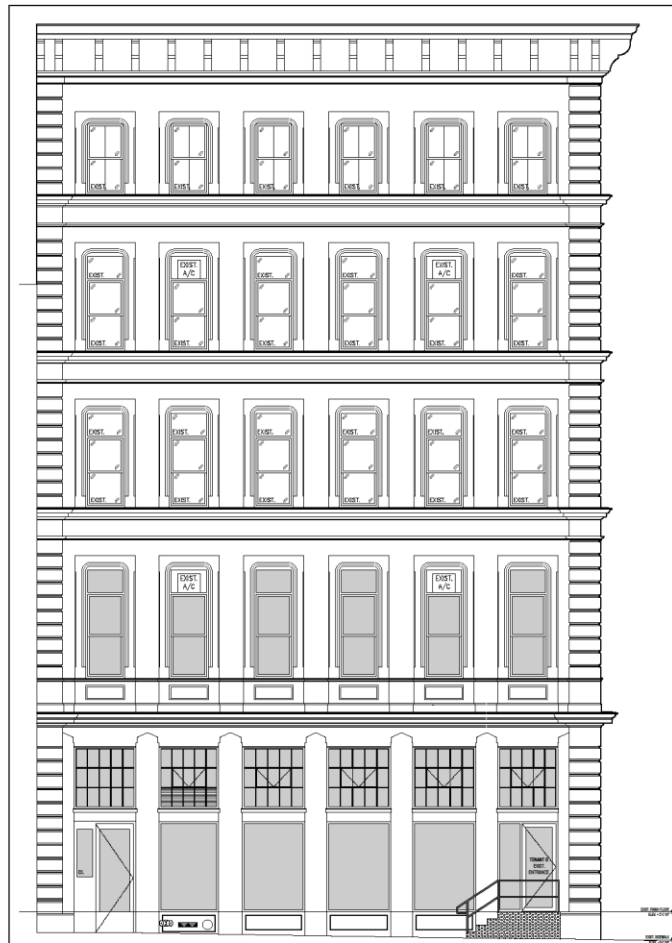
C. Proposed Block Context View South on Collister Street



D. Proposed New Building Rendering on Hubert/Collister Street Corner

Proposed Street View Renders

# 249 Church Street - Proposed



1 EXISTING ELEVATION: CHURCH STREET  
Scale 1/4" = 1'-0"



2 PROPOSED ELEVATION: CHURCH STREET  
Scale 1/4" = 1'-0"

249 CHURCH STREET  
New York, N.Y.



TODD ZWIGARD ARCHITECTS  
89 Mason Circle, Unit 119  
Brooklyn NY 11258  
phone: 917 520 4122

REVISIONS:

ISSUE:  
11/13/2018 - Issue to LPC  
10/09/2019 - Issue to LPC  
11/14/2019 - Issue to CB-1  
11/21/2019 - Issue to CB-1

SHEET TITLE:  
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"  
DATE: 1 NOVEMBER 2018  
DRAWN BY: ic  
CHECKED BY: tz

SHEET NUMBER:

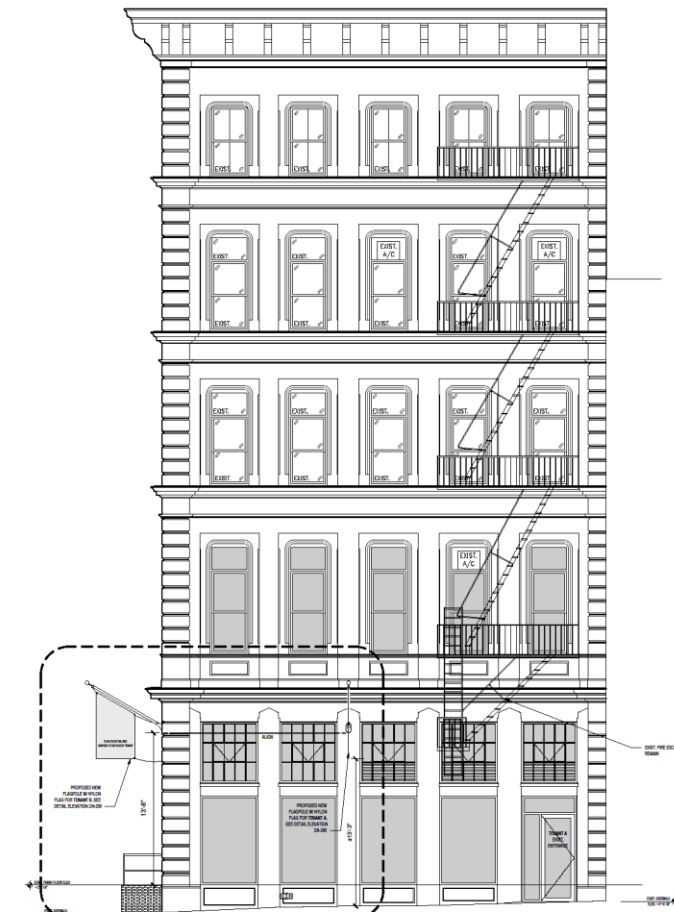
A-100.00

SHEET 2 OF 7

# 249 Church Street - Proposed



1 EXISTING ELEVATION: LEONARD STREET  
Scale: 1/4" = 1'-0"



2 PROPOSED ELEVATION: LEONARD STREET  
Scale: 1/4" = 1'-0"

249 CHURCH STREET  
New York, N.Y.



TODD ZWIGARD ARCHITECTS  
89 Mason Circle, Unit 119  
Beacon NY 12508  
phone: 917 520 4122

REVISIONS:

ISSUE:  
11/13/2018 - Issue to LPC  
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11/21/2019 - Issue to CB-1

SHEET TITLE:  
EXTERIORS

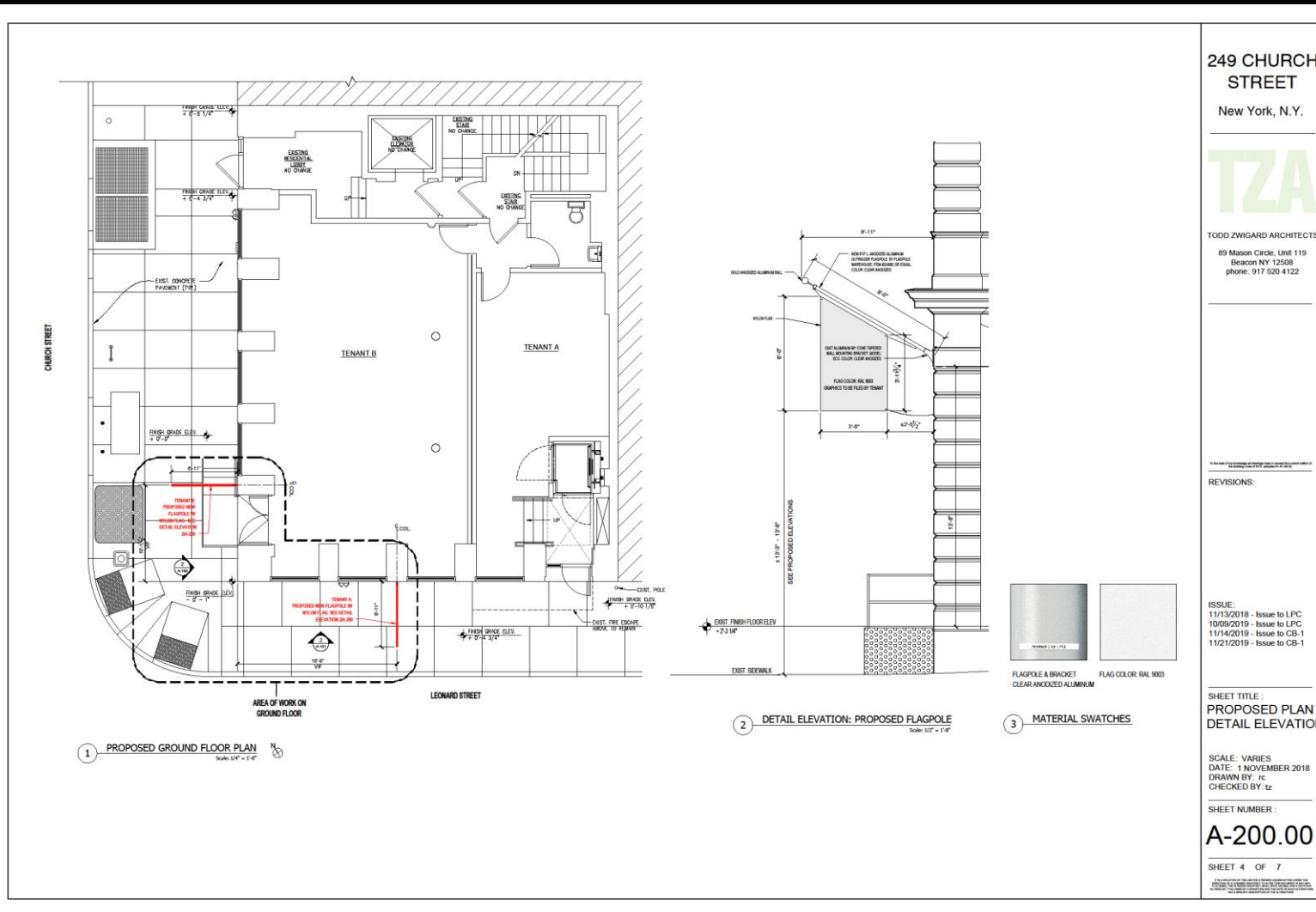
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DATE: 1 NOVEMBER 2018  
DRAWN BY: ic  
CHECKED BY: tz

SHEET NUMBER:

A-101.00

SHEET 3 OF 7

# 249 Church Street - Proposed



# 249 Church Street – Proposed



RENDERING OF PROPOSED FLAGPOLES

249 CHURCH  
STREET

New York, N.Y.



TODD ZWIGARD ARCHITECTS  
89 Mason Circle, Unit 119  
Beacon NY 12508  
phone: 917 520 4122

REVISIONS:

ISSUE:

11/14/2019 - Issue to CB-1  
11/21/2019 - Issue to CB-1

SHEET TITLE:  
PROPOSED  
RENDERING

SCALE: NTS  
DATE: 28 OCTOBER 2019  
DRAWN BY: jc  
CHECKED BY: tz

SHEET NUMBER:

A-301.00

SHEET 6 OF 7

# 249 Church Street – Existing & Proposed Conditions



PROPOSED LOCATION OF (2) NEW FLAGPOLES AT CHURCH AND LEONARD STREET



EXIST. CHURCH STREET STOREFRONT:  
TENANT B ENTRANCE



EXIST. CHURCH STREET STOREFRONT:  
TENANT B ENTRANCE



EXIST. LEONARD STREET STOREFRONT:  
TENANT A ENTRANCE

249 CHURCH STREET  
New York, N.Y.



TODD ZWIGARD ARCHITECTS  
89 Mason Circle, Unit 119  
Beacon NY 12508  
phone: 917 520 4122

REVISIONS:

ISSUE:

11/14/2019 - Issue to CB-1  
11/21/2019 - Issue to CB-1

SHEET TITLE:  
EXISTING  
CONDITION

SCALE: VARIES  
DATE: 1 NOVEMBER 2018  
DRAWN BY: rc  
CHECKED BY: tz

SHEET NUMBER:

**A-300.00**

SHEET 5 OF 7

# 249 Church Street – Precedent Conditions



PRECEDENT: 185 W. BROADWAY



PRECEDENT: 80-82 READE STREET



PRECEDENT: 251 CHURCH STREET



PRECEDENT: 200 CHURCH STREET

249 CHURCH STREET

New York, N.Y.

TZA

TODD ZWIGARD ARCHITECTS

89 Mason Circle, Unit 119  
Beacon NY 12508  
phone: 917 520 4122

REVISIONS:

ISSUE:

11/14/2019 - Issue to CB-1  
11/21/2019 - Issue to CB-1

SHEET TITLE:  
PRECEDENT  
IMAGES

SCALE: NTS  
DATE: 1 NOVEMBER 2018  
DRAWN BY: rc  
CHECKED BY: tz

SHEET NUMBER:

A-302.00

SHEET 7 OF 7

# 25 Broad Street – Proposed

## 25 BROAD STREET, MANHATTAN PROPOSED TEMPORARY SIGNAGE



OASIS NYC Map.



25 Broad Street, looking south.



25 Broad Street, looking north toward Wall Street.



# 25 Broad Street – Existing

## 25 BROAD STREET, MANHATTAN EXISTING TEMPORARY SIGNAGE

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780

**PERMIT  
FOR MINOR WORK**

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	PMW
08/28/19	3/28/2023	LPC-19-16992	PMW-19-16992
ADDRESS:	BOROUGH:	BLOCK/LOT:	
25 BROAD STREET	MANHATTAN	25 / 19	
Broad Exchange Building, Individual Landmark			

Display This Permit While Work Is in Progress

ISSUED TO:  
**David A. Sigman**  
One Penn Plaza, Suite 1801  
New York, NY 10119

**NOT ORIGINAL  
COMPUTER-GENERATED COPY**

Pursuant to Section 25-310 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on March 22, 2019.

The approved work consists of exterior work at the Broad Street and Exchange Place facades, including the temporary installation of three (3) vertical hanging fabric banners at the corner masonry piers, mounted with L-brackets installed through mortar joints; and three (3) vinyl signs at the window sills of the main Broad Street entrance; all with a red background and white lettering ("THE BROAD EXCHANGE BUILDING"; "BroadExchangeBuilding.com"; "212.706.2009"; "ONE-AND TWO- BEDROOM CONDOMINIUM RESIDENCES OFFERING EXTRAORDINARY ACCESS AND TIMELESS STYLE SINCE 1902"; "LANDMARKS LIVING IN THE TRUE HEART OF MANHATTAN"); and all to be removed within one hundred eighty (180) days, as described in a letter and written specifications dated February 13, 2019, prepared by Joseph Elkchoury, Graphics Installation Company; and as shown on existing condition photographs and photo montages, dated March 5, 2019, prepared by Jacqueline Peu-DuVallon Historic Preservation Consulting, LLC, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Broad Exchange Building Individual Landmark Designation Report describes 25 Broad Street as an Italian Renaissance style skyscraper designed by Clinton



25 Broad Street, existing temporary signage, previously approved at staff level.

# 25 Broad Street – Existing

## 25 BROAD STREET, MANHATTAN EXISTING TEMPORARY SIGNAGE



# 25 Broad Street – Historic Conditions

25 BROAD STREET, MANHATTAN  
DESIGNATION PHOTOGRAPHS



# 213-215 Water Street – Historic Conditions

## 213-215 WATER STREET HISTORIC PHOTOGRAPHS



1940's  
NYC Tax Photo Collection



date unknown  
Museum of the City of New  
York Collection dated c. 1975



date unknown  
Museum of the City of New  
York Collection dated c. 1977

# 213-215 Water Street – Historic Conditions

## 213-215 WATER STREET HISTORIC PHOTOGRAPHS



1976  
HABS Survey



1976  
HABS Survey



1999  
NYPL Index

# 213-215 Water Street – Existing Conditions

## EXISTING CONDITIONS PHOTOGRAPHS

EXTERIOR:



Exterior Facade at Water Street



Platform and Stairs at Water Street Entrance

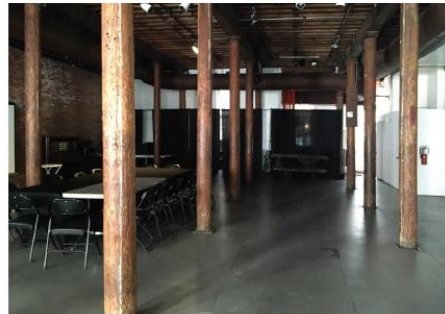


Threshold of Entry Doors



Exterior Facade at Cannon's Walk

INTERIOR:



Ground Floor Interior



Second Floor Interior (Library)

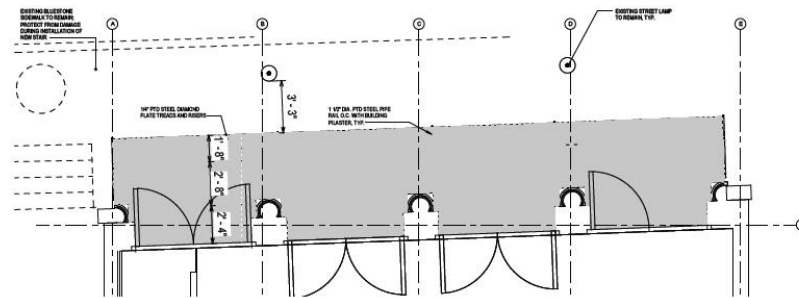


Fifth Floor Interior (Storage)

# 213-215 Water Street – Existing Conditions

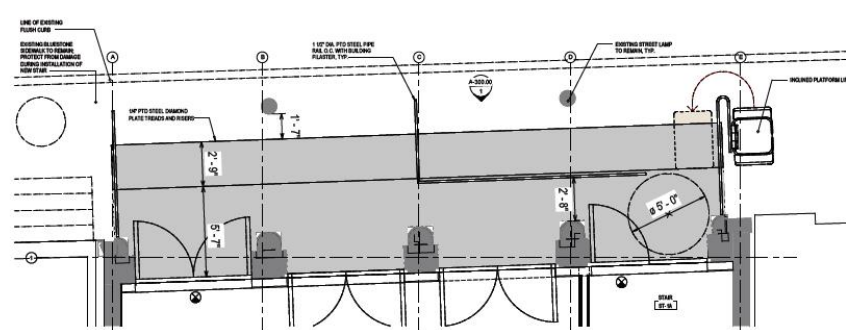
## STAIR REPLACEMENT PROPOSAL WITH ADA LIFT

EXISTING STAIR PLAN



EXISTING STAIR DETAIL PHOTOGRAPH AT SIDEWALK

PROPOSED STAIR PLAN



EXISTING PAINTED DIAMOND PLATE STEEL STAIRS, SECTIONS MISSING AT BASE

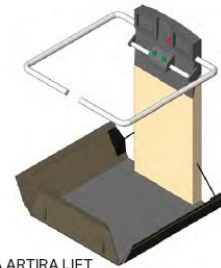
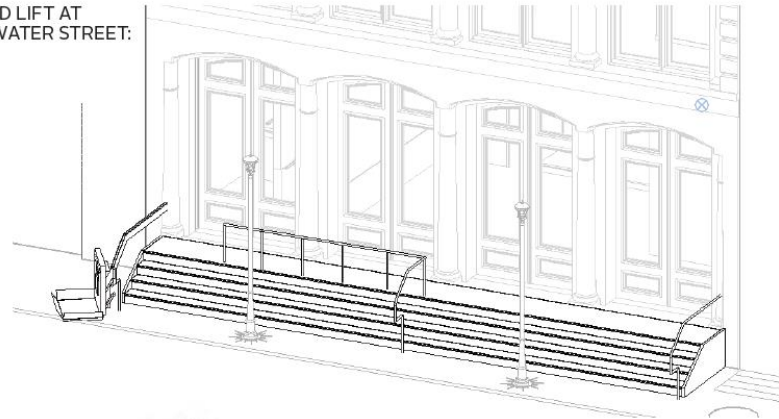
# 213-215 Water Street – Existing Conditions

## ADA LIFT INSTALLATION



GARAVENTA ARTIRA LIFT AT THE PUCK BUILDING,  
295 LAFAYETTE STREET, NEW YORK

PROPOSED LIFT AT  
213-215 WATER STREET:



MODEL OF  
GARAVENTA ARTIRA LIFT



STAIRS, RAILINGS, AND LIFT  
STRUCTURE PAINTED BLACK  
RAL 9005



# Manhattan Community Board 1 Committee Reports

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## Landmarks & Preservation

**B. Ehrmann**

- 1) 84 South Street, application for NYC Parks Department Concession – Update



# Manhattan Community Board 1 Committee Reports

## Waterfront, Parks & Cultural – P. Goldstein

- 1) Brooklyn Bridge Esplanade (Peck Slip to Catherine Slip) Public Design Commission – Resolution
- 2) Strategic Vision for the South Street Seaport Historic District – Resolution
- 3) Hudson River Park Estuarium Funding – Resolution
- 4) World Trade Center Performing Arts Center – Report
- 5) Temporary art at Thomas Paine Park – Report
- 6) Barnett Newman Triangle – Report

# Brooklyn Bridge Esplanade

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

CB 1 Presentation  
November 19, 2019

Starr Whitehouse Landscape Architects and Planners

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

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

NYC / EDC



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

sh p ARUP



City

1 MI



Neighborhood

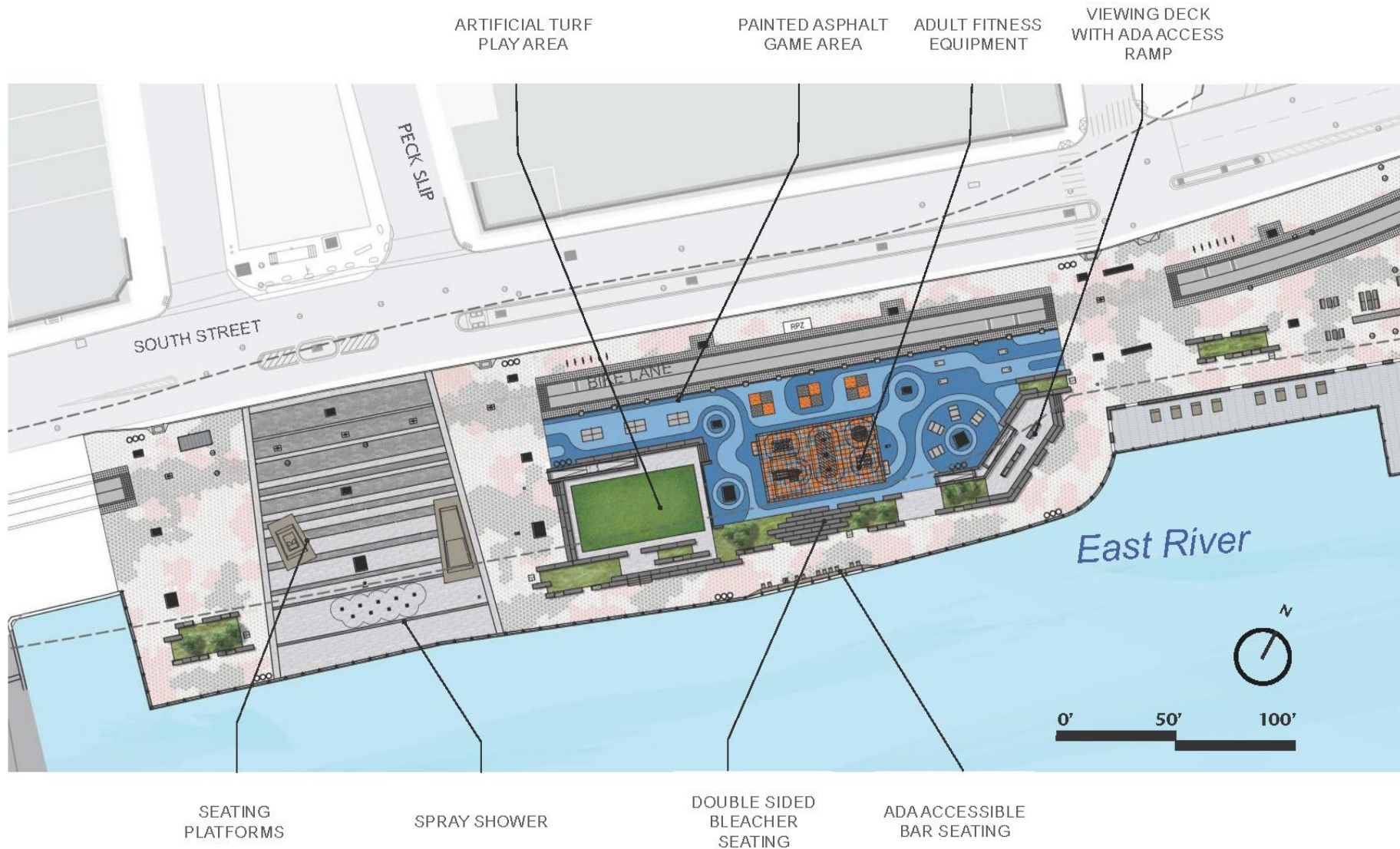
1000 FT



Site

250 FT

**BROOKLYN BRIDGE ESPLANADE - Site Location**  
 November 19, 2019





BROOKLYN BRIDGE ESPLANADE - BK Bridge South

November 16, 2016

NYC / EDC



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC

sh p ARUP

# SOUTH STREET SEAPORT SEAPORT COALITION STRATEGIC PLAN

Manhattan Community Board 1 and our elected officials are to be thanked for their past support of the *Seaport Coalition*, an all-volunteer, grass-roots community alliance.

We choose to follow the *Guidelines and Principles* adopted by the Seaport Working Group.



Children  
First

NEW YORK CITY

November 18, 2019

# COALITION PLAN OUTLINE

- The Plan's Foundation
- A Model with the Public at its Center – Righting an imbalance
- South Street Seaport Historic District – Sense of Place
- Overcoming Challenges
- Public Space and Resiliency
- A new Public Market
- Seaport Air Rights
- New Market Building
- The Street of Ships, the South Street Seaport Museum
- 250 Water Street
- Eleanor's Walkway
- Guidance for an Historic Public asset
- Beyond the Physical Landscape





THE PERELMAN

PERFORMING ARTS AT THE WORLD TRADE

CENTER





# Manhattan Community Board 1 Committee Reports

## Battery Park City

**T. Meltzer**

- 1) Ferry Noise Complaint Line – Report
- 2) Quarterly Update for the PATH Replacement Ferry Service – Report
- 3) Comparing the Community Board 1 Budget Request Process for the City of New York Versus the BPCA Budget Process – Report
- 4) Ballfield Security – Report
- 5) Allied Universal Report, Year Over Year Comparisons – Report
- 6) BPCA Report with an Updates – Report

Community Board

Date Range

Complaint Type

Descriptor

Agency

Status

01 MANHATTAN

1/1/2018

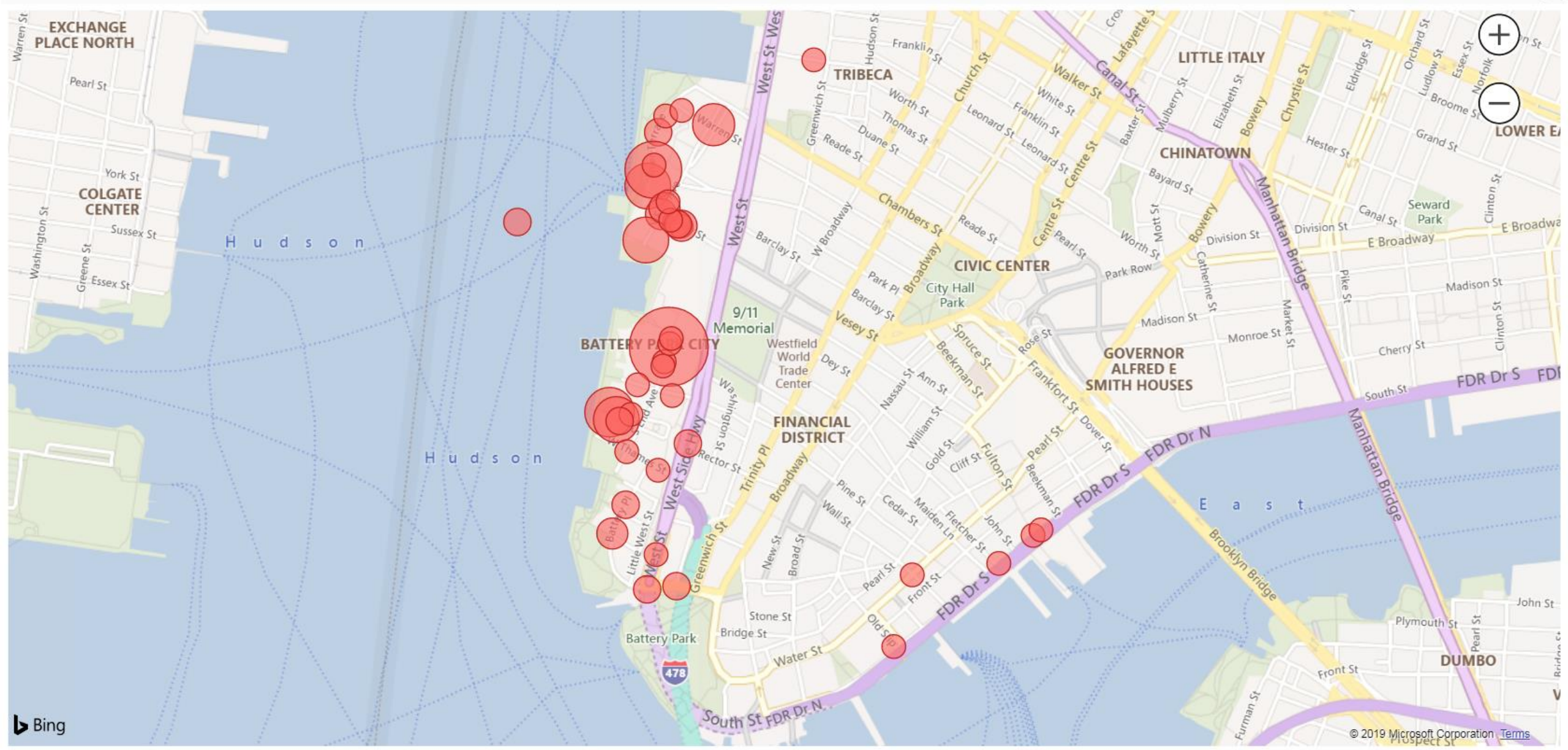
12/31/2020

Noise

Noise: Boat(Engine,Music...

All

All



Community Board

Date Range

Complaint Type

Descriptor

Agency

Status

01 MANHATTAN

1/1/2010

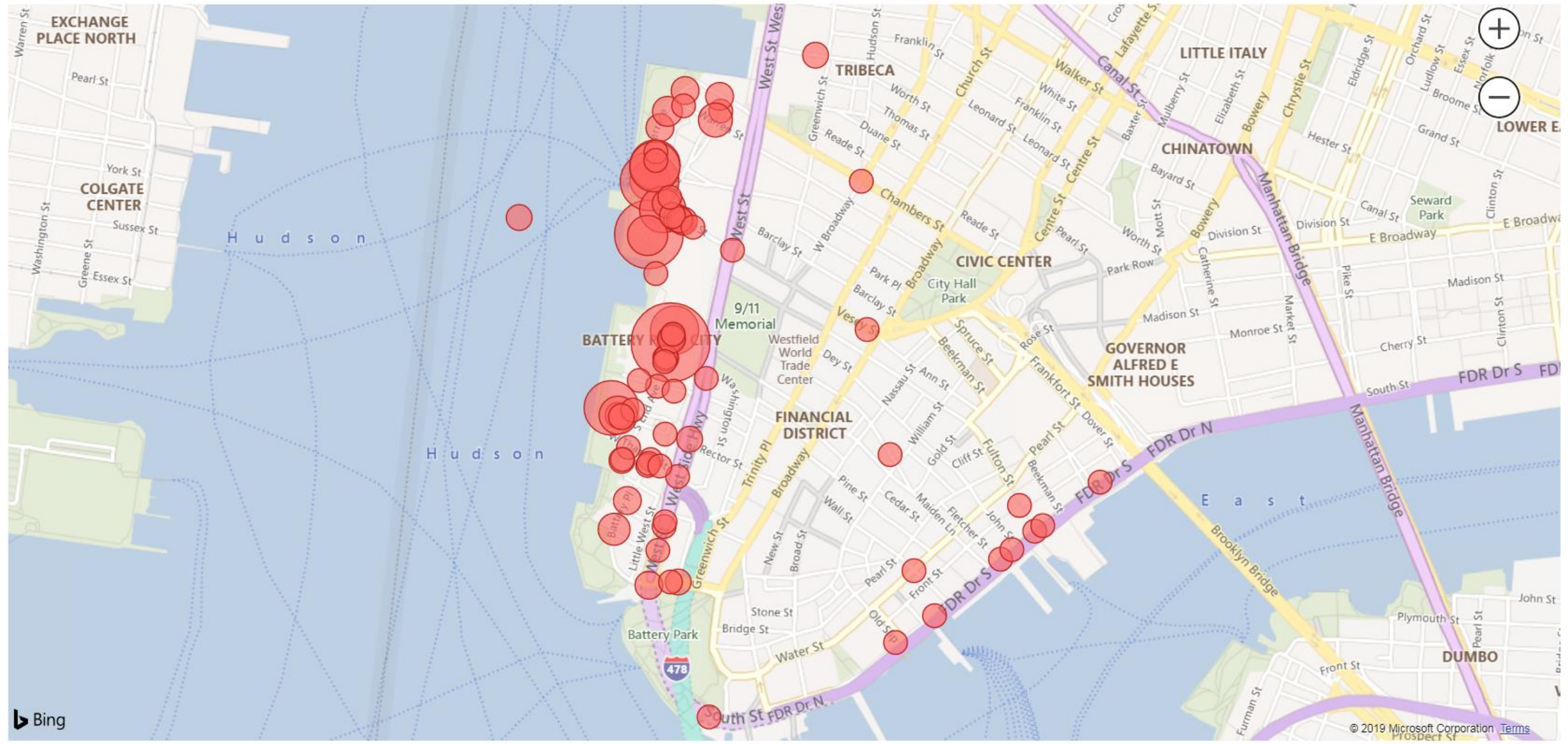
12/31/2020

Noise

Noise: Boat(Engine,Music...

All

All



# Manhattan Community Board 1

## Committee Reports

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### Quality of Life & Delivery Services

**P. Moore**

- 1) Department of Design and Construction Work in Community District 1 – Report
- 2) Homelessness Follow-up – Report
- 3) Collister Street Considerations – Report

# Manhattan Community Board 1 Committee Reports

## Land Use Zoning & Economic Development      P. Kennell

- 1) Board of Standards and Appeals Application 2019-273-BZ, application for a special permit for the operation of a physical culture establishment at 140 West Street – Resolution
- 2) Borough Based Jails/Manhattan Detention Complex Post-ULURP – Report





# Manhattan Community Board 1 Committee Reports

## Environmental Protection

**D. Switaj**

- 1) Discussion on Lower Manhattan Resiliency – Report
- 2) Int. No. 1620, Creation of a comprehensive five borough plan to protect the entire shoreline from climate change, sea level rise and sunny day flooding – Report
- 3) Extension of 250 Water Street Brownfield Cleanup Program Remedial Investigation Work Plan Comment Period – Report

# Environmental Protection Committee

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## Discussion of Lower Manhattan Resiliency

### SPEAKERS:

Klaus H. Jacob - Ph.D., Columbia University Earth Institute

Kate Boicourt - Director of Resilience, Waterfront Alliance

Signe Nielsen - Founding Principal, Mathews Nielsen Landscape Architects

# Rising to the challenge



# There are solutions! No silver bullet or scale

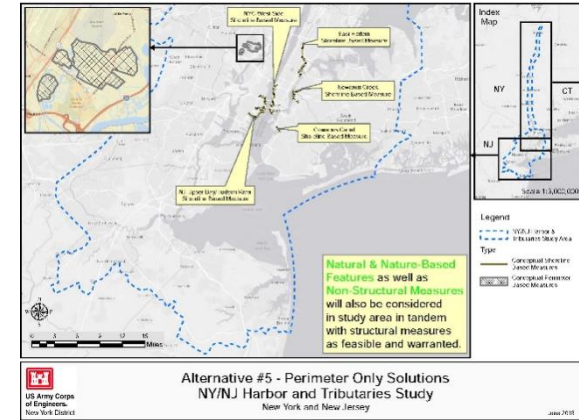
## Local



## Building



## Regional



Nathan Kensinger

## Site

# Emerging prioritize:

- Clear **leadership** across jurisdictions
- **Funding**
- **Alignment** of carrots and sticks with actual risk
- Clear adaptation **options**
- **Equitable and just** process
- **Prioritization** of green infrastructure and intersectional benefits

# Policy priorities

- NFIP/FEMA reform
- Federal funding
- State resiliency fund
- Funded technical assistance programs
- Flood risk disclosure
- Adapted regulations and incentives
- Equity & green infrastructure lens
- Comprehensive planning & zoning

# Manhattan Community Board 1 Committee Reports

## Licensing & Permits

**S. Cole**



- 1) 40 Gold Street, application for liquor license for Orale Group, Inc d/b/a Casa Taqueria – Resolution
- 2) 150 Greenwich Street, application for liquor license for Guckenheimer Services, LLC d/b/a TBD – Resolution
- 3) 74 Broad Street, application for liquor license for Loncheria Calle Ancha, LLC d/b/a TBD – Resolution
- 4) 155 William Street, application for liquor license for William Street Kitchen LLC d/b/a Bareburger – Resolution
- 5) Six corporate change applications – Report

# Manhattan Community Board 1 Committee Reports

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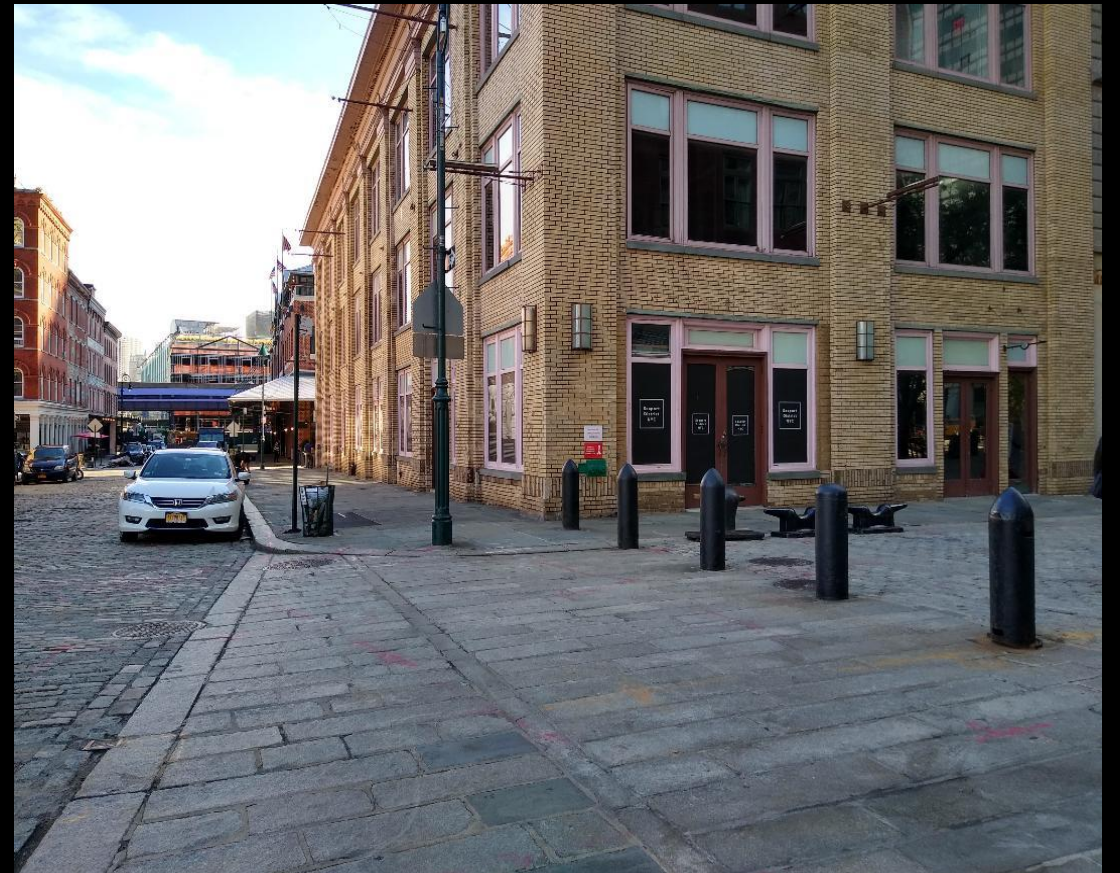
## Transportation & Street Activity Permits

**B. Kay**

- 1) Stop Sign Request – Beekman & Water St – Resolution
- 2) City Hall to Battery Park Bicycle Connection; Broadway, White Hall Street – Report
- 3) Rector Street Bridge – Report



# Resolution: Water-Beekman Intersection



# Community Engagement – Rector St Bridge





View while exiting MCNY fire door



Clearance between the bridge's eastern foundation/lift and the fire door of MCNY

# Manhattan Community Board 1 Committee Reports

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## Street Fair Task Force

**D. Charkoudian**

- 1) Continuation of the task force for one more year – Resolution
- 2) Mardi Gras Production upcoming 2020 fairs – Resolution

# Manhattan Community Board 1

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## Old Business

The image features a warm, autumnal theme. At the bottom, several pumpkins of various sizes are arranged, surrounded by a dense layer of fallen leaves in shades of orange, yellow, and red. The top and sides of the image are framed by a border of similar autumn leaves, creating a sense of enclosure. The background is a soft, light cream color. Centered in the middle of the image is the text "Thank you and goodnight" written in a black, elegant cursive font.

*Thank you and goodnight*