



The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, November 24, 2020

6:00 PM

Live Remote Meeting - <https://live.mcb1.nyc>

Tammy Meltzer, Chairperson

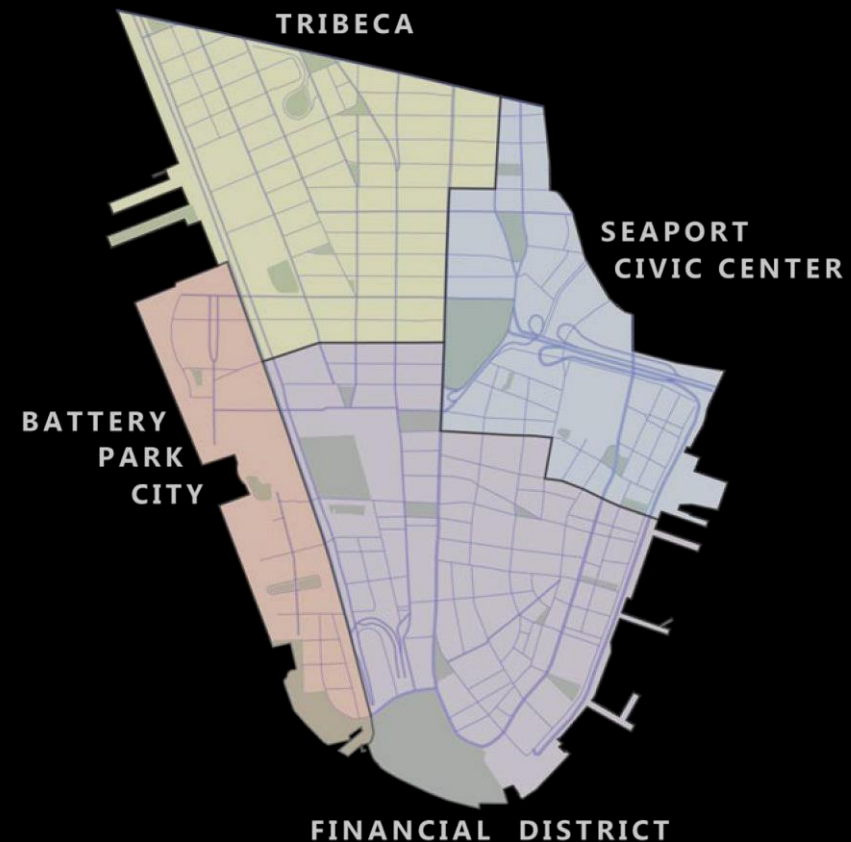
Alice Blank, Vice Chair

Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

Ramesh Beharry and Jennifer Maldonado, Consultants



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

Email: Man01@cb.nyc.gov

The Manhattan Community Board 1 office is closed until further notice. Please use man01@cb.nyc.gov as the principal means of communication with Community Board 1 staff who are working remotely to every extent possible.

Manhattan Community Board 1

Public Session

Comments by members of the public (6 PM – 7 PM)
(1-2 minutes per speaker)

Manhattan Community Board 1

Business Session

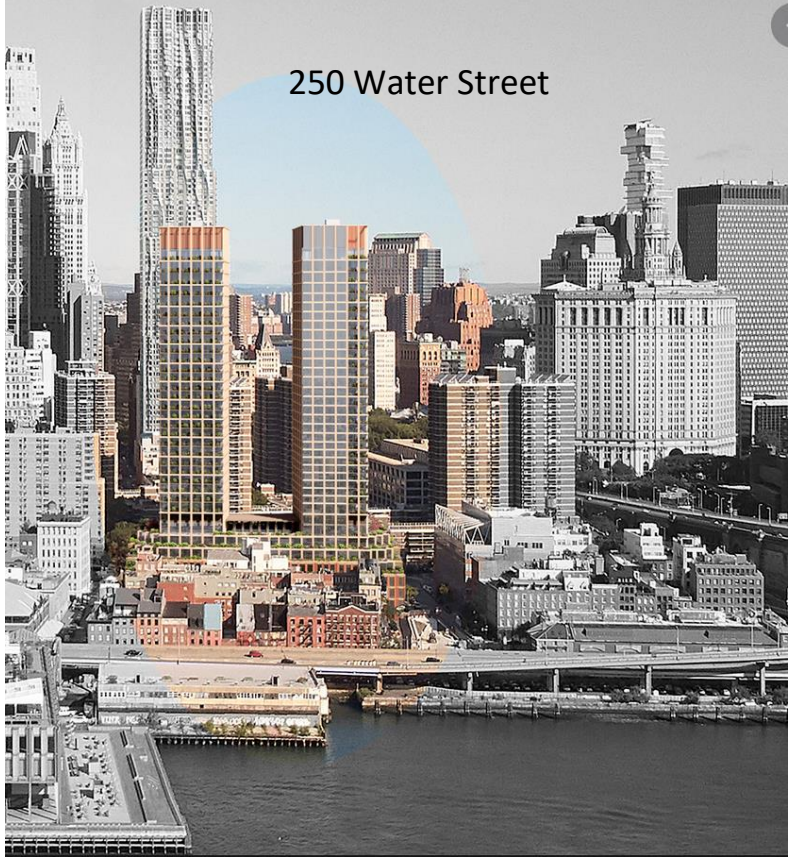
- A. Adoption of October 2020 minutes
- B. District Manager's Report – L. Reynolds
- C. Chairperson's Report – T. Meltzer

MANHATTAN
COMMUNITY BOARD 1

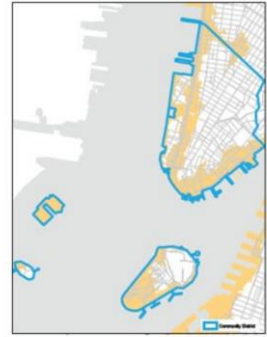
DISTRICT MANAGER'S REPORT

November 2020

250 Water Street

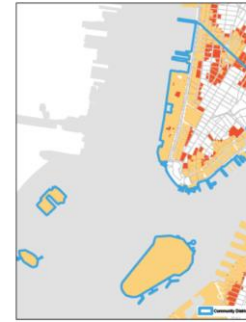


Existing FT1 Optional Rules



Rules available for buildings within the 1% floodplain

Proposed Optional Rules



Rules available for lots within the 1% floodplain Rules available for lots within the 0.2% floodpl

ZFCR Text Amendment Change



Manhattan Community Board 1 Chairperson's Report

September 2020 Updates

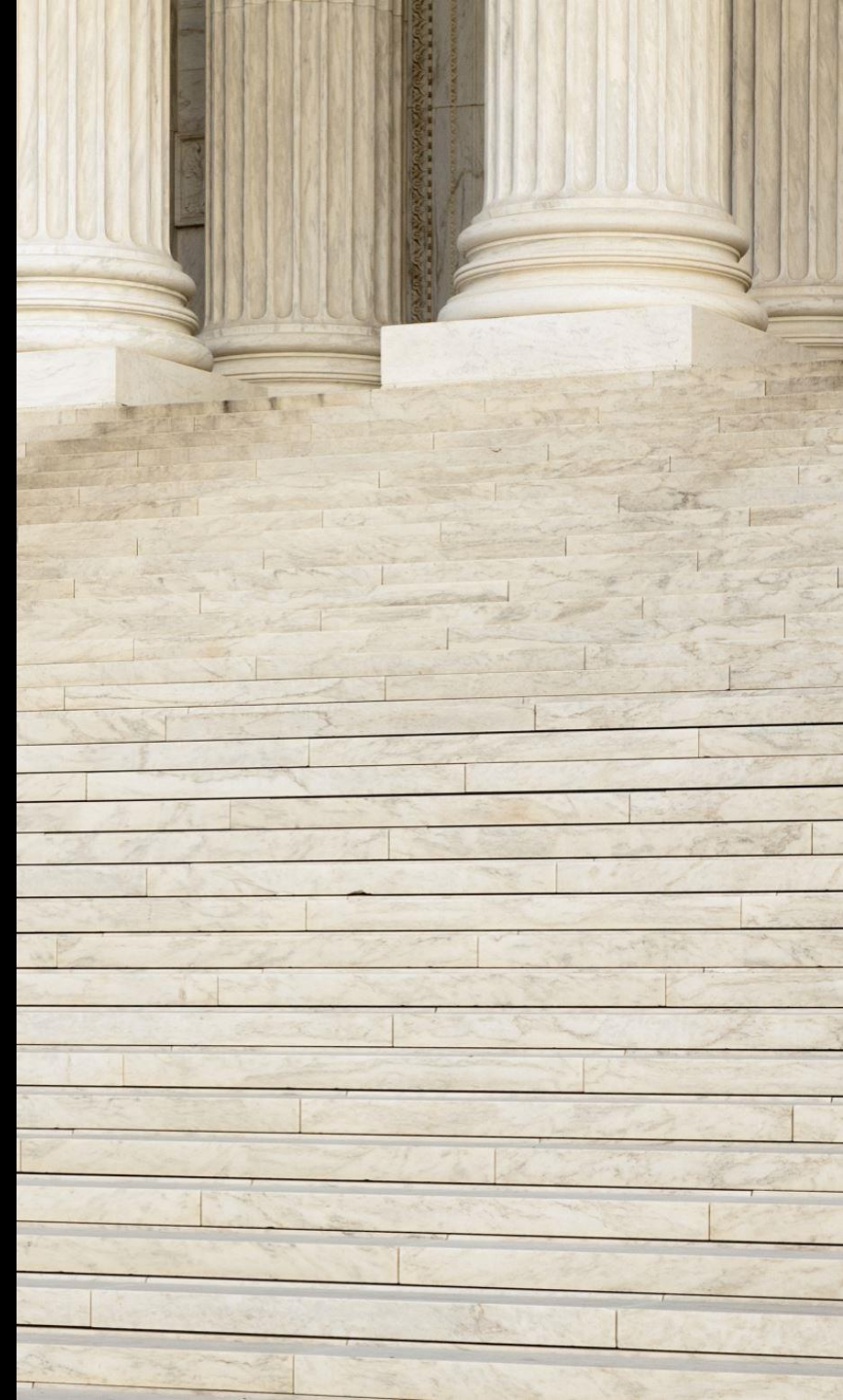
ZONING CHANGE



GOVERNORS ISLAND PARK AND PUBLIC SPACE MASTER PLAN

NEW UPDATES....

- Letters to/from the Chair this month:
 - SLA re: Submersive LLC - 18 William Street/20 Exchange Place
 - DOT letter re: Cargo Bikes
- 52 William Street: As of today, there is no ruling from the judge. The TRO for moving the group of men from The Lucern remains.
- The city is continuing Design Plans for BBJ.
- Next Hudson River Advisory Board Meeting is Tuesday - 12/8 to be held virtually.
- Public Engagement process.



CB ROLE

PUBLIC ENGAGEMENT AND OUTREACH:

- **Address the Welfare of the District**

- Consider the needs of the district which it serves.
- Community Boards have a broad **advisory role** with respect to any matter affecting the district, but they do not generally have final decision-making authority.

- **Communicate with the People of the District**

- **Assist** City departments and agencies in communicating with and transmitting information to the people of the district.
- **CB1 Project with DM...alignment of engagement**

- **Participate in the Budget Process and the Capital Program**

- **Plan for Needs of the District**

- District needs; special purpose plans for the growth, improvement and development of the community district; represent at “scoping meetings” held in the course of the City Environmental Quality Review process; initial review in the Uniform Land Use Review Procedure.

- **Monitor and Evaluate the Delivery of Services**

- The task of receiving and resolving complaints, requests and inquiries about City services is generally handled by the District Manager and office staff.

Manhattan Community Board 1

Committee Reports

Executive Committee – T. Meltzer

1. Renewal of Street Fair Task Force for 2021 - Resolution
2. DOT Cargo Bike Proposal on Warren Street - Resolution
3. DOT Citi Bike Infill Follow Up - Resolution
4. 13 Harrison Street, application with mock-up for rooftop addition to existing townhouse - Report

Manhattan Community Board 1

Committee Reports

Small Business Working Group – C. Mahoney

1. Tax delinquency and loan/program eligibility - Resolution
2. Supporting the Restaurant Act - Resolution
3. Leveraging NYC buying power to purchase supplies needed for small businesses - Resolution

Manhattan Community Board 1

Committee Reports

Licensing & Permits Committee – S. Cole

Financial District area

1. 195 Broadway, application for alteration of liquor license to add interior dining space on the ground floor for Nobu 195 LLC d/b/a Nobu Downtown - Resolution
2. 76 Pearl Street, application for liquor license for Nara Sushi 76 Inc. d/b/a Nara Sushi - Resolution
3. 62 Stone Street, application for a class change from beer and wine to full liquor and a transfer of liquor license from Bake My Day LLC to One Hanover LLC d/b/a Harry's Cafe - Resolution
4. 48 Stone Street, application for transfer of liquor license from Pearlstone Restaurant LLC to One Hanover LLC d/b/a Ulysses' Folk House - Report
5. 18 William Street, discussion on SLA 500 Foot Hearing for Submursive LLC; Hanover Hospitality LLC and 18 William Partners, LLC d/b/a TBD – Report

Manhattan Community Board 1

Committee Reports

Licensing & Permits Committee – S. Cole

Tribeca area

1. 353 Greenwich Street, Review Of Liquor License For Noise Complaints For Maryann's 353 359 Broadway, update on sidewalk permit for Blood Manor Productions d/b/a Blood Manor - Report

Manhattan Community Board 1 Committee Reports

Battery Park City Committee – J. Cuccia

1. BPCA Reports
2. Senior Life in Battery Park City During the Pandemic - Report
3. BPC Security Update – Report
4. Gateway Plaza Tenant Association Class Action Settlement - Report
5. State of 421(a) and 421(g) Affordability in Battery Park City - Report

Manhattan Community Board 1

Committee Reports

Waterfront, Parks & Cultural Committee - P. Goldstein

1. Brooklyn Bridge Banks and Dugout Space along Robert F. Wagner Place and community desire to re-open and activate these spaces for community recreation - Resolution
2. Encouraging the formation of "Friends of" groups for parks in Community District 1 - Report
3. Hudson River Park Advisory Council recent meeting regarding Pier 76 - Report

Manhattan Community Board 1

Committee Reports

Youth & Education Committee – J. Mihok

1. Mayor de Blasio and Chancellor Carrara's initiative to remove all screens from screened schools in NYC during COVID-19 - Resolution
2. Status of NYC Gifted & Talented programs - Report
3. Expansion of New York Harbor School's facilities and programming - Report
4. DOE updates on Fall 2020 blended learning: parent engagement, core standards, lack of equity across public schools - Report
5. Construction of NYPL's Amsterdam and BPC branch - Report

Manhattan Community Board 1

Committee Reports

Landmarks & Preservation Committee – B. Ehrmann

1. 13 Harrison Street, application for rooftop addition to existing townhouse - Resolution
2. Trinity Church Wall Street, application for installation of two digital “poster box” signs located on the Broadway fence of the property - Resolution
3. 271 Church Street, application to replace historic window with new storefront and relocate previously approved bracket sign - Resolution
4. 250 Water Street, application to construct (a) a new building on the 250 Water Street parking lot and (b) a new building at 173-69 John Street for the South Street Seaport Museum and alterations to the existing Museum Buildings on Block 74 - Report

13 Harrison Street, Historical Conditions



3 13 HARRISON - 1939-1941 TAX PHOTO



2 HARRISON STREET - 1939-1941 TAX PHOTO



1 HARRISON STREET - 1936 PHOTO

Project
13 Harrison Street
New York, NY 10013

BIALOSKY NEW YORK
ARCHITECT

300 Madison Street, 3rd Floor
New York, New York 10017
E: 212.646.1300
F: 212.646.1300
www.bnyarch.com



Project No. 13 HARRISON

Architect BIALOSKY NEW YORK

HISTORIC CONTEXT
HARRISON STREET

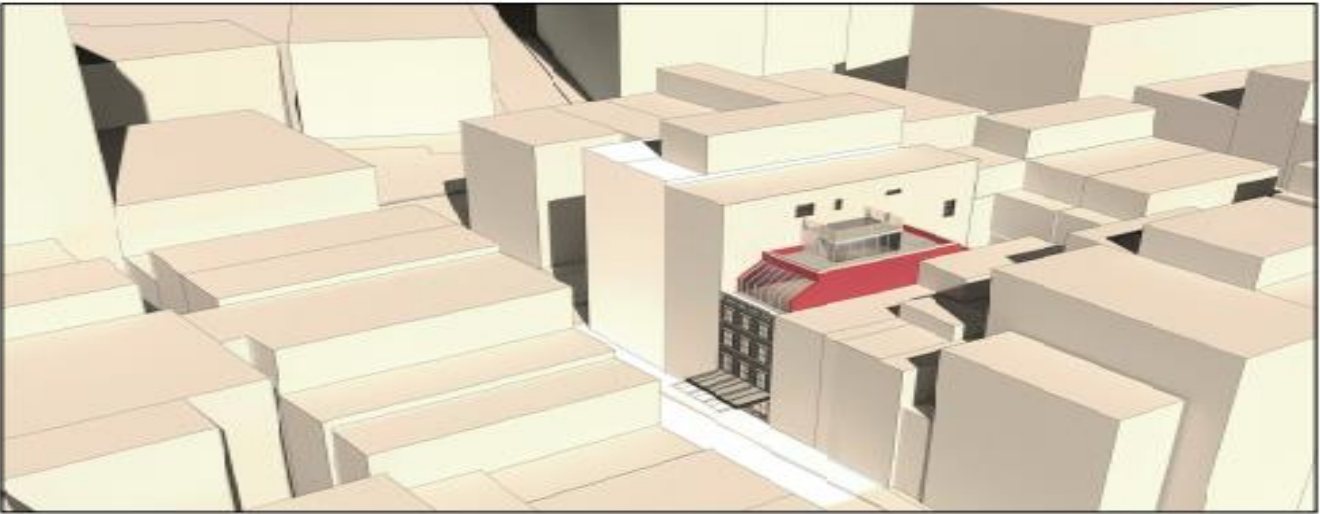
A03

© 2013 Bialosky New York

13 Harrison Street, Overview



3 BRDSEYE - FRONT ELEVATION



2 BRDSEYE - MASSING



1 13 HARRISON STREET - FRONT VIEW

Project
13 Harrison Street
New York, NY 10013

BIALOSKY NEW YORK
ARCHITECTS

110 West 42nd Street, 10th Floor
New York, NY 10018
Tel: +1 212 692 4300
www.bialosky.com



Project No. 13-HARRISON

Date: 05/11/2010

Scale: 1/8" = 1'-0"

SHEET TO BE UPDATED FOR FINAL PRESENTATION

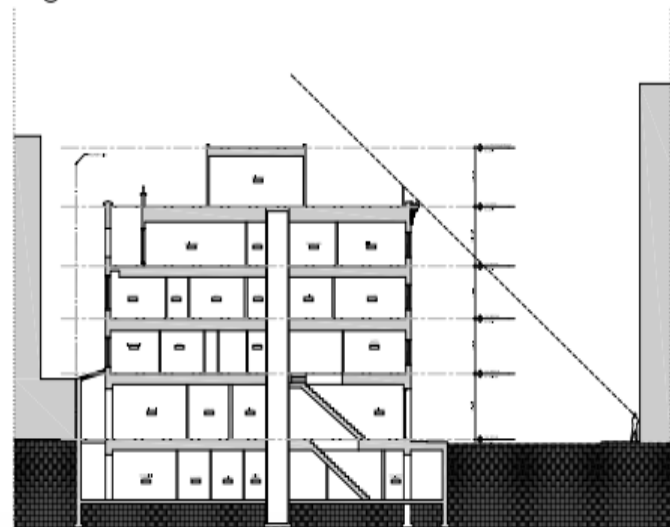
RENDERINGS
A08

© Bialosky New York 2010

13 Harrison Street, Existing & Proposed Elevation



1 EXISTING HARRISON STREET ELEVATION
DATE: 10/14/14



2 EXISTING 13 HARRISON SECTION
DATE: 10/14/14

Project
13 Harrison Street
New York, NY 10013

BALOSKY NEW YORK
ARCHITECT
200 W. 4TH ST. 10TH FL.
NEW YORK, NY 10014
TEL: 212 279 8800
WWW.BALOSKYNEWYORK.COM



Project No. 13-HARRISON

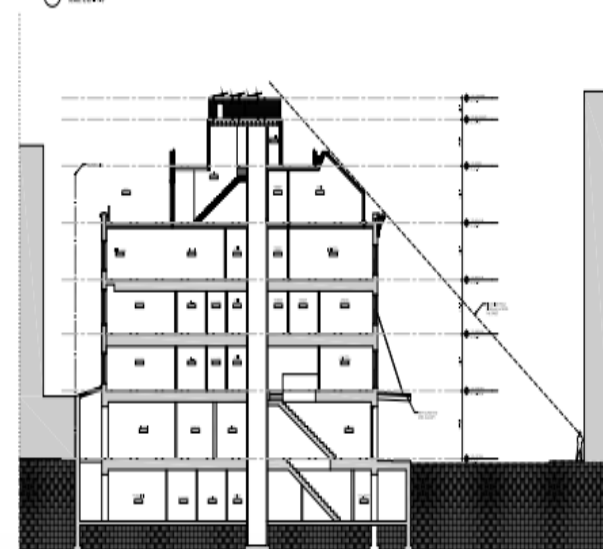
Date: 10/14/2014

EXISTING ELEVATION
& SECTION IN CONTEXT

A09



1 PROPOSED HARRISON STREET ELEVATION
DATE: 10/14/14



2 PROPOSED 13 HARRISON SECTION
DATE: 10/14/14

Project
13 Harrison Street
New York, NY 10013

BALOSKY NEW YORK
ARCHITECT
200 W. 4TH ST. 10TH FL.
NEW YORK, NY 10014
TEL: 212 279 8800
WWW.BALOSKYNEWYORK.COM



Project No. 13-HARRISON

Date: 10/14/2014

PROPOSED ELEVATION
& SECTION IN CONTEXT

A10

13 Harrison Street, East/South/West Views (No Mock-up Visible)



3 LOOKING EAST FROM HARRISON STREET
MOCK-UP NOT VISIBLE



4 LOOKING EAST FROM HARRISON STREET AND GREENWICH STREET



5 LOOKING EAST FROM GREENWICH STREET



6 LOOKING SOUTH FROM HARRISON STREET
MOCK-UP NOT VISIBLE



7 LOOKING WEST FROM HARRISON STREET
MOCK-UP NOT VISIBLE



KEY PLAN

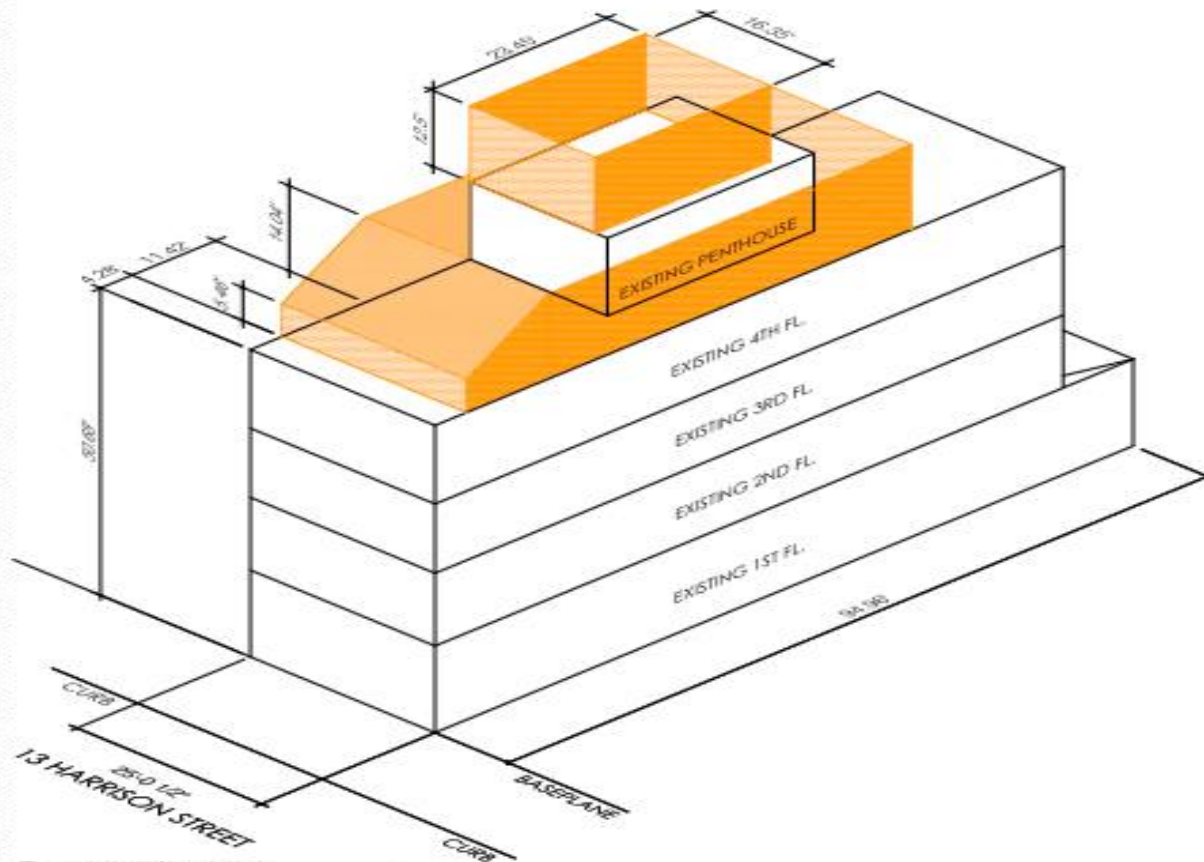
PROJECT
13 Harrison Street
New York, NY 10013

BIALOSKY NEW YORK
ARCHITECTS
200 General Street, Suite 1000
Brooklyn, New York 11211
Tel: (718) 224-1234
www.bialosky.com



MOCK-UP
SITE PHOTOS
A18

13 Harrison Street, Mock-Up



4



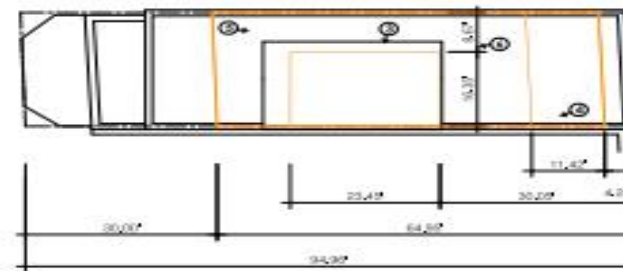
5



4



3



1

Project
13 Harrison Street
New York, NY 10013

BJALOSEK NEW YORK
ARCHITECT



Project No. 13 HARRISON
Date: 7/2014

MOCK-UP
AXON. PLAN & PHOTOS
A17

13 Harrison Street, Mock-Up (Photos Provided by Applicant)



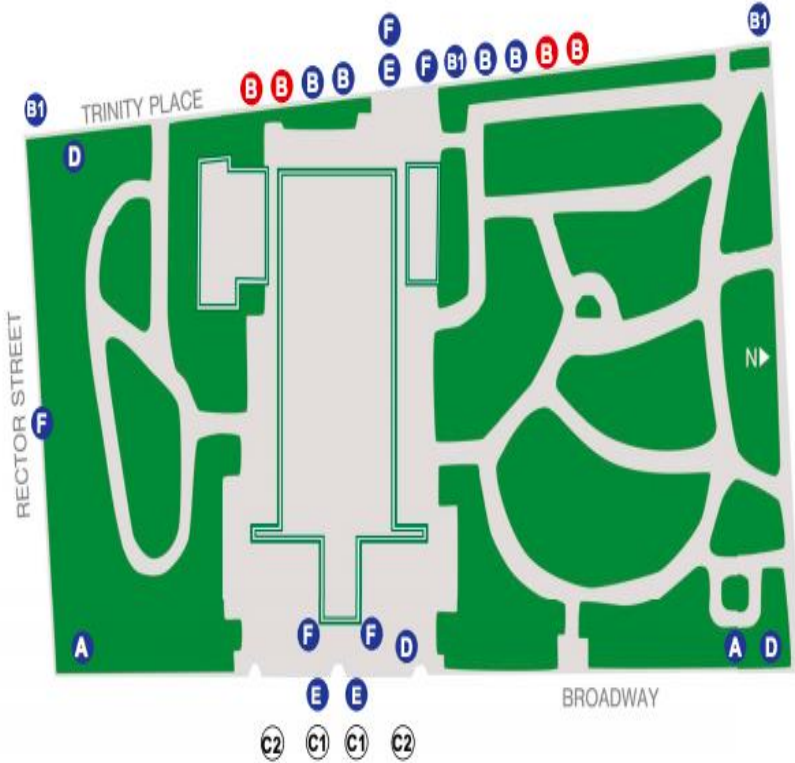
13 Harrison Street, Mock-Up, Cont'd.



13 Harrison Street, Mock-Up (Provided by Landmarks Committee)



Trinity Church Wall Street, Existing Conditions

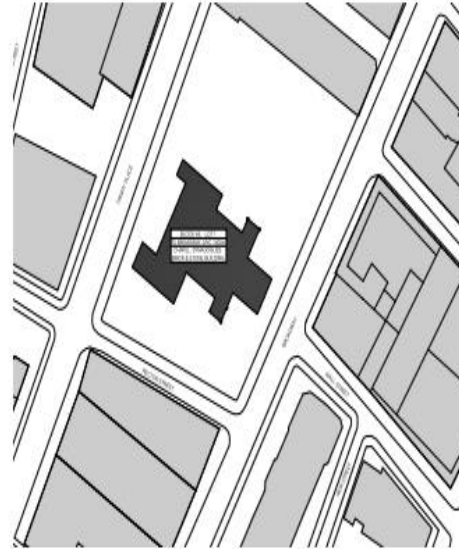


Previously Approved & Proposed:

Previously approved under COFA-10-1284 (2009) or was landmarked w/ signage

Sign Types

- A** Primary Sign (Banner/Porcelain ID)
 - B** Back Banners / Bronze Logo (B1)
 - C** Events & Information Signage
 - C.1 Standard Frame
 - C.2 Digital Sign
 - D** Episcopal Church Sign
 - E** Information Signage
 - F** Misc./Historical Signage
- Previously Approved
● Installed - Not Approved
○ Proposed New



01 Site Plan - 1/32 = 1-0

Site Conditions:

Existing



B: Existing Banners Along Trinity Place



A: New Proposed Signage Along Broadway - South Entrance (1827 Fence)



A: New Proposed Signage Along Broadway (1827 Fence)

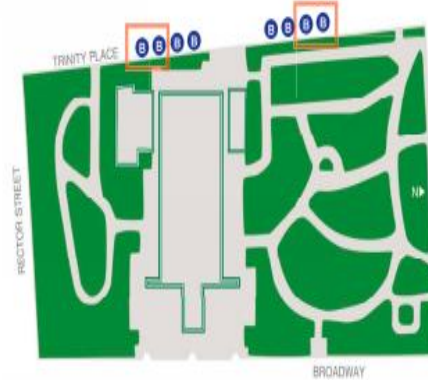
Trinity Church Wall Street, Existing & Proposed Signage

Sign Type B
Back Banners (8)

Existing to remain



Mounting image



Sign Type C
Events & Information Signage

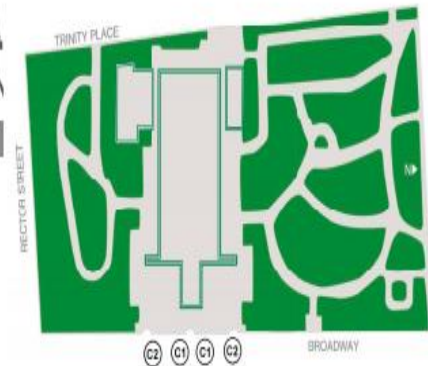
New signage



C.1 Standard Frame



C.2 Digital Sign



Trinity Church Wall Street, Proposed Signage Cont'd.

Sign Type C
Events & Information Signage

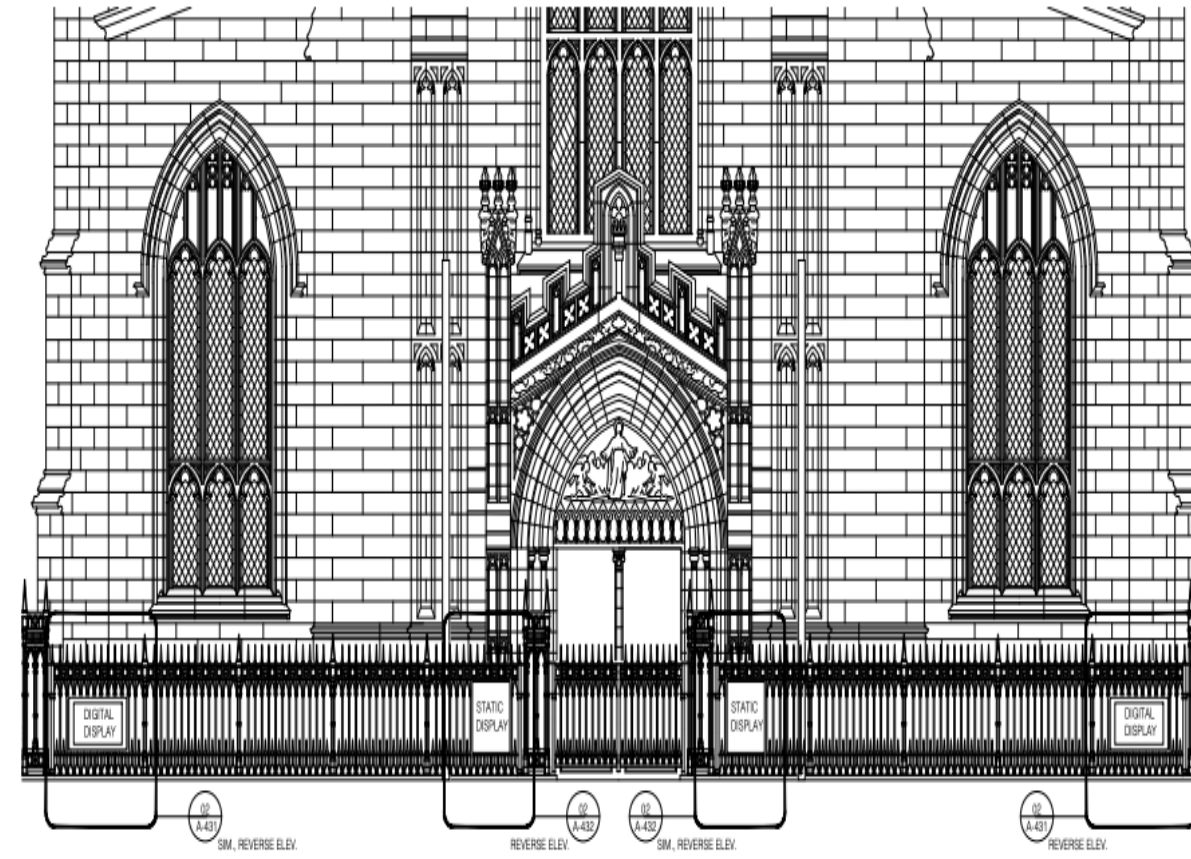
New signage



C.1 Standard Frame Rendering



C.2 Digital Sign Rendering



01 EAST ELEVATION - BROADWAY FENCE
SCALE: 3/16" = 1'-0"

271 Church Street, Historical & Existing Conditions



① HISTORIC PHOTO
1983-1988 Tax Photo



② HISTORIC PHOTO
Facade facing Church Street



③ HISTORIC PHOTO
Intersection of Church Street and Franklin Street



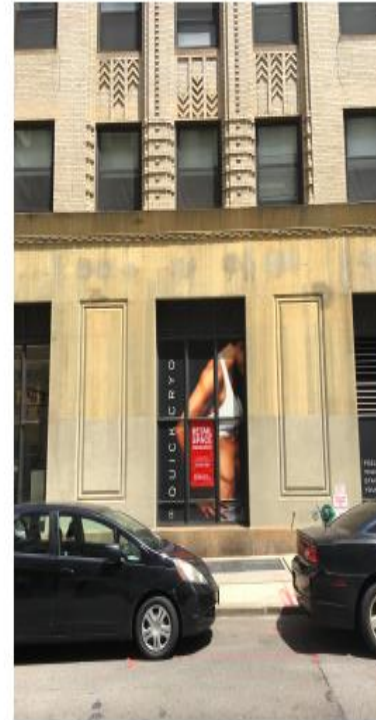
④ HISTORIC PHOTO
Tax D924 - Close-Up Building Base & Lower Levels

271 CHURCH STREET
NEW STOREFRONT APPLICATION: FRANKLIN STREET

LPC-3



① EXISTING CONDITION PHOTOS
FRANKLIN STREET FACADE



271 CHURCH STREET
NEW STOREFRONT APPLICATION: FRANKLIN STREET

LPC-4

Franklin Street & Church Street, Existing /Proposed Elevation



1 EXISTING ELEVATION: FRANKLIN STREET
SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION: FRANKLIN STREET
SCALE: 1/4" = 1'-0"

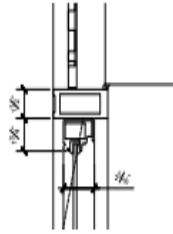


1 EXISTING ELEVATION: CHURCH STREET
SCALE: 1/4" = 1'-0"

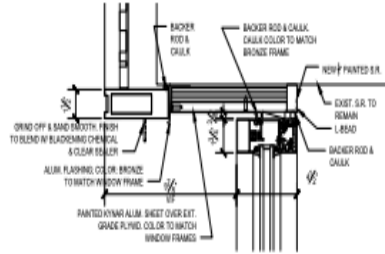


2 PROPOSED ELEVATION: CHURCH STREET
SCALE: 1/4" = 1'-0"

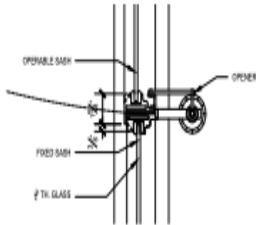
271 Church Street, Existing /Proposed Detailing



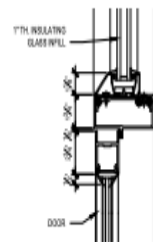
1A EXISTING HEAD DETAIL: SASH - SPANDREL
SCALE: NTS



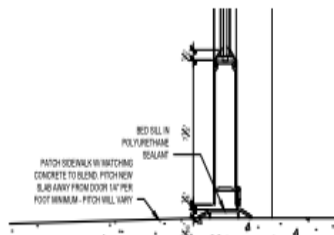
1B PROPOSED HEAD DETAIL: TRANSOM - SPANDREL
SCALE: NTS



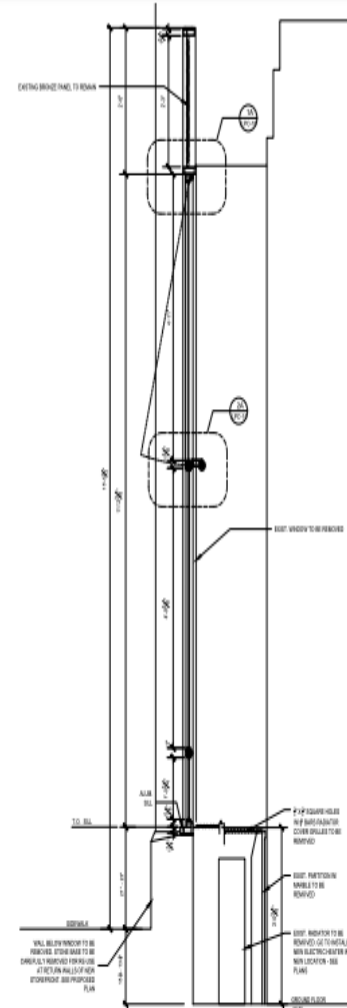
2A EXISTING DETAIL: HORIZONTAL FRAME
SCALE: NTS



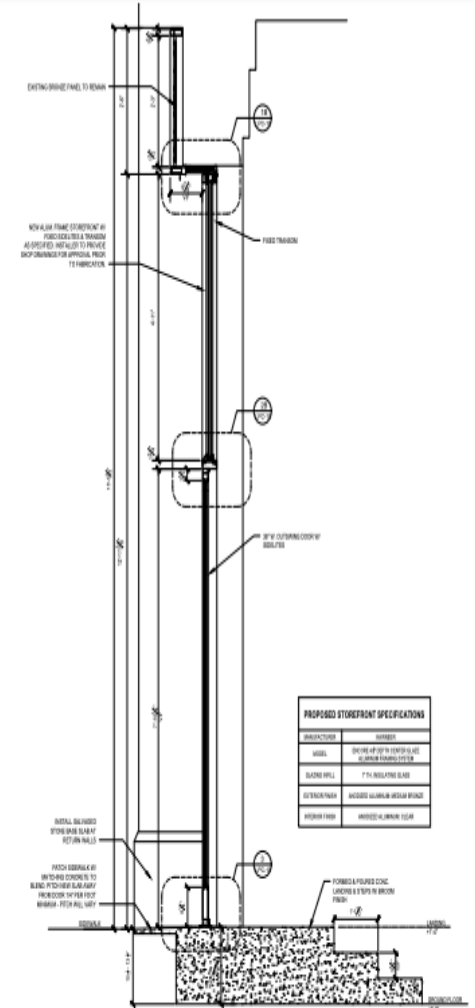
2B PROPOSED DETAIL: TRANSOM - DOOR
SCALE: NTS



3 PROPOSED DETAIL: DOOR SILL
SCALE: NTS



1 EXISTING WINDOW SECTION
SCALE: NTS



2 PROPOSED STOREFRONT SECTION
SCALE: NTS

271 Church Street, Existing & Proposed Conditions



① **EXISTING CONDITION**
SCALE: NTS



② **PROPOSED CONDITION**
SCALE: NTS

- 1 - REPLACEMENT OF EXISTING HISTORIC WINDOW ON FRANKLIN STREET (3RD BAY FROM CORNER) WITH A NEW STOREFRONT
- 2 - PATCHING OF SIDEWALK
- 3 - A NEW LOCATION IS BEING PROPOSED FOR THE PREVIOUSLY APPROVED BRACKET SIGN (DOB JOB# 12329435)

250 Water Street, Overview



250 Water Street

EXISTING SITE CONDITIONS



THE JOHN STREET LOT



250 WATER STREET

250 Water Street

MUSEUM MASTER PLAN

*"The admixture of functions — restaurants, **small museums**, taverns, theatres — woven through the general pattern of **commercial ground floor and office upper-floor** uses will generate a **genuine atmosphere of activity.**"*

— *South Street Seaport: A plan for a vital new historic center in Lower Manhattan, 1969*

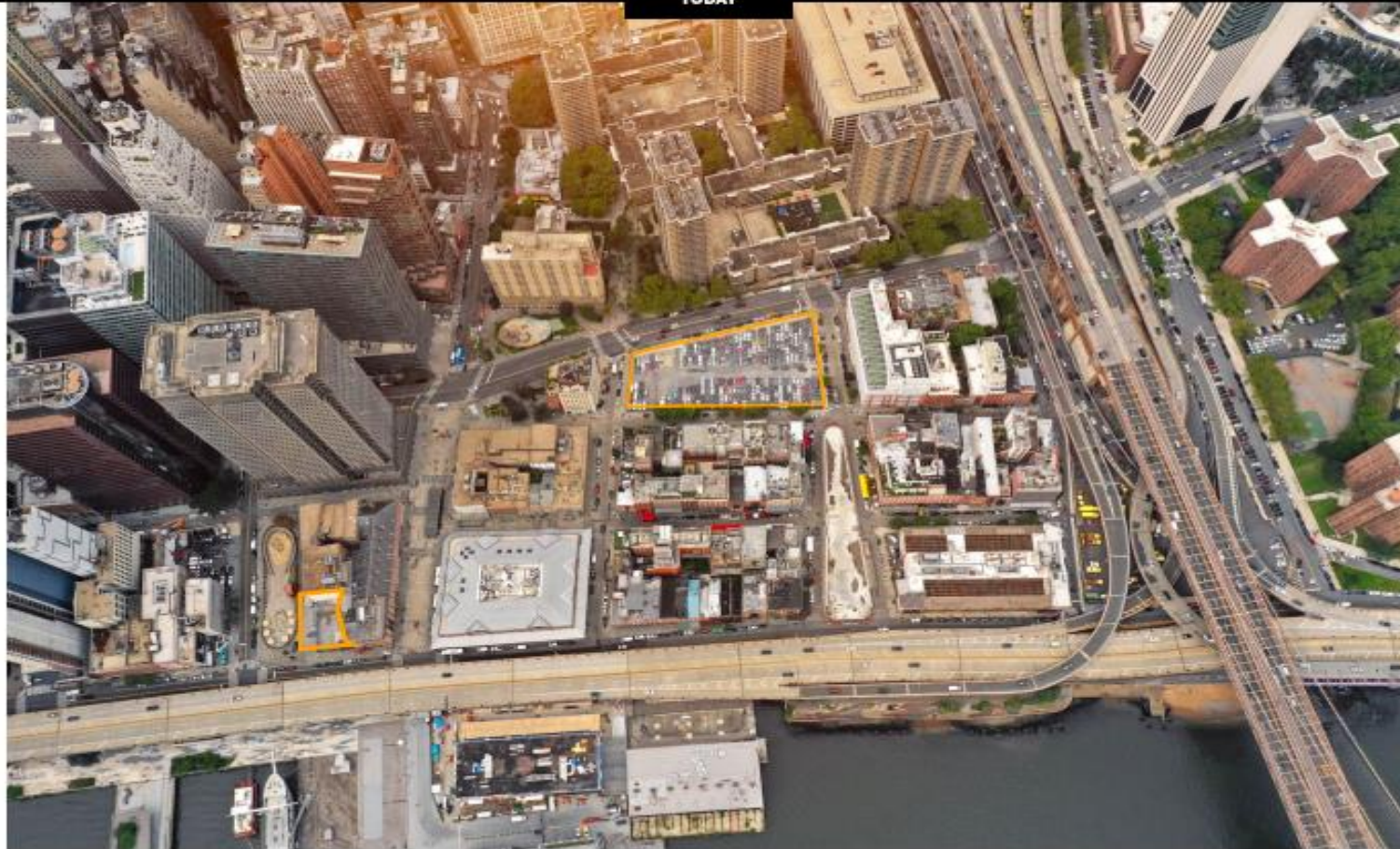


250 Water Street

EXISTING CONDITION

AERIAL

TODAY

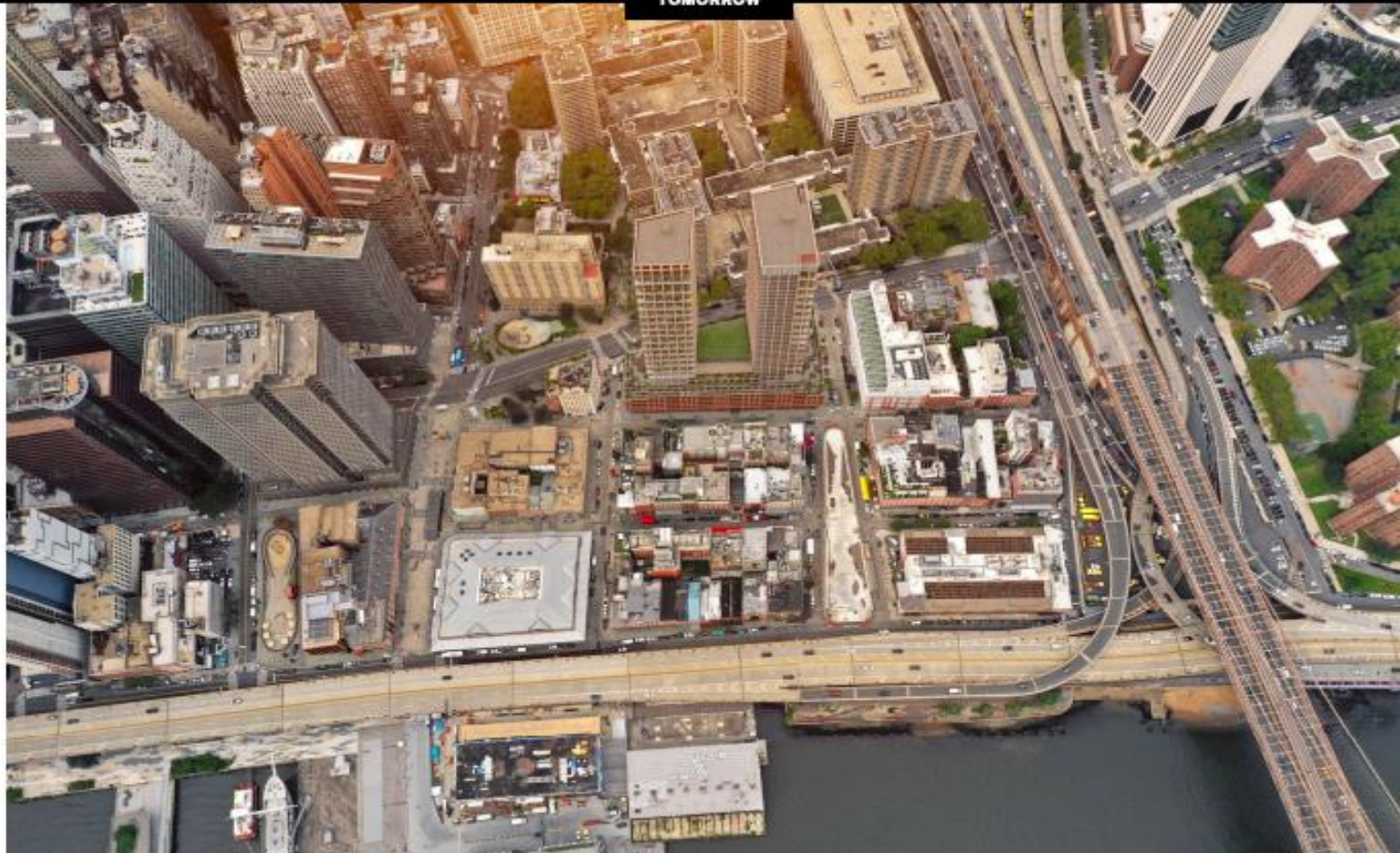


250 Water Street

PROPOSED

AERIAL

TOMORROW



250 Water Street

PROPOSED CONCEPT

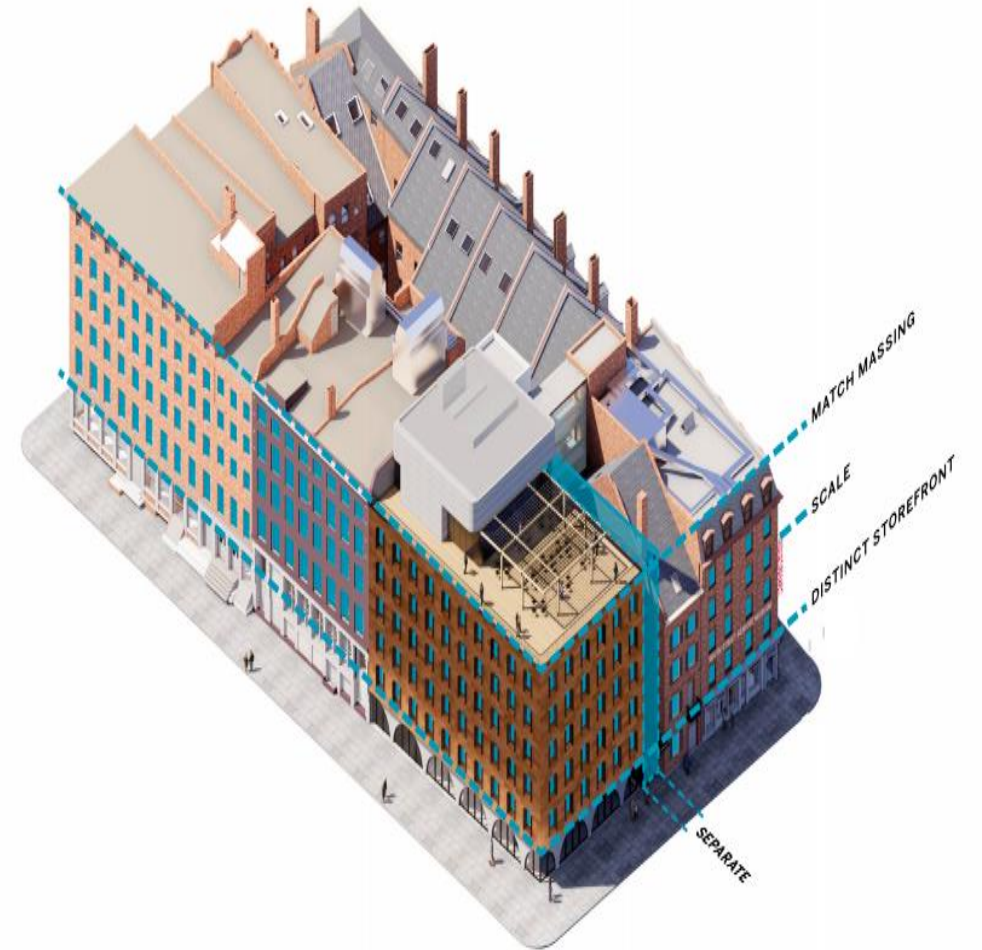


EXISTING



PROPOSED

ARCHITECTURAL CONCEPT



South Street, Existing & Proposed Conditions

SOUTH STREET

*Colors sourced in accordance with
Century of Color: Exterior Decoration for American Buildings-1820/1920



91

92

93

EXISTING



SW 0050
Classic Light
Buff

SW 6993
Black of Night

SW 0050
Classic Light
Buff

SW 2821
Downing Stone

New cresting
to match
historic

SW 2818
Renwick Heather

New hand-painted
signage

New banner
signage

SW 7069
Iron Ore

New storefront to
match historic

SW 2821
Downing Stone

New standing letter
signage

Widened entry

Cardinal

91

92

93

PROPOSED

Fulton Street Elevation, Existing & Proposed Conditions

FULTON STREET ELEVATION

*Colors sourced in accordance with
Century of Color: Exterior Decoration for American Buildings-1820/1920



2

EXISTING



2

PROPOSED

250 Water Street, Current Overview

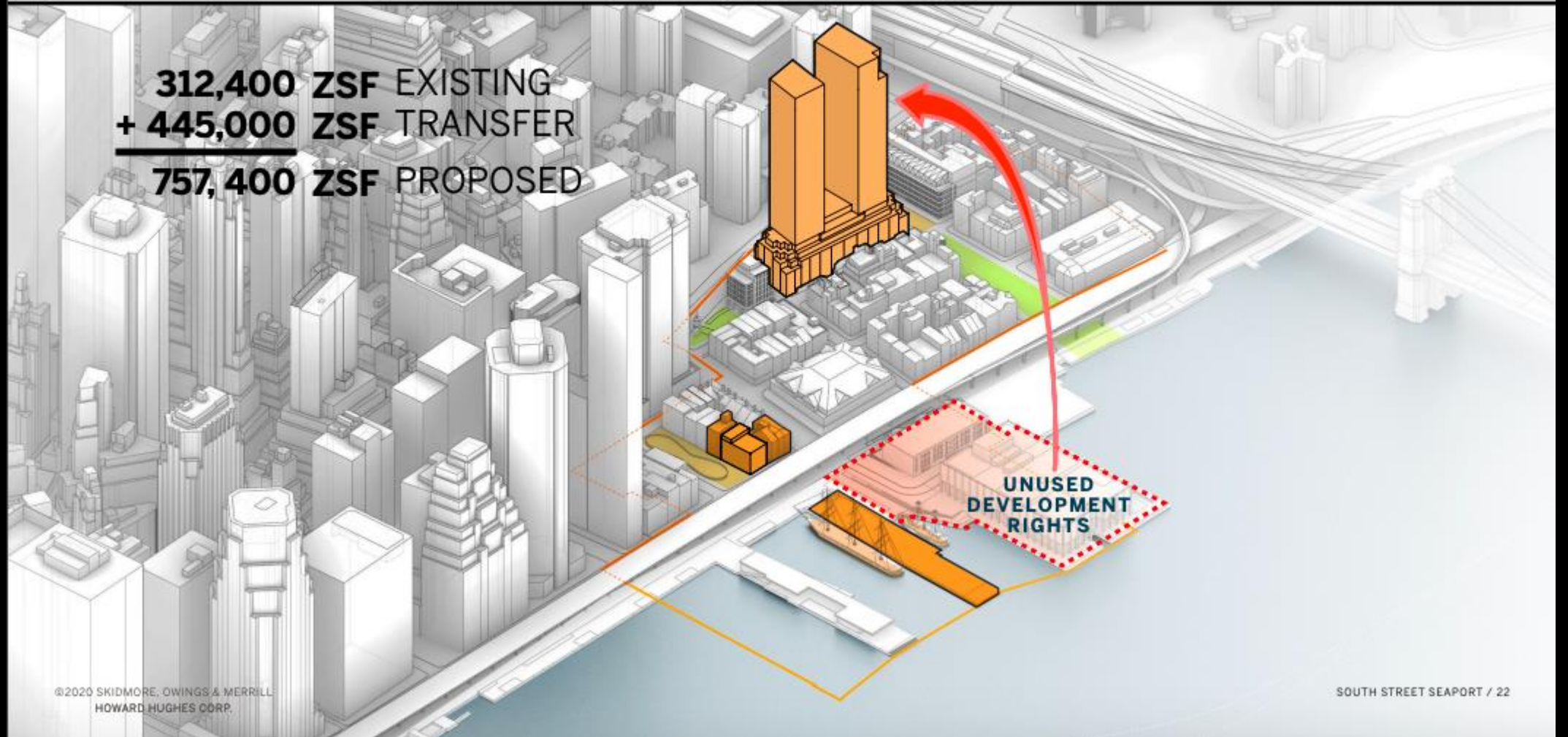


250 Water Street

DEVELOPMENT RIGHTS

312,400 ZSF EXISTING
+ 445,000 ZSF TRANSFER

757,400 ZSF PROPOSED



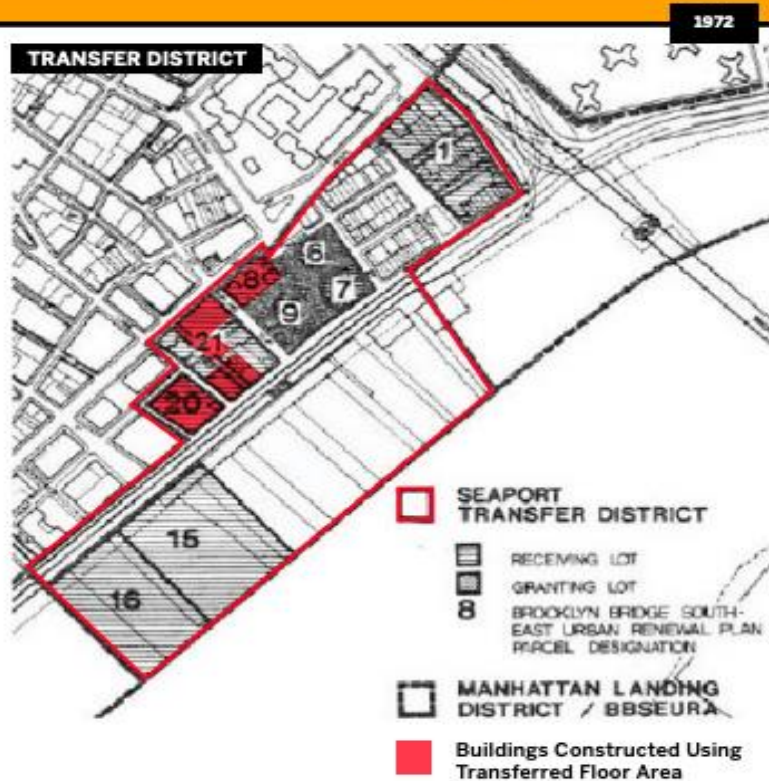
250 Water Street

SEAPORT TRANSFER DISTRICT AND DEVELOPMENT RIGHTS

"The city created the South Street Seaport District, consisting of transfer lots and receiving lots, to preserve the historic structures along Schermerhorn Row, while allowing for new commercial development in the whole seaport area."

— Robin K. Foster,

The South Street Seaport and the Crisis of the Sixties (2016)



Air-Rights Deal Saves South St. Seaport

By **CARTER HOUSLEY**
The South Street Seaport has been rescued from insolvency by a complex series of real-estate transactions involving the air rights over several city blocks.

The seaport had fallen \$2.5-million in arrears as a \$10.7-million loan extended by a consortium of five banks had also owed \$2.5-million to a beneficiary, the Atlas-McGrath Company. The seaport has paid off the loan with the proceeds from the sale of the development rights above the early 19th-century building.

The banks acquired the air rights for future sale to developers along the downtown portion of the East River.

The transactions were made possible by the city's purchase of the four blocks in question, south of the Brooklyn Bridge, for \$5-million and the leasing of the blocks to the seaport by the New York Telephone Company's agreement to build a major equipment center on one of the blocks.

The arrangements were the most recent in a series of real-estate deals over the last five years as the seaport has struggled to move into existence. Thus far, the seaport

development consist of a small messian at 14 Fulton Street and, at Furs 13 and 16, the square-topped "Waverick," the old Hudson River Day Line cable-car Alexander Hamilton, the American Lightship, a ferry, a tug and two smaller working sailing vessels.

Eventually the seaport intends to restore about seven blocks along the waterfront. The four blocks involved in the most recent negotiations, Skyscraper Plan

which took two and a half years to consummate, are bounded by Water, South, John and Beekman Streets and bisected by Fulton Street. The most important section is known as Schermerhorn Row along Fulton Street, which the city declared an official landmark in 1961.

The real-estate development concern headed by Sol G. Atlas and a former City Corporation Counsel, John P. McGeech, had owned part of the property and sought to challenge the landmark status having its development. At that time, the office market was booming.

As part of the arrangements, the city has purchased the Atlas-McGrath site, part of the four square blocks the city

bought. It is understood that the Atlas-McGrath interests were compensated by the city for approximately the value of their original investments, and that this was contingent upon the abandonment of the legal challenge.

The air-rights transfer plan was originally worked out to Indiana Atlas-McGrath not to tear down Schermerhorn Row but to build a skyscraper adjacent to it on the block bounded by Water, John, Front and Fulton Streets. The seaport's first chairman, Jacob Schermerhorn, the skyscraper and industrial, had arranged the \$10.5-million mortgage with the banks on the basis of the intended sale of the air rights.

When the office market softened, the value of the air rights declined, and the Atlas-McGrath interests decided not to proceed with a building on the site. The office of Lower Manhattan Development sought to attract other developers for the air rights.

The New York Telephone Company's building is planned for a site bounded by Fulton, Front, John and Water Streets. There is to be substantial retail and commercial space in the structure, as required by the South Street Seaport special zoning district, created by the city. Korvetz's, the department store chain, is expected to lease space in the building.

The telephone company will lease, pending approval by the Public Service Commission, an entire block in the district for 25 years for \$548,000 a year with an option to purchase the site for \$2-million, which would reimburse the city for its outlay.

250 Water Street, Water Street & Water Street Looking South



250 Water Street



250 Water Street

FROM BROOKLYN BRIDGE PROMENADE



Manhattan Community Board 1

Committee Reports

Environmental Protection – A. Blank

1. 250 Water Street Brownfield Cleanup Program - Report
2. NYC Building Resiliency and Sustainability - Report
3. Environmental Sustainability in Lower Manhattan - Report

Manhattan Community Board 1

Committee Reports

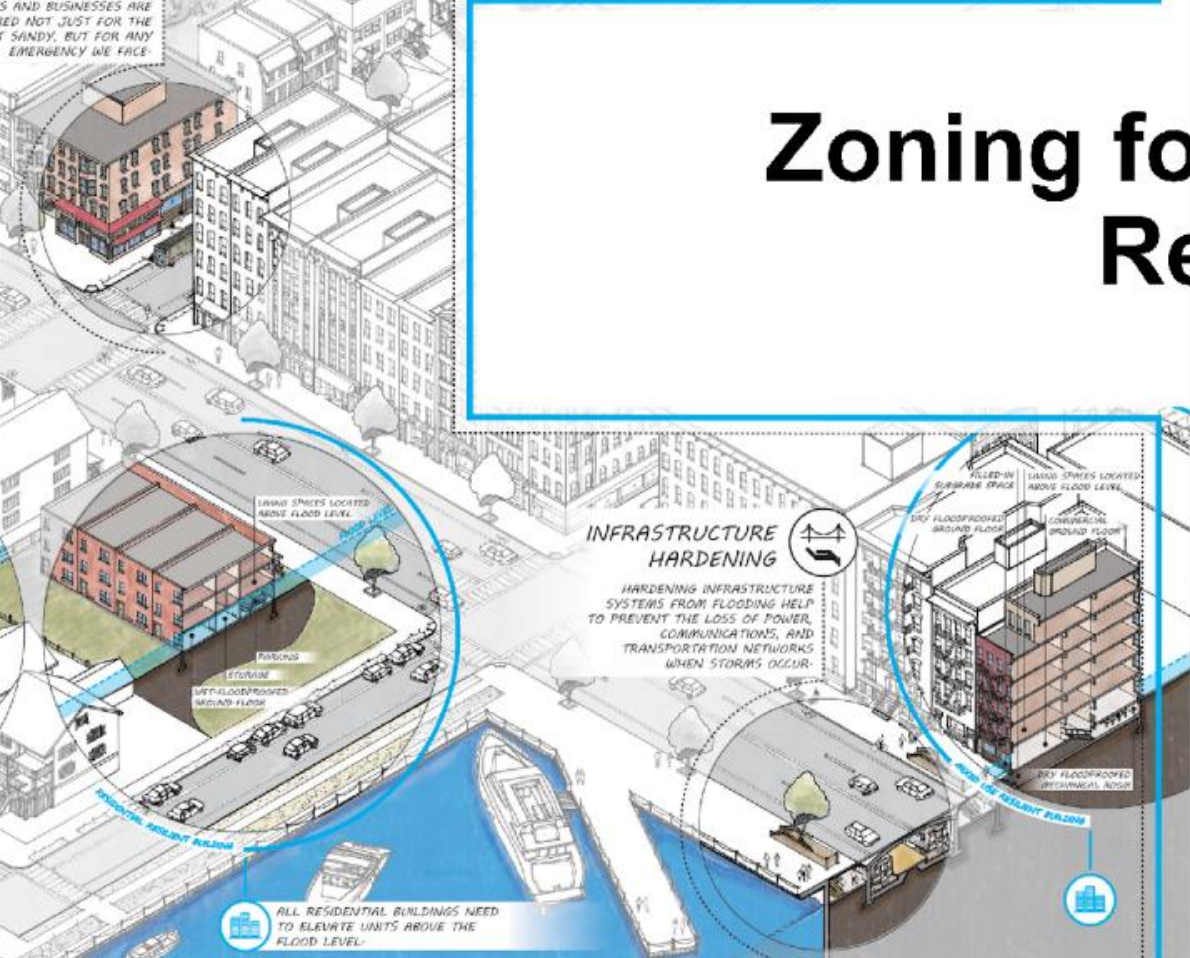
Environmental Protection & Land Use, Zoning & Economic Development Committees – A. Blank/P. Kennell

1. Zoning for Coastal Flood Resiliency (ZCFR), Citywide Zoning Text Amendment (ULURP application 210095 ZRY) – Report

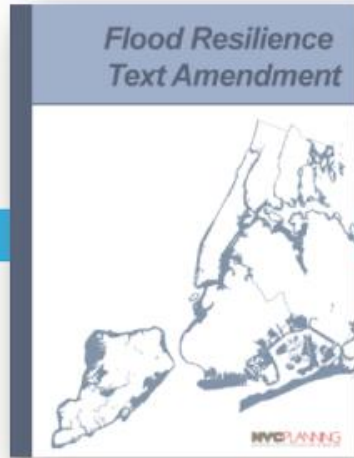


Building a Resilient NEW YORK CITY

Zoning for Coastal Flood Resiliency



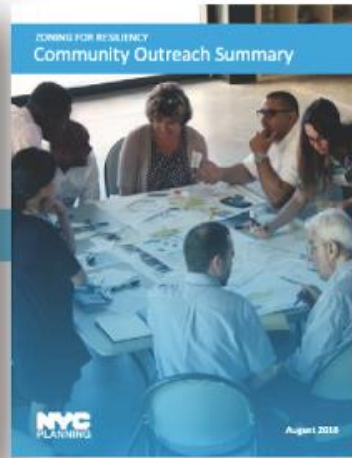
ZCFR would make temporary zoning rules adopted post-Sandy permanent, to help buildings meet the flood-resistant construction requirements in Appendix G of the Building Code. It would also improve upon such rules, based on lessons learned during outreach.



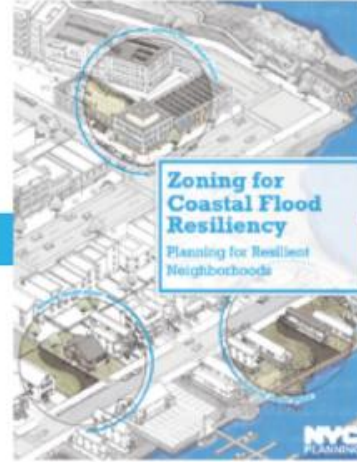
**2013
Flood Text**
*Expires 1 year
after the adoption
of the new FIRMs*



**2015
Recovery
Text**
*Expired on
July 23, 2020*



**2016-2018
Outreach
Summary**
*Released on
August, 2018*



**2019
Preliminary ZCFR
Recommendations**
*Released on
May, 2019*

ZCFR would provide the option to design or otherwise retrofit buildings to:

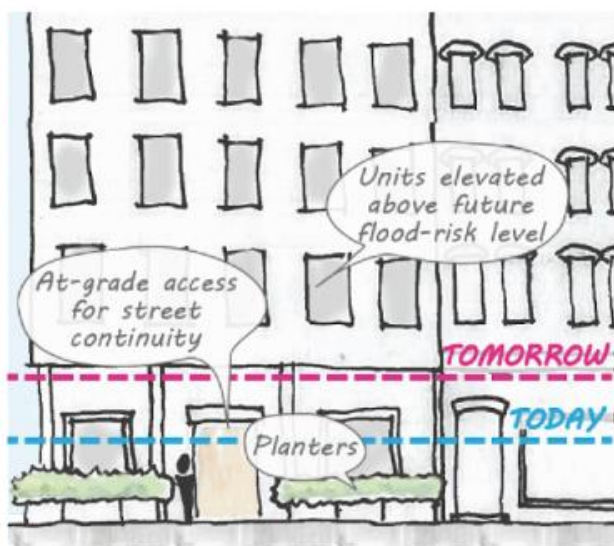
- Reduce damage from future coastal flood events
- Be resilient in the long-term by accounting for climate change
- Potentially save on long-term flood insurance costs

ZCFR would also set a framework for emergency situations.

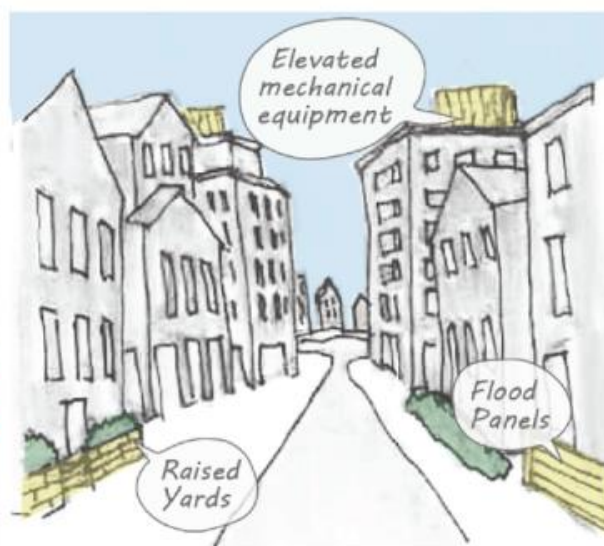
ZCFR would provide permanent relief to floodplain properties, focusing on long-term resiliency by removing impediments for buildings to exceed minimum flood-resistant construction requirements, and by allowing neighborhoods to be adapted over time.



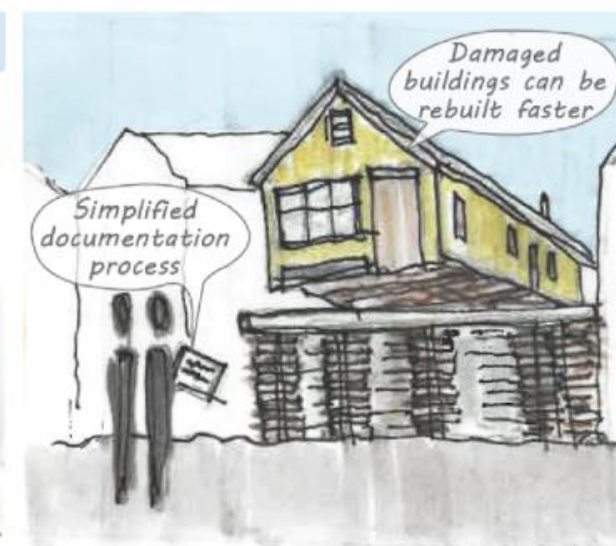
GOAL 1
Encourage resiliency throughout the current and future floodplains



GOAL 2
Support long-term resilient design of all building types



GOAL 3
Allow for adaptation over time through incremental retrofits



GOAL 4
Facilitate future recovery by reducing regulatory obstacles



Goal 1

Encourage resiliency throughout the current and future floodplains

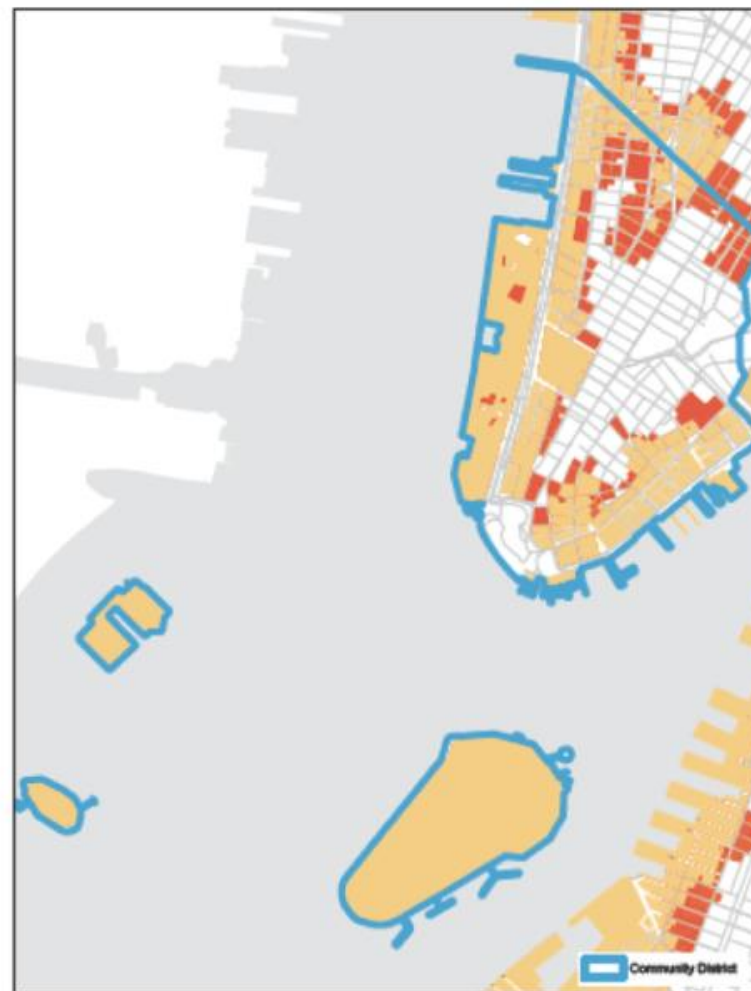
Applicability.....

Existing FT1 Optional Rules



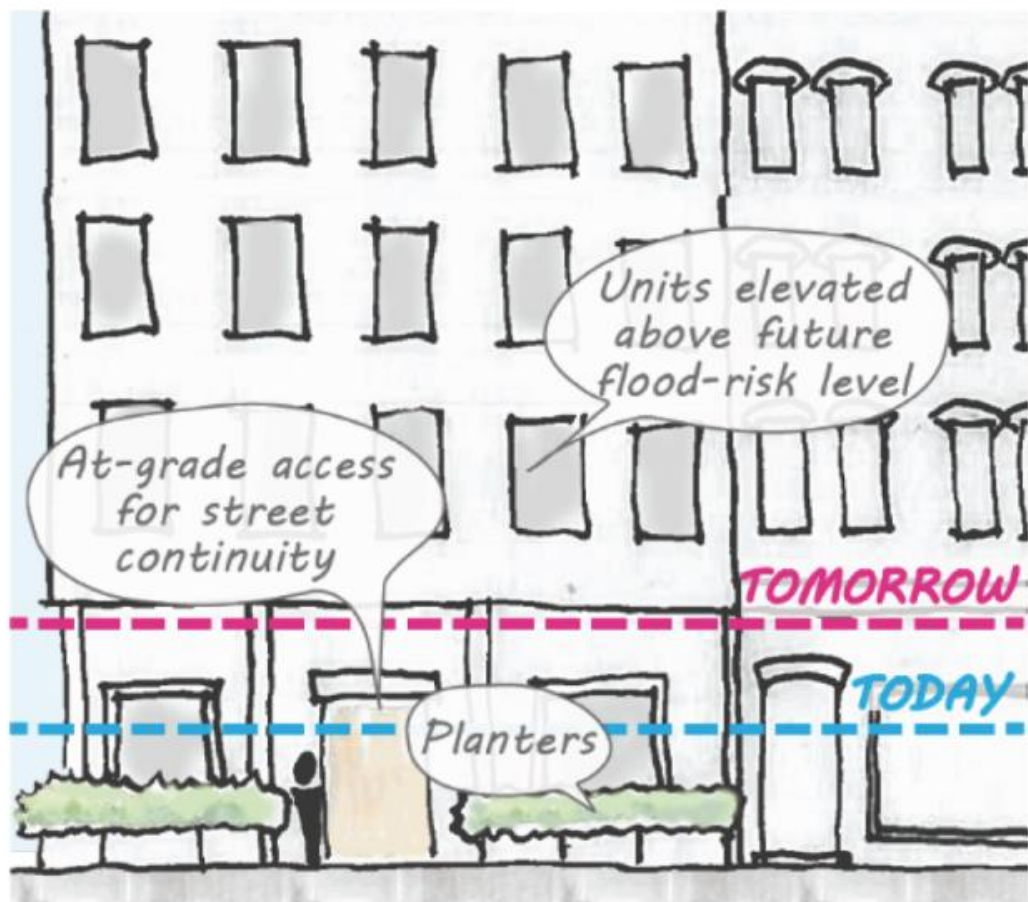
Rules available for buildings within the 1% floodplain

Proposed Optional Rules



Rules available for lots within the 1% floodplain

Rules available for lots within the 0.2% floodplain



Goal 2

Support long-term resilient design of all building types

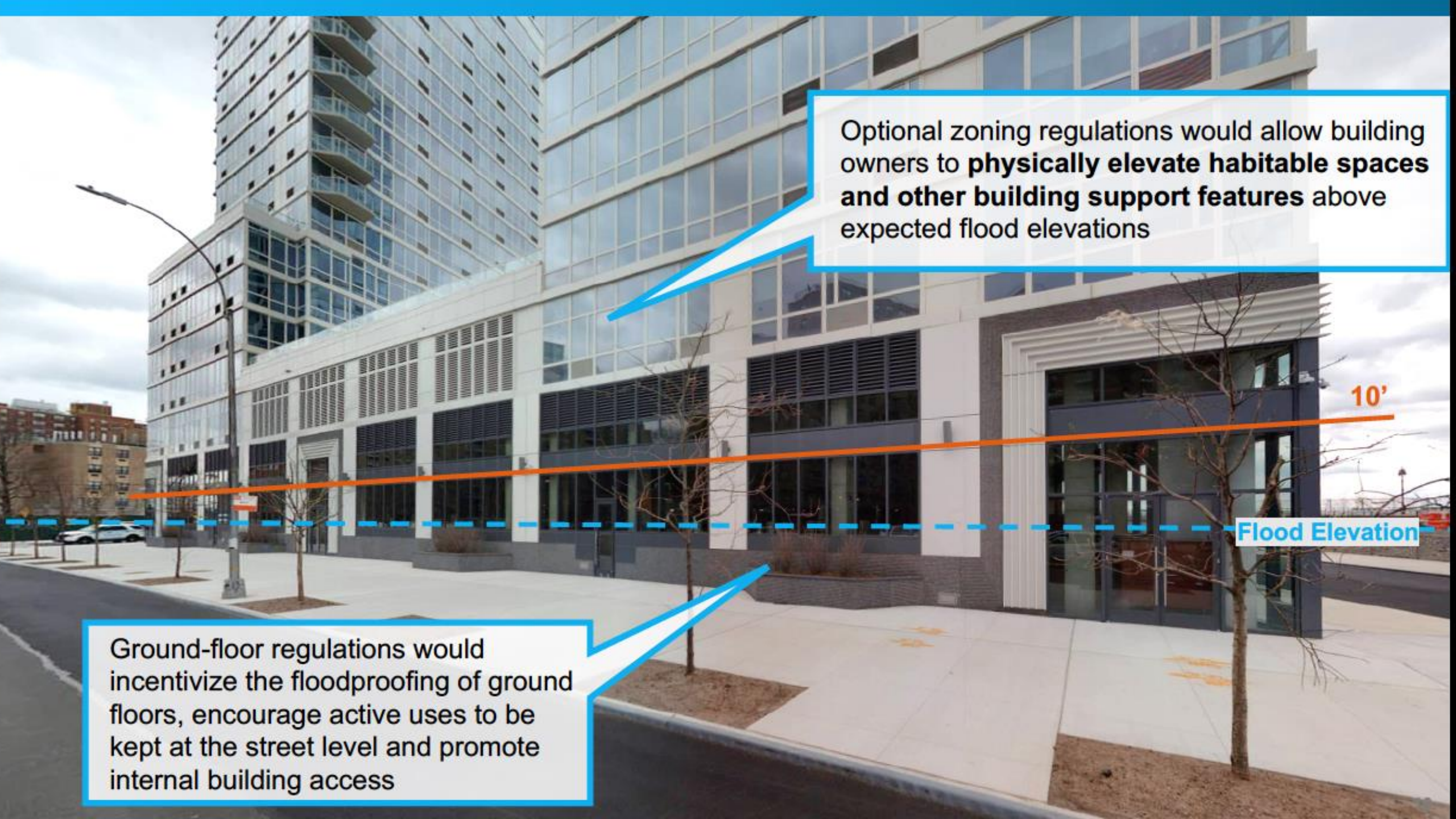
Building Envelope.....

Ground Floors.....

Streetscapes.....

Special Conditions.....

Discretionary Actions.....



Optional zoning regulations would allow building owners to **physically elevate habitable spaces and other building support features** above expected flood elevations

Ground-floor regulations would incentivize the floodproofing of ground floors, encourage active uses to be kept at the street level and promote internal building access

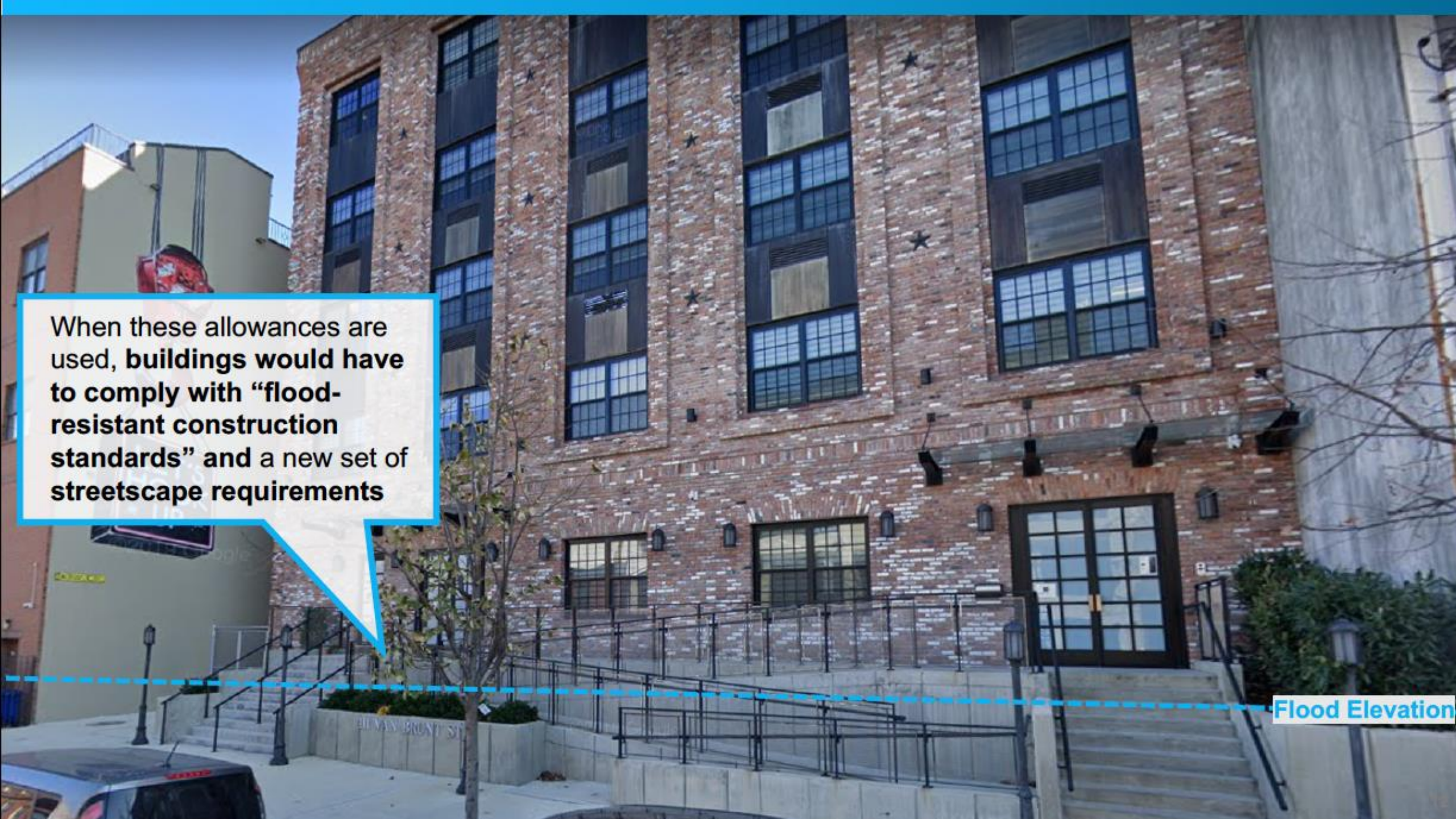
10'

Flood Elevation

A floor area exemption for dry-floodproofed spaces along the retail corridors would encourage active uses to be kept at the street level, promoting a safe and lively pedestrian environment.

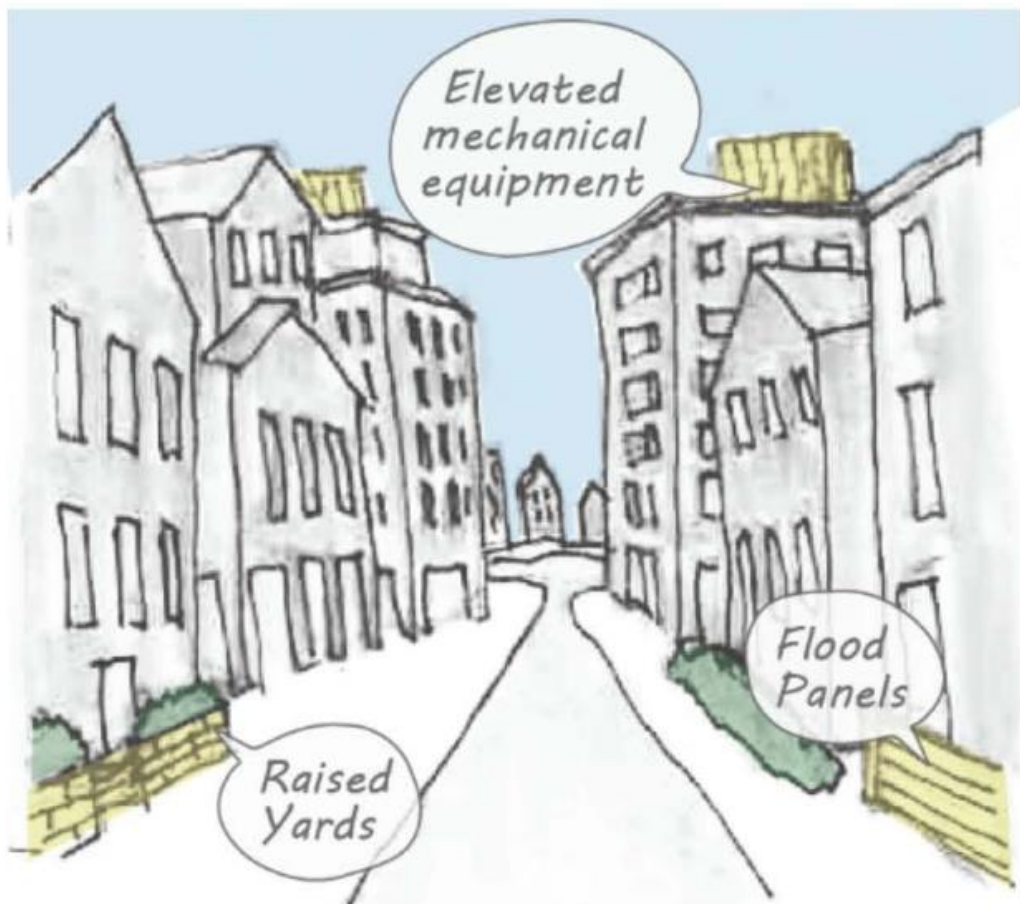


Proposed Rule: allows a **portion of the ground-floor** to be exempted without regard to the FRCE level for **new and existing buildings**, provided that certain design conditions are met (spaces will not be considered “cellars”)



When these allowances are used, **buildings would have to comply with “flood-resistant construction standards”** and a new set of streetscape requirements

Flood Elevation




Goal 3

Allow for adaptation over time through incremental retrofits

- Mechanical Equipment.....
- Support Spaces.....
- Flood Protection Measures.....
- Waterfront Sites.....

Mechanical Equipment



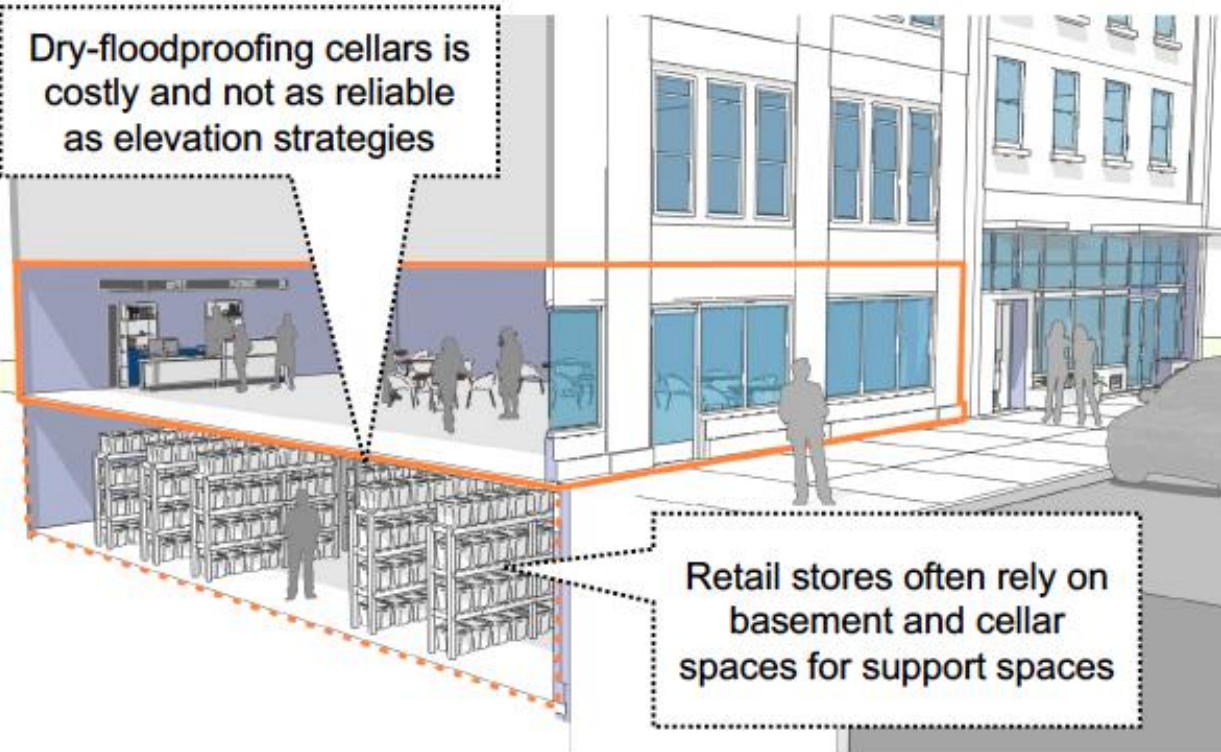
Mechanical equipment would have more options to be placed above flood levels either on open areas or on roofs in lieu of basements or cellars (which make them more vulnerable)

Building owners that face regulatory obstacles or cost constraints to make their buildings fully comply with “flood-resistant construction standards” would still have the option to make them more resilient

Support Spaces

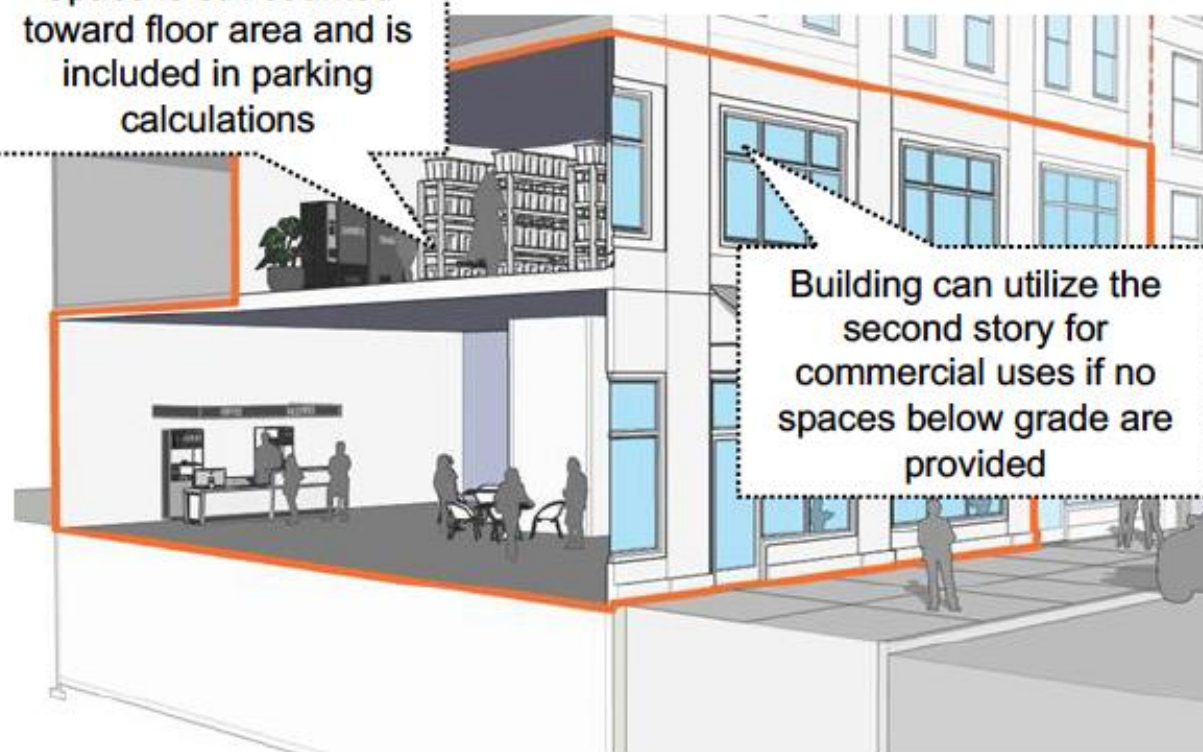
Modified use regulations would give businesses the opportunity to move critical business functions, such as storage and inventory, out of basements or cellars to above the flood level, improving the long-term resiliency of commercial corridors.

Dry-floodproofing cellars is costly and not as reliable as elevation strategies



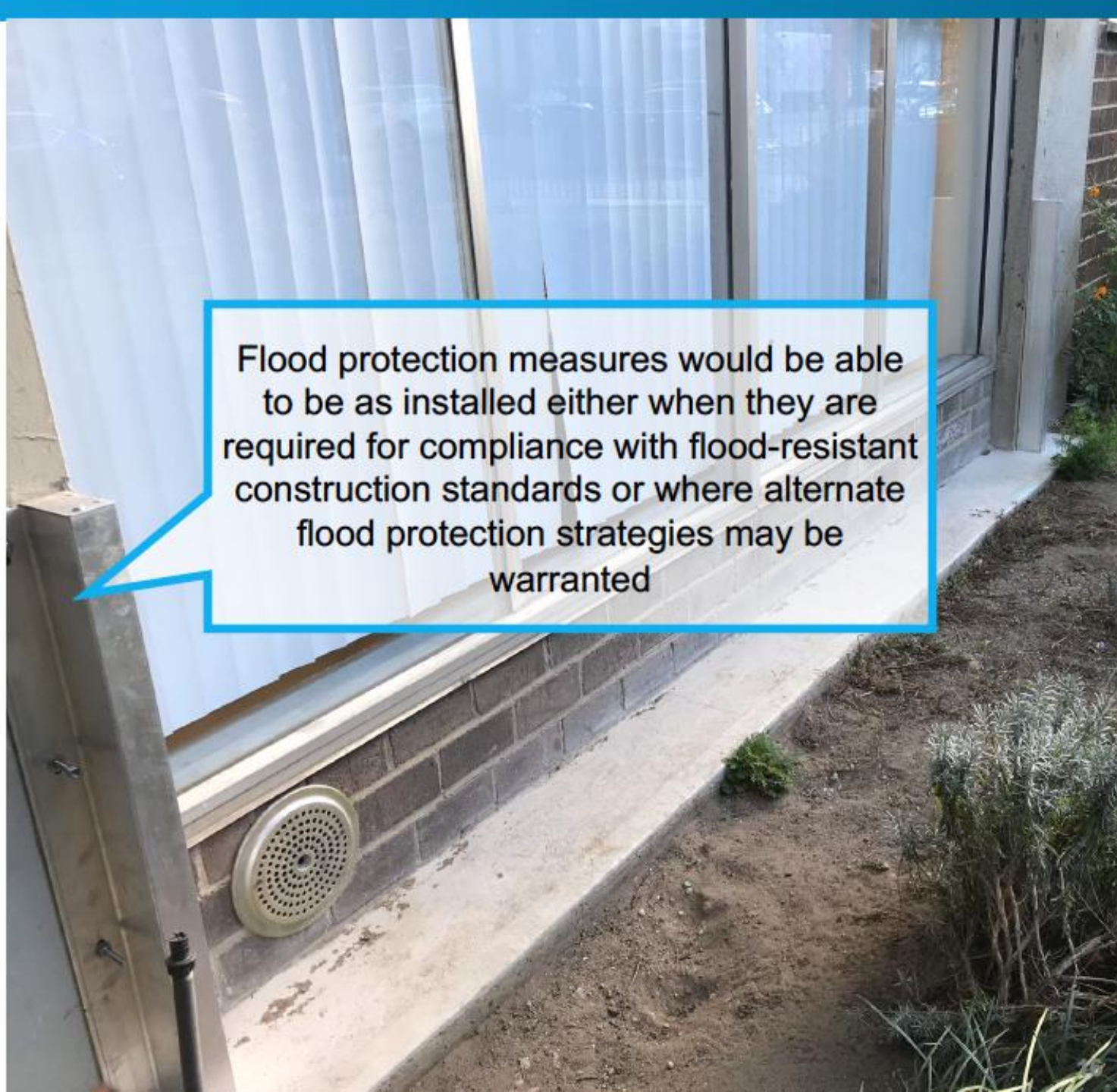
Underlying Text: limits commercial uses to the ground-floor in mixed-use buildings located within in low- and medium-density commercial corridors

Space is still counted toward floor area and is included in parking calculations



Proposed Rule: allows commercial uses on the second story of mixed-use buildings in all commercial corridors

**Flood
Protection Measures**



Flood protection measures would be able to be as installed either when they are required for compliance with flood-resistant construction standards or where alternate flood protection strategies may be warranted

Waterfront Sites

Waterfront sites would be able to better accommodate contemporary resiliency measures and address sea level rise





Goal 4

Facilitate future recovery by reducing regulatory obstacles

Power Systems.....

Accessibility.....

Vulnerable Populations.....

Disaster Recovery

Power Systems

Hurricane Sandy showed that areas affected by the storm went beyond the floodplain and that the regulations which would facilitate recovery would be useful for other types of disasters

More options to locate power systems on lots throughout the city would make it easier for properties to provide back-up energy, especially in the event of a disaster

Accessibility



An accessible design would be better enabled consistently throughout the city

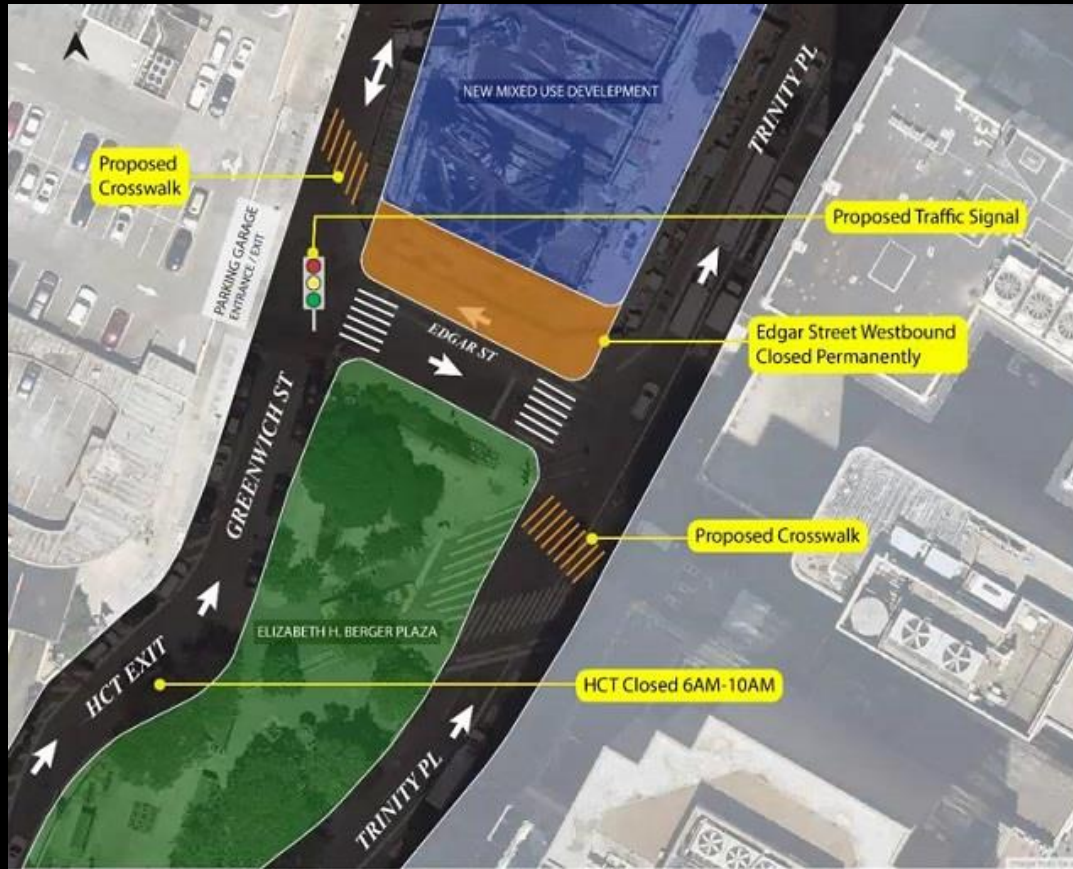
OPEN
MON-THURS 9:00 AM - 9:30 PM
FRI-SAT 9:00 AM - 9:30 PM
347-857-6888

Manhattan Community Board 1 Committee Reports

Transportation & Street Activity Permits – B. Kay

1. Access-A-Ride – Report
2. Citibike Infill - Report
3. Edgar Street-Trinity School Update - Report
4. Street Use Priorities - Report

Edgar Street-Trinity School Update



Alternative 4: Close Edgar Street Westbound and Implement Signalization at Edgar Street and Greenwich Street

- The implementation of a signal at this intersection will ensure that vehicles do not get trapped at the EBL turn at Edgar Street.
- Signalization at this intersection improves safety by providing designated crossing time to pedestrians and regulating vehicular movement.
- Permanent closure of Edgar Street westbound provides additional pedestrian space while maintaining eastbound access to Trinity Place.

Manhattan Community Board 1

Committee Reports

Land Use, Zoning & Economic Development Committee – F. Cunningham

1. Governors Island Rezoning, zoning map and zoning text amendments (ULURP applications 210126 ZRM and 210127 ZMM) - Report

GOVERNORS ISLAND

CB1 Land Use Committee

Governors Island Planning & Zoning Presentation

South Island Rezoning Proposal

Extend uses allowed in the Historic District (Northern Subdistrict, rezoned in 2013) to the South Island, including:

- Office
- Education
- Cultural
- Retail
- Restaurants
- Gyms & Health Clubs
- Hotel & Convening
- Amusements
- Maritime Recreation
- Dorm & Faculty Housing

Add:

- Research & Development
- Small Scale Production
- Accessory Uses to Island Operations

Protect and expand the existing open space

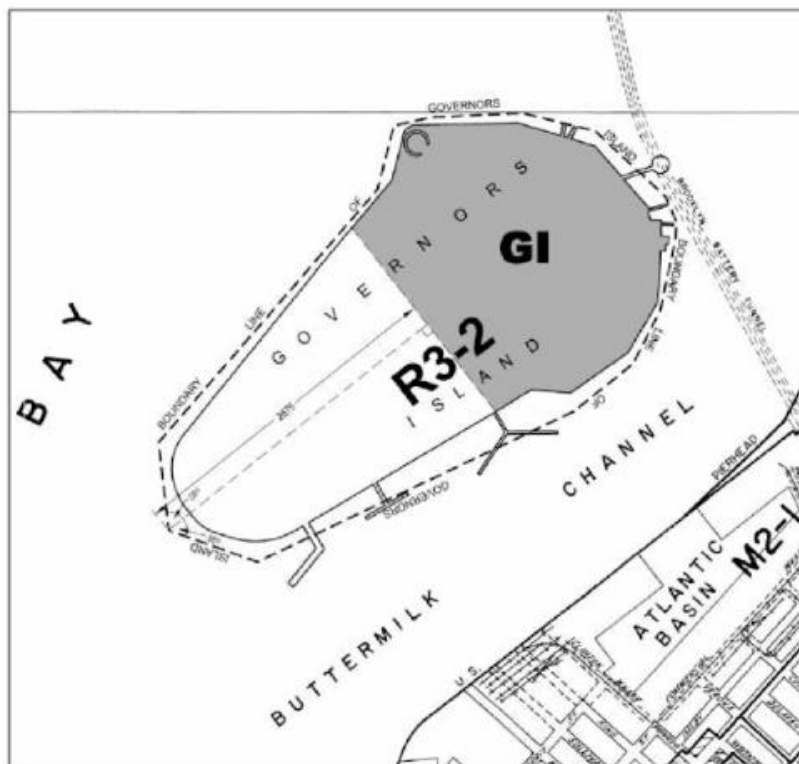
Allow a maximum 4.275M SF across designated development sites on the South Island, creating an effective 2.98 FAR based on the area of the development zones only

Zoning Change Map

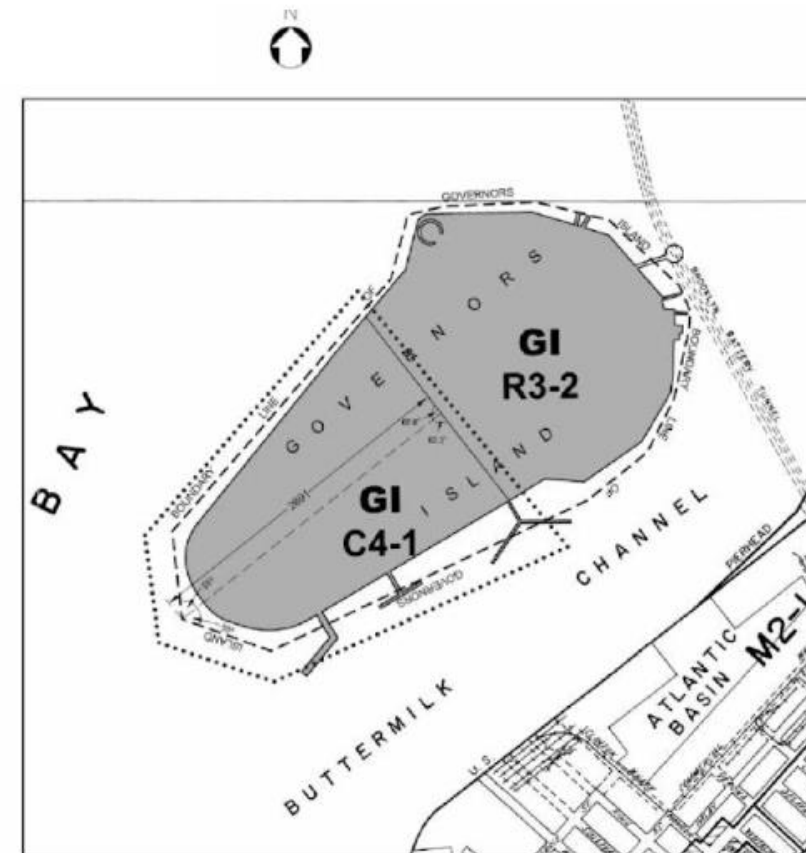
Proposed Actions:

- Zoning Text Amendment to Modifying the Special Governors Island District Regulations
- Zoning Map Amendment to (i) extend the Special Governors Island District; and (ii) rezone the South Island from R3-2 to C4-1

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article III, Chapter 5 (Location of District Boundaries) of the Zoning Resolution.

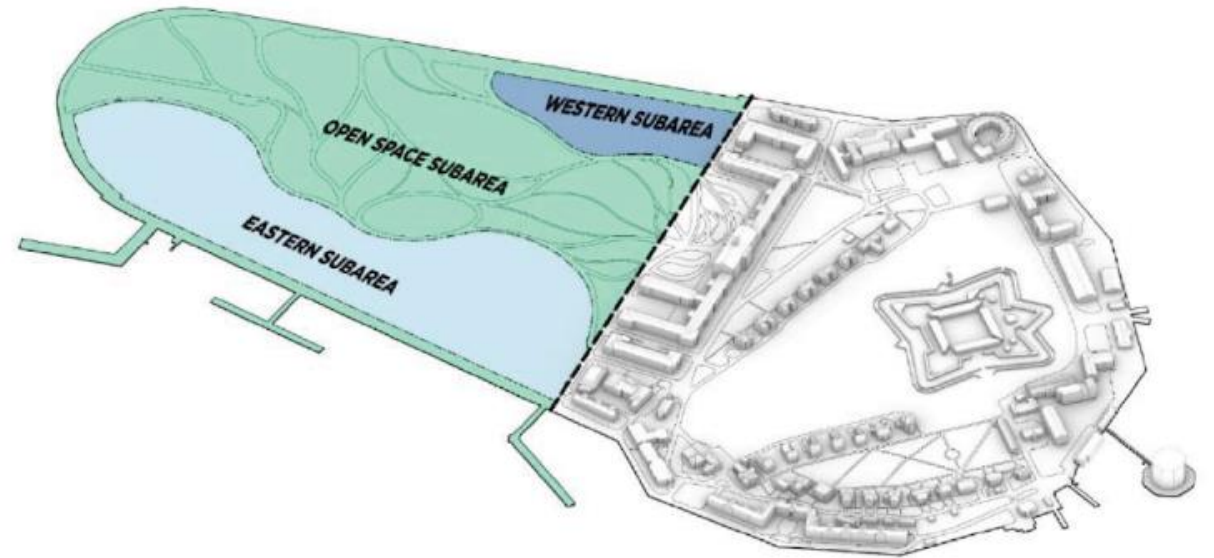
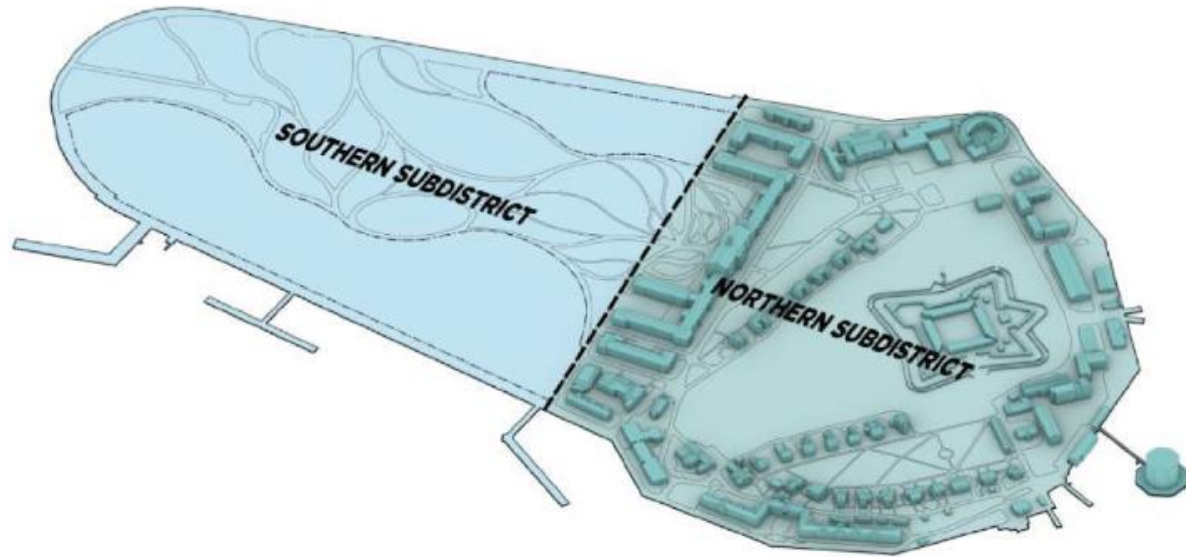


CURRENT ZONING MAP



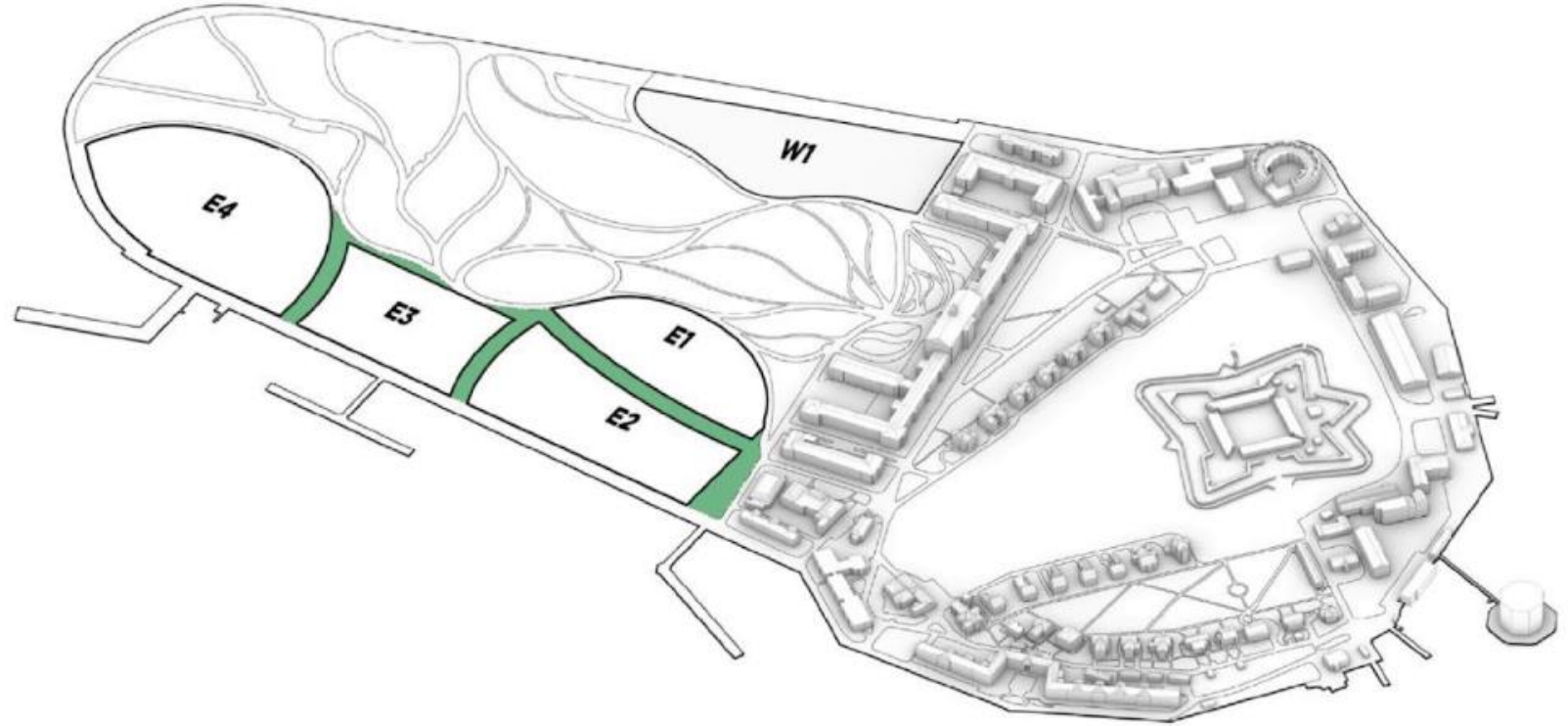
PROPOSED ZONING MAP

Subdistricts and Subareas



Development Parcels

The Primary Connection Zones create flexibility in parcel configuration while ensuring key connections.



LOCATE DENSITY ADJACENT TO TRANSPORTATION



View west at Yankee Pier and Yankee Pier Plaza



Rendering shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

CONNECT PARK TO & WEAVE PARK THROUGH DEVELOPMENT ZONES



Above, View Primary Connection near Eastern Esplanade. Below, View of park edge at Parcel E4



Renderings shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only

WIDEN & ENHANCE ESPLANADE



Above, View of Western Esplanade. Below, View of Eastern Promenade.



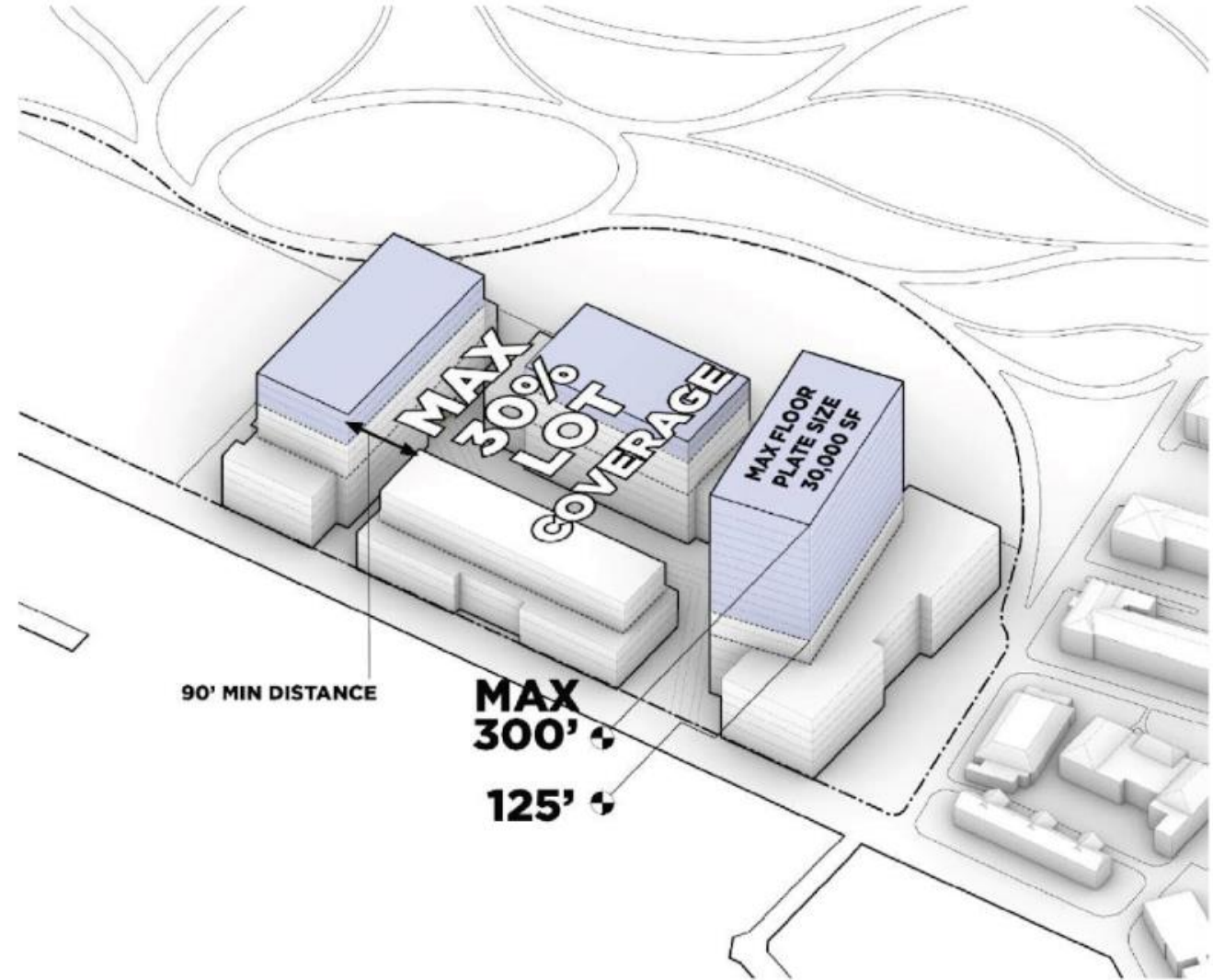
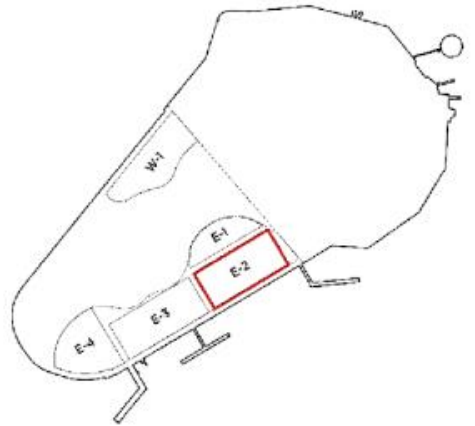
Renderings shared in 2018 to Manhattan CB 1, illustrative visualization depicts conceptual urban design principles only



Upper Building Regulations

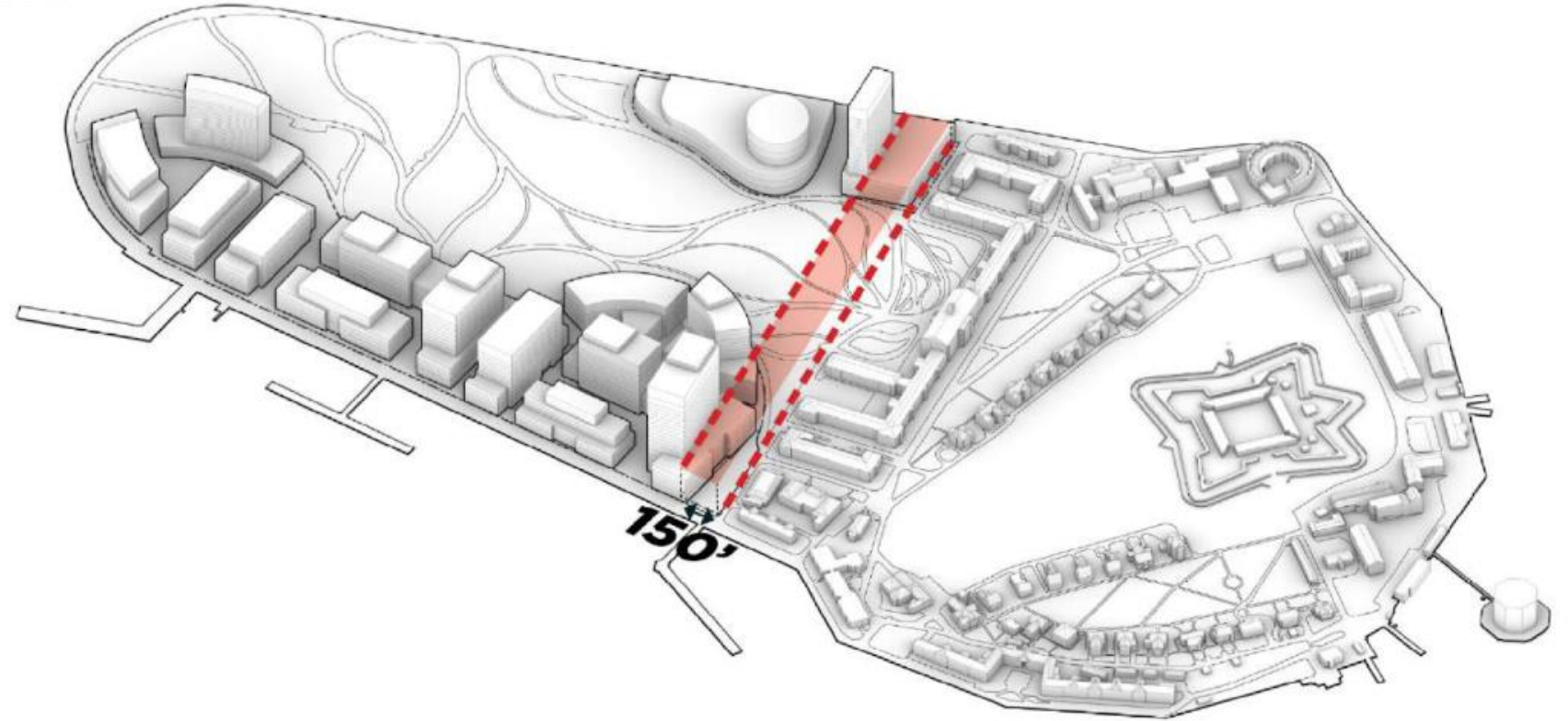
Above 125' the Upper Regulations limit lot coverage to 30% and minimum distance between buildings to 90'. Floorplates are limited to 30,000 SF.

| | | |
|------------------------|------|-------------|
| MAX HEIGHTS PER PARCEL | E-1: | 230' |
| | E-2: | 300' |
| | E-3: | 200' |
| | E-4: | 200' |
| | W-1: | 300' |

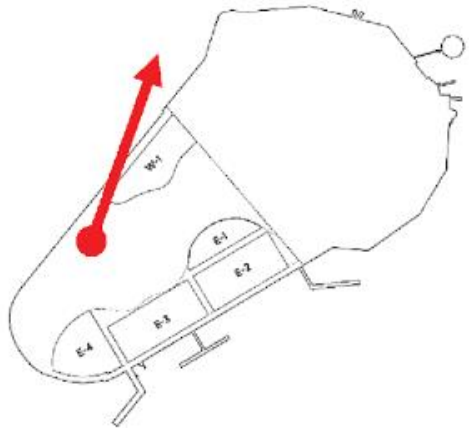


Transition Zone

The Transition Zone ensures a deep setback abutting the Governors Island Historic District on both the Eastern and the Western Subareas.

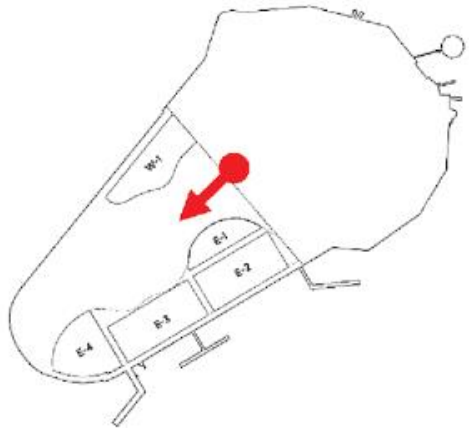


View From: Outlook Hill



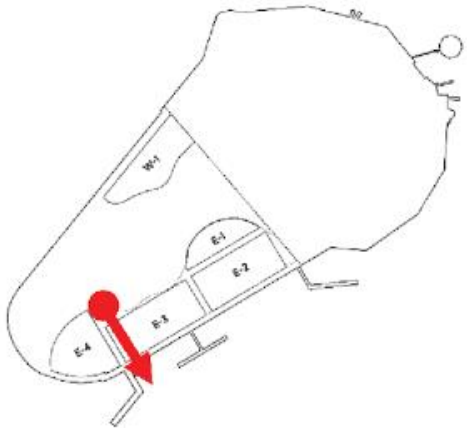
Illustrative concept

View From: Liggett Terrace



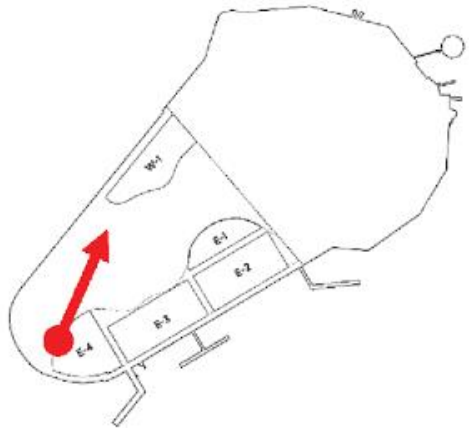
Illustrative concept

**View From:
Primary
Connection
near
Eastern
Esplanade**



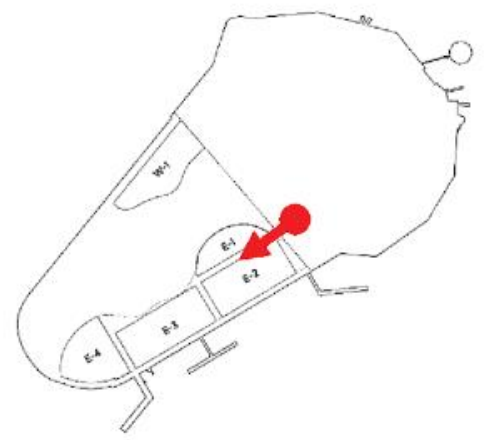
Renderings shared in 2018 to Manhattan CB I, illustrative visualization depicts conceptual urban design principles only

View From: Picnic Point



Renderings shared in 2018 to Manhattan CB I, illustrative visualization depicts conceptual urban design principles only

View From: King Avenue



Renderings shared in 2018 to Manhattan CB I, illustrative visualization depicts conceptual urban design principles only

Summary of Analysis

No Findings of Significant Impacts with respect to the following:

- Socioeconomic Conditions
- Open Space
- Public Health
- Land Use, Zoning, and Public Policy
- Community Facilities and Services
- Natural Resources
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water & Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Air Quality
- Greenhouse Gases Emissions & Climate Change
- Noise
- Neighborhood Character

Findings of Significant Adverse Impacts:

- Transportation
- Construction (Transportation Only)

Shadows

Methodology

- Conservative illustrative example studied with ~850,000 gsf more development than permitted

Analysis Dates

- Summer solstice (June 21), winter solstice (December 21), spring and fall equinoxes (March 21 and September 21), and halfway between the summer solstice and the equinoxes (May 6 or August 6)

Timeframe of Analysis

- Between one-and-a-half hours after sunrise and one-and-a-half hours before sunset

Findings: incremental shadows from new development would not cause any...

- Impacts to use or users of any open spaces
- Impacts to the health of the trees, plantings, and other vegetation in any resource
- Impacts to aquatic resources

Analysis for March 21st / September 21st



9:30 AM



12:30 PM



3:30 PM

Analysis for May 6th / August 6th



9:30 AM



12:30 PM



3:30 PM

Analysis for June 21st



9:30 AM



12:30 PM



3:30 PM

Analysis for December 21st



9:30 AM



12:30 PM



2:53 PM

Community Board 1 Land Use, Zoning & Economic Development Committee will deliberate and vote on draft resolution on December 14

CB1 is accepting written comment until December 14.

To view the ULURP application, access Draft Environmental Impact Statement documents or submit written comment, visit: <http://bit.ly/cb12020GovIslandComment1>

Manhattan Community Board 1

Committee Reports

Quality of Life & Service Delivery Committee – P. Moore

1. DDC Oversight - Report
2. New York State Housing Legislation - Report
3. Walking While Trans Ban NYS Legislation - Report
4. The Anti-Racism in public act of 2020 – Resolution

Manhattan Community Board 1 Committee Reports

OLD BUSINESS

Manhattan Community Board 1 Committee Reports

NEW BUSINESS