



The City of New York

# Manhattan Community Board 1

## Monthly Board Meeting

Tuesday, December 22, 2020

6:00 PM

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

Tammy Meltzer, Chairperson

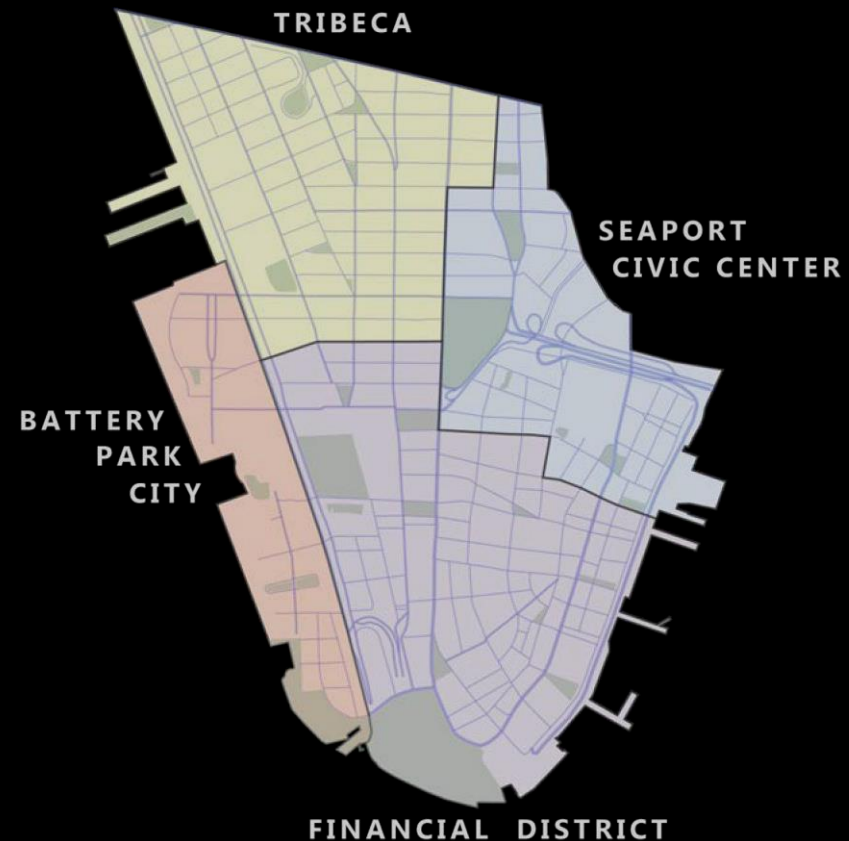
Alice Blank, Vice Chair

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  
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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)

**The Manhattan Community Board 1 office is closed until further notice. Please use [man01@cb.nyc.gov](mailto: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

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## Public Session

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

# Manhattan Community Board 1

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## Business Session

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

MANHATTAN  
COMMUNITY BOARD 1

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**DISTRICT MANAGER'S REPORT**

December 2020

ELEVATION



ZONING: SPECIAL CONTROLS



The Trust for Governors Island

PECK SLIP



# Manhattan Community Board 1 Chairperson's Report

DECEMBER 2020 Updates



# NEW UPDATES....

## • MEETINGS:

- HUDSON RIVER ADVISORY BOARD
- DOWNTOWN ALLIANCE BOARD MEETING
- THE BATTERY CONSERVANCY BOARD MEETING
- CLIMATE COALITION FOR LOWER MANHATTAN
- CLIMATE CENTER - GOVERNORS ISLAND
- MAYOR'S OFFICE /TEST & TRACING - FRANCIS CURTIS
- BOROUGH BOARD
- CITY PLANNING SCOPING MEETING FOR 250 WATER STREET DRAFT ENVIRONMENTAL IMPACT

## • STAY TUNED: JANUARY

- The city updates for BBJ rescheduled from December
- Lawra Dodge/ 250 Water Street/ DEC Report
- Borough Board Vote on ZCFR
- January Holiday "get together"



# THANK YOU ALL

**MERRY CHRISTMAS, HAPPY KWANZAA,  
HAPPY HANUKKAH &  
HAPPY NEW YEAR**

**January Holiday  
Virtual get together -  
Look out for an email  
from Pat & Frances!**

**“SEE” YOU ALL IN 2021**





# Manhattan Community Board 1

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## Executive Committee – T. Meltzer

- 1) Zoning for Coastal Flood Resiliency (ZCFR), Citywide Zoning Text Amendment (ULURP application 210095 ZRY) - Resolution
- 2) Response to the Mayoral Executive Order and City Council Int. 2127-2020 - Report
- 3) Organic Resolutions VS Pre-drafted Resolutions - Update
- 4) 250 Water Street Brownfield Cleanup Program - Update

# Manhattan Community Board 1

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## 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) - Resolution

# Manhattan Community Board 1

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## Landmarks & Preservation Committee - B. Ehrmann

- 1) 100 Hudson Street, Unit 2E, application to install new exterior condenser unit and restore windows to original design - Resolution
- 2) 250 Water Street, application to construct a new building on the 250 Water Street parking lot - Resolution
- 3) 173-69 John Street, application to construct a new building for the South Street Seaport Museum and alterations to the existing Museum Buildings on Block 74 - Resolution

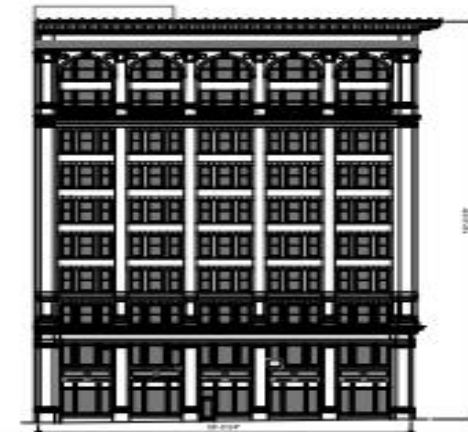
# 100 Hudson Street, Historic Conditions



① DESIGNATION PHOTO



② HISTORIC PHOTO



③ NORTH BUILDING ELEVATION

**OS Architecture**  
 49 HUDSON STREET  
 NEW YORK, NY 10014  
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 os@osarch.com

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**APT. 100.2E - CONDENSER**  
 100 HUDSON STREET, APARTMENT 2E, NEW YORK, NY 10013

DRAWING NO. 02-21-18  
**C100.00**

# 100 Hudson Street, Existing Building



① EXISTING BUILDING

THE UPPER FLOORS OF THIS BUILDING HAVE DOUBLE-HUNG WINDOWS, WHILE THE 2ND FLOOR HAS FULL-HEIGHT PIVOT WINDOWS, MAKING IT HARDER TO INSTALL A SEASONAL AC UNIT. THE CLIENT WANTS TO RESTORE THE FULL-HEIGHT PIVOT WINDOWS AND WANTS THE INSTALLATION TO BE EASILY REVERSIBLE TO CHANGE LOCATIONS WHEN THE ROOFTOP PLAN HAS BEEN CONFIRMED BY THE CO-OP.

WITH PROPOSED (1) CONDENSER, ALL WINDOWS WILL REMAIN ORIGINAL, HISTORIC AND FULL HEIGHT.

EXISTING SEASONAL AC UNITS, TYPICAL

APARTMENT 2E

<b>OS Architecture</b> 40 MADISON STREET 5TH FLOOR NEW YORK, NY 10013 +1 212 266 1188 os@osarch.com
© Copyright 2020
<b>APT. 100.2E - CONDENSER</b> 100 HUDSON STREET, APARTMENT 2E, NEW YORK, NY 10013
SPONSOR OWNER/CONTRACT PARTY
DATE © 2020 - CONDENSER PLAN
DATE/NO. 100 00 01-18
<b>C200.00</b>

# 100 Hudson Street, Existing 2E North/West Windows



① CLOSE-UP VIEW OF EXISTING APT 2E WEST WINDOWS



② CLOSE-UP VIEW OF EXISTING APT 2E NORTH WINDOWS

<b>OS Architecture</b> ARCHITECTS 28 HONGKONG STREET NEW YORK, NY 10008 P: +1 212 366 1198 www.osarch.com
© Osprey 2022
<b>APT. 100.2E - CONDENSER</b> 100 HUDSON STREET, APARTMENT 2E, NEW YORK, NY 10013
DATE: 08/27/22
SCALE: 1/8" = 1'-0"
DATE: 08/27/22
<b>C400.00</b>

# 100 Hudson Street, Proposed Condenser Unit



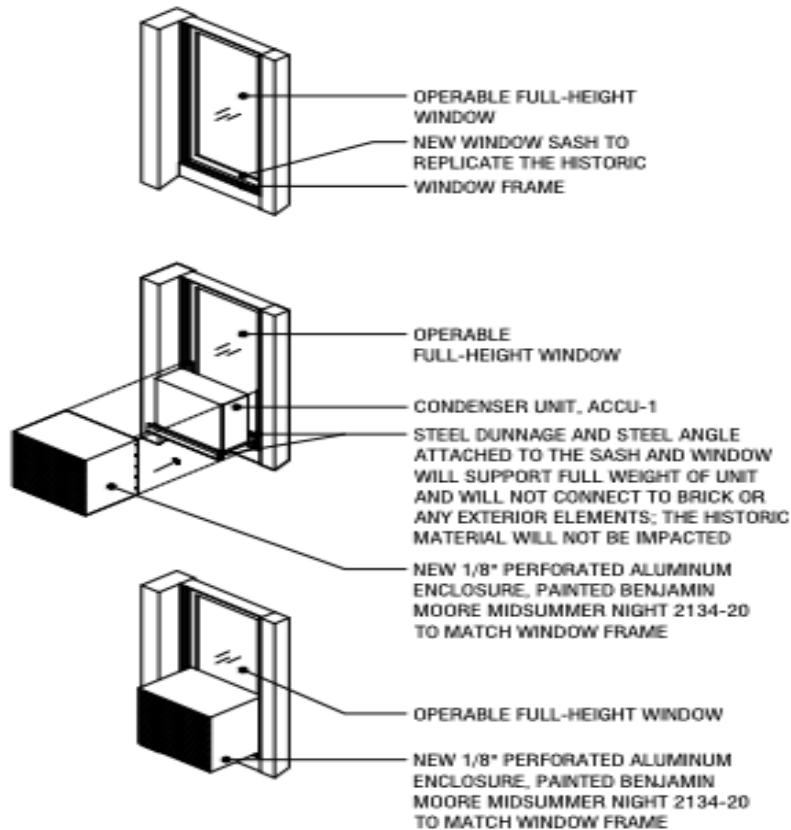
① EXTERIOR RENDERING OF PROPOSED CONDENSER UNIT



② EXTERIOR RENDERING OF PROPOSED CONDENSER UNIT


<b>OS Architecture</b> 44 HUDSON STREET 8TH FLOOR NEW YORK, NY 10008 T +1 212 584 1188 osarch.com
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DRAWING NO. CT 01 OF 10
<b>C500.00</b>

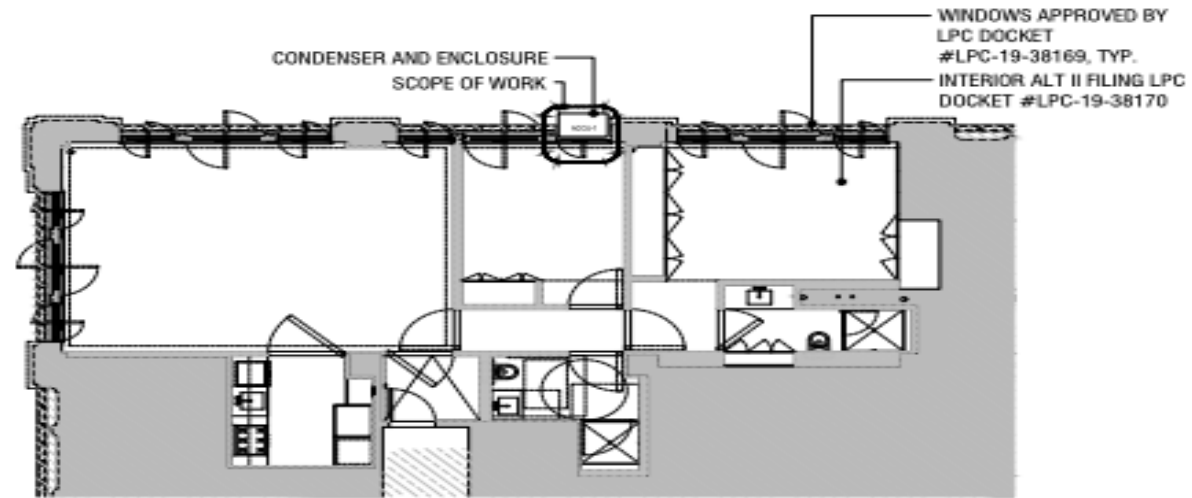
# 100 Hudson Street, Overview Concept of Proposed Work



PLAN SHOWS PROPOSED (1) NEW EXTERIOR CONDENSER. EXISTING WINDOWS TO REMAIN IN THEIR ORIGINAL HISTORIC AND FULL-HEIGHT CONDITION. WINDOWS APPROVED BY LPC (DOCKET #LPC-19-38169).

EXTERIOR (1) CONDENSER, CONDENSER SUPPORT AND CONDENSER ENCLOSURE TO BE ATTACHED ONLY TO WINDOW SASH FRAME AND WILL NOT ATTACH OR AFFECT ANY OTHER EXTERIOR ELEMENT, BRICK OR DETAILING. HISTORIC MATERIAL WILL NOT BE IMPACTED.

THIS (1) CONDENSER, CONDENSER SUPPORT AND CONDENSER ENCLOSURES ARE FULLY REVERSIBLE. FULL-HEIGHT, PIVOTING AND HISTORIC WINDOW WOULD BE MAINTAINED AS SUCH AND WOULD HAVE ALL MECHANICAL HARDWARE FOR PIVOTING ONCE CONDENSER IS REMOVED.



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**APT. 100.2E - CONDENSER**  
100 HUDSON STREET, APARTMENT 2E, NEW YORK, NY 10013

DRAWING NO. 06-07-18  
**C600.00**



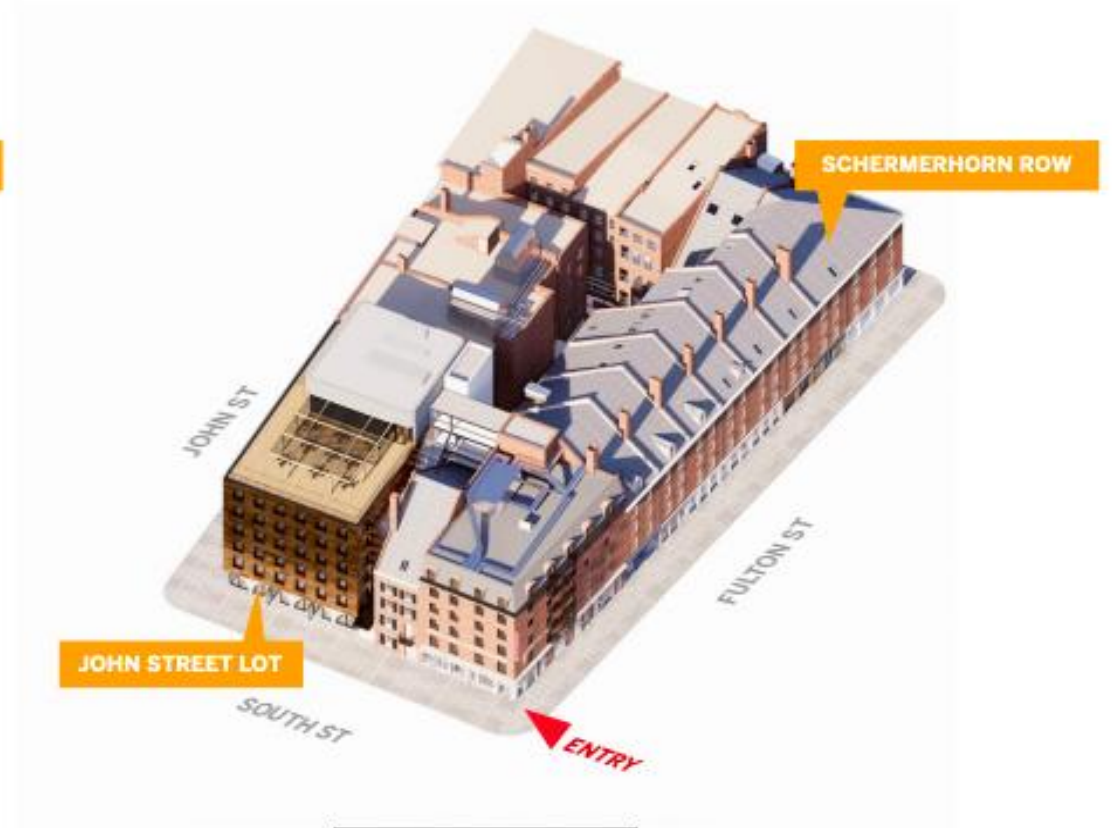


# 173-69 John Street, Proposed Concept

## PROPOSED CONCEPT



EXISTING



PROPOSED



# 173-69 John Street, South Street Elevation

SOUTH STREET ELEVATION



SOUTH STREET SEAPORT MUSEUM

# 173-69 John Street, South Street Elevation (Cont'd.)



# 173-69 John Street, Waterfront View

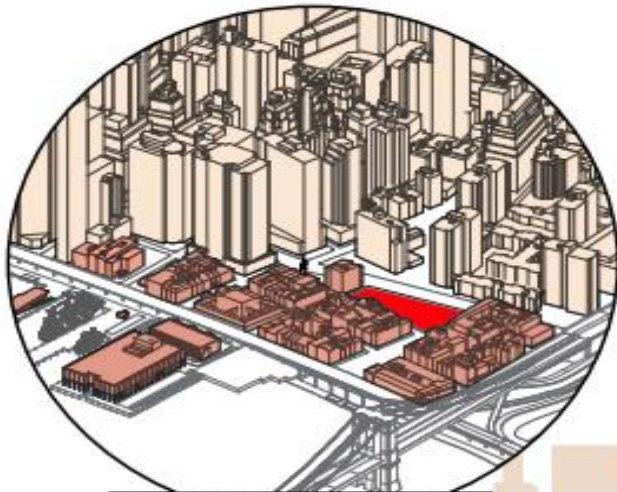


WATERFRONT VIEW

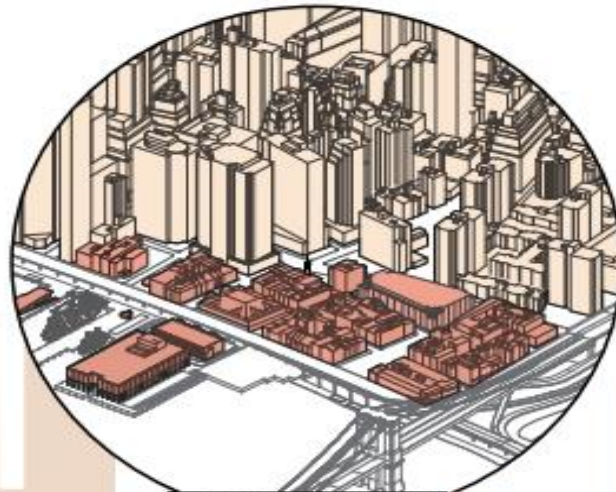
NEW

# 250 Water Street, Architectural Strategy

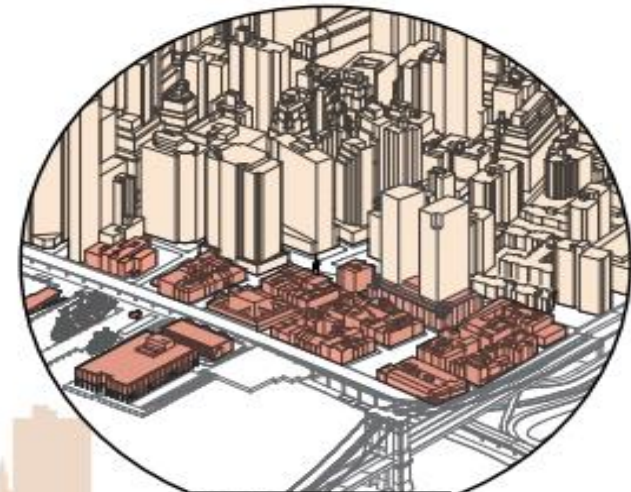
## ARCHITECTURAL STRATEGY



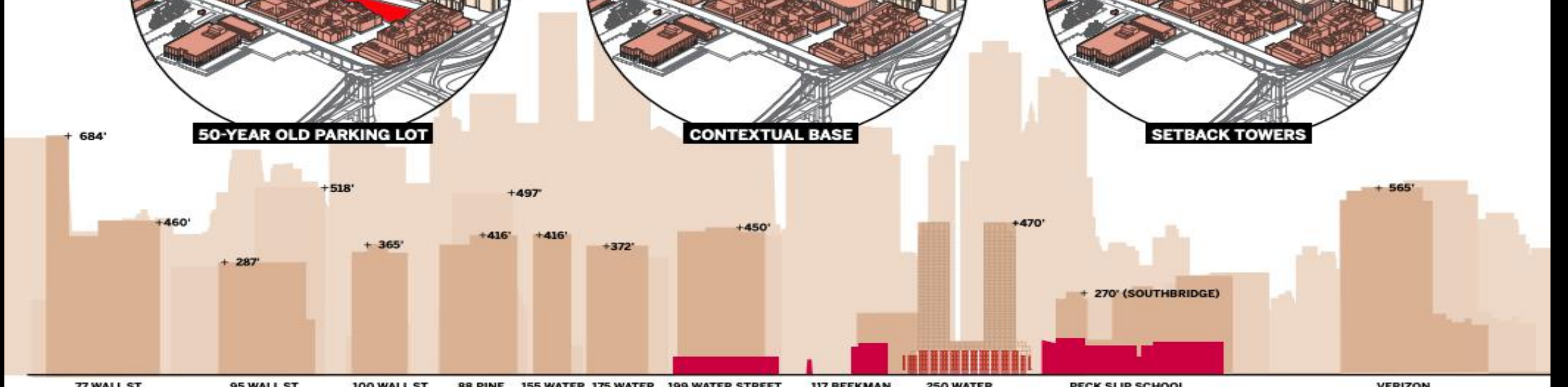
50-YEAR OLD PARKING LOT



CONTEXTUAL BASE



SETBACK TOWERS



# 250 Water Street, Water Street Elevations

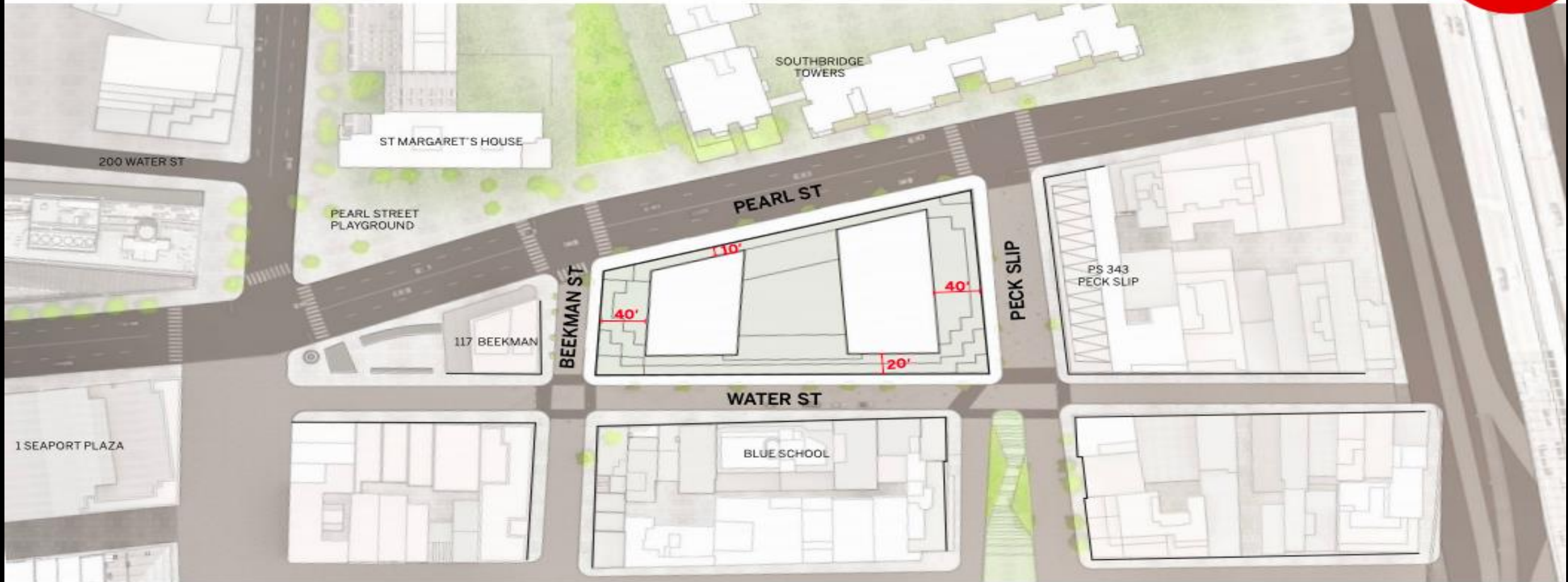




# 250 Water Street, Site Plan

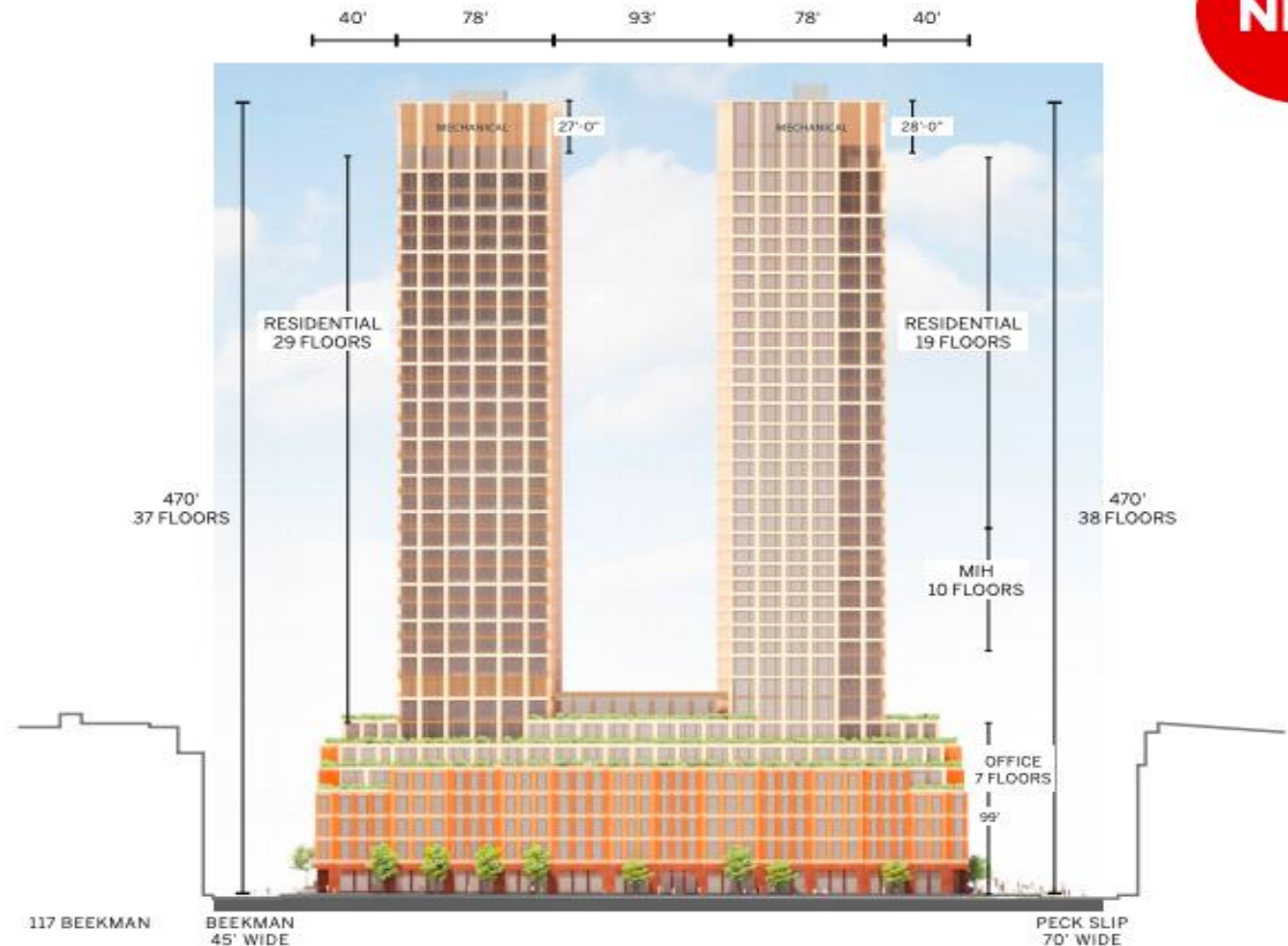
## SITE PLAN

NEW



# 250 Water Street, Programmatic Components

## PROGRAMMATIC COMPONENTS



# 250 Water Street, Height Context

## 250 WATER STREET CONTEXT

**NEW**



# 250 Water Street, Peck Slip Rendering

PECK SLIP



NEW

# 250 Water Street, View From Pearl Street



# 250 Water Street, View From Pearl Street



# 250 Water Street, View From Pier 15

VIEW FROM PIER 15



NEW

# Manhattan Community Board 1

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## Quality of Life & Service Delivery Committee - P. Moore

- 1) Open Discussion on Affordable Housing in Lower Manhattan - Resolution
- 2) Renovation of 105 Washington Street for a Safe Haven Shelter- Report
- 3) Resolution Writing Clinic - Report



# Manhattan Community Board 1

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Licensing & Permits Committee - S. Cole

Tribeca area

1) 355 Greenwich Street, application for liquor license for Chanson 355 Greenwich LLC d/b/a TBD - Resolution

# Manhattan Community Board 1

## Battery Park City Committee - J. Cuccia

- 1) Demystifying the Allied Universal Ambassadors - Report
- 2) Status of Pier A - Report
- 3) Placement of Equipment Sheds Along the BPC side of West Street - Report
- 4) BPCA Report – Report
- 5) BPC Security Update – Report

# Manhattan Community Board 1

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Waterfront, Parks & Cultural Committee - P. Goldstein

- 1) Battery Conservancy - Resolution
- 2) Proposal for nearly 2-acre park in the Holland Tunnel Rotary - Resolution
- 3) Hudson River Park Advisory Council - Report

PRESENTATION TO

CB1M WATERFRONT, PARKS &  
CULTURAL COMMITTEE

12.15.20





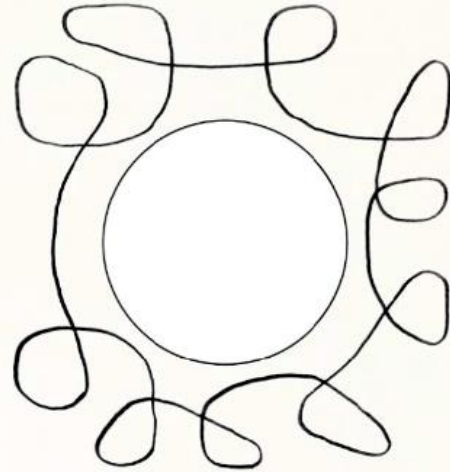


# THE FOREST FARM/LABRYINTH GARDEN TODAY





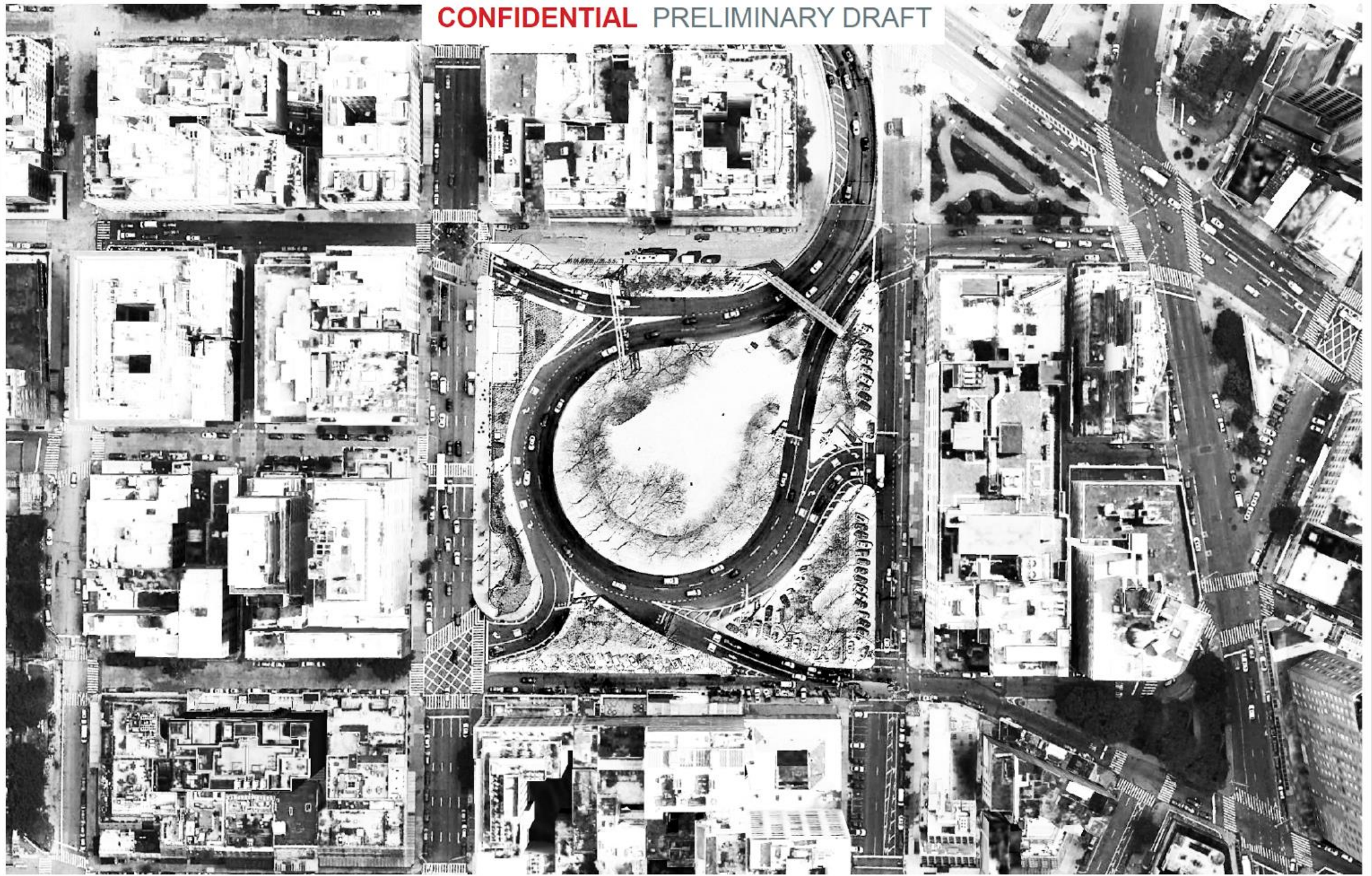




**ST. JOHN'S PARK**

BALLMAN KHAPALOVA

CONFIDENTIAL PRELIMINARY DRAFT





*Perspective north-south section looking toward Varick Street*

**CONFIDENTIAL** PRELIMINARY DRAFT



New street level aerial view



*Center park possibilities: ice skating rink in the winter*



Center park possibilities: playground





*Center park possibilities: planted park*



# Manhattan Community Board 1

## Youth & Education Committee - T. Joyce

- 1) Expansion of New York Harbor School's facilities and programming - Resolution
- 2) Prioritizing NYC educators and school staff for early access to COVID-19 vaccine - Resolution
- 3) Nutrition education and remote learning – Report

# Manhattan Community Board 1

## Environmental Protection Committee - A. Blank

- 1) 250 Water Street Brownfield Cleanup Program - Report
- 2) 250 Water Street, Draft Scope of Work for an Environmental Impact Statement (CEQR No. 21DCP084M) - Report
- 3) Zoning for Coastal Flood Resiliency (ZCFR), Citywide Zoning Text Amendment (ULURP application 210095 ZRY) - Report
- 4) Governors Island Resiliency & Sustainability - Report

# Manhattan Community Board 1

## Transportation & Street Activity Permits Committee - B. Kay

- 1) Access-A-Ride - Report
- 2) Street Use Priorities - Report
- 3) Revel Moped Sharing - Resolution
- 4) Int. 2159-2020: A Local Law to amend the administrative code of the city of New York, in relation to hazardous obstruction by vehicles and civilian complaints to the department of transportation for hazardous obstruction violations - Resolution

# Access-A-Ride Update

- Too much change and too many unknowns for a resolution at this time.
- Program users do have an option or same day travel - taxi reimbursement



# Revel Scooter Share



[NEW YORK](#) ▾

[HOW IT WORKS](#)

[PRICING](#)

[HELP](#)

[HELMET STORE](#)

[DOWNLOAD & GO](#) 

[EN](#) ▾



## Hello, New York

Revel electric mopeds make getting around easier and more fun. Just download the app and go!

[DOWNLOAD & GO](#)

# Revel Mopeds

- Revel is an app-based scooter-sharing rental service that costs \$1 per person to unlock and 35 cents/minute of use. Low-income(40%) & military members/veterans (20%) get discounts.
- Mopeds are zero-emissions so help to meet NY Climate Leadership mandate
- The NY State DMV classifies Revel's scooters as Class B limited use motorcycles or mopeds, which requires them to have a license plate, to not be capable of going faster than 30 mph, driver to a valid driver's license and that a helmet be worn.
- Service restarted on August 27, 2020 after the NYC DOT approved its relaunch plan that included training videos, a safety test and photographic evidence of the user(s) wearing a helmet (a selfie)
- Complaints about users' behavior can be made via Revel's app or their website, but not currently via 311

# Moped-share in NYC - Resolution

- Mopeds are legal in NY
- NYC Council is working on laws to regulate Moped-share companies and to update the NYC Charter regarding the DOT's responsibilities
- The DOT expects the rule making process for the moped-share industry to begin in 2021 – the DOT has an agreement with Revel regarding their operations.

# Int 2159-2020: *A Local Law - Resolution*

- § 19-175.8 Hazardous obstruction.
  - a. No parking, stopping or standing a vehicle (including city vehicles & placards) within a radial distance of 1320 feet of a school building that obstructs a bicycle lane, bus lane, sidewalk, crosswalk or fire hydrant.
  - b. Violations have a civil penalty of \$175 (up from \$115) recoverable in a proceeding before the Office of Administrative Trials and Hearings.



# Int 2159-2020: *A Local Law cont'd*

## •§ 19-175.9 Civilian complaint of hazardous obstruction.

- a. Any natural person, excluding personnel of the DOT and other employees of the city authorized to serve summonses for violations of section 19-175.8, may file a complaint, in a form prescribed by the commissioner, alleging that a person has violated section 19-175.8.
- b. The DOT shall publish on its website information about filing civilian complaints
- c. A tracking number shall be provided to each person who submits a complaint
- d. The Office of Administrative Trials and Hearings shall award the complainant 25% of any sums collected...

## MCD1 covered by law

Red dots – schools

Purple shaded area – parts of  
MCD1 >1320 feet from a  
school so *not* covered by law



# Manhattan Community Board 1 Committee Reports

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## Old Business

# Manhattan Community Board 1 Committee Reports

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## New Business

# Manhattan Community Board 1

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## Committee Reports

Adjournment