



The City of New York

# Manhattan Community Board 1

## Monthly Board Meeting

Tuesday, January 26, 2021

6:00 PM

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

Tammy Meltzer, Chairperson

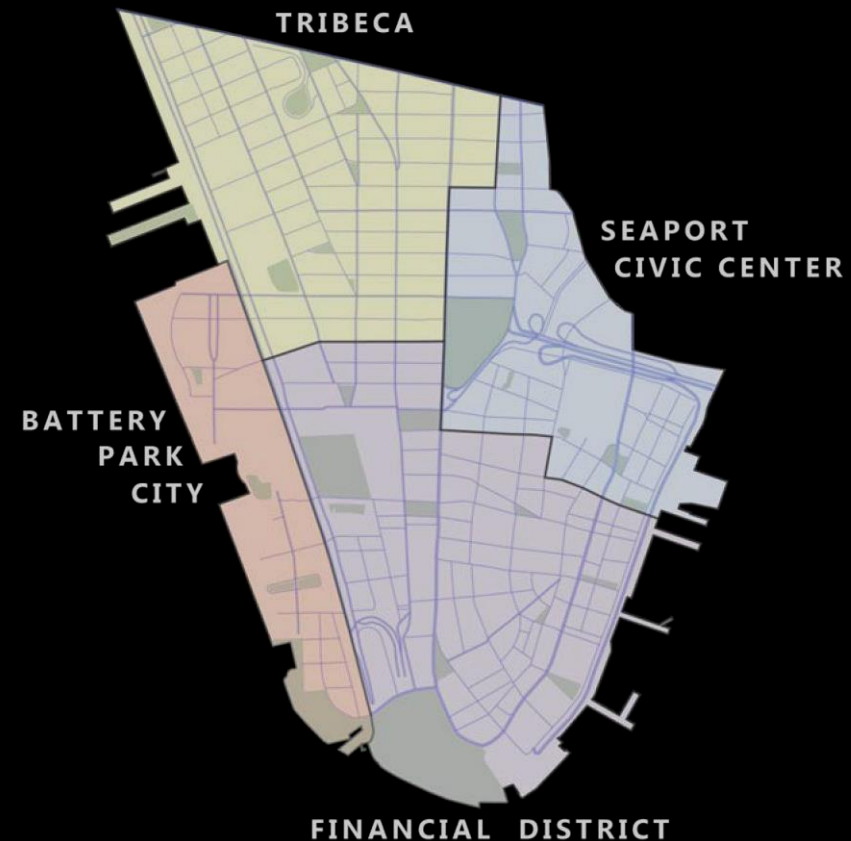
Alice Blank, Vice Chair

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](http://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

## Business Session

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- A. Updates from Elected Officials
- B. Adoption of December 2020 minutes
- C. Treasurer's Report – M. James
- D. District Manager's Report – L. Reynolds
- E. Chairperson's Report – T. Meltzer

OMB Budget		Submitted by Mariama James, Treasurer on Tuesday, January 26, 2021					
Spending Category		Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended
			7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	Balance
Telephone		\$1,245.00	\$1,245.00	\$0.00			\$0.00
General Supplies		\$0.00	\$0.00	\$0.00			\$0.00
Food		\$0.00	\$0.00	\$0.00			\$0.00
Cleaning Supplies		\$0.00	\$0.00	\$0.00			\$0.00
Data Supplies		\$0.00	\$0.00	\$0.00			\$0.00
Office Equipment		\$0.00	\$0.00	\$0.00			\$0.00
Data Processing Equipment		\$0.00	\$0.00	\$0.00			\$0.00
Printing		\$0.00	\$0.00	\$0.00			\$0.00
Travel		\$0.00	\$0.00	\$0.00			\$0.00
Leasing		\$0.00	\$0.00	\$0.00			\$0.00
Service contract		\$0.00	\$0.00	\$0.00			\$0.00
Training/Consultant		\$4,750.00	\$0.00	\$0.00			\$4,750.00
Furniture		\$0.00	\$0.00	\$0.00			\$0.00
Rental Space		\$0.00	\$0.00	\$0.00			\$0.00
Postage		\$0.00	\$0.00	\$0.00			\$0.00
Personnel Services		\$239,172.00	\$57,475.66	\$54,952.81			\$126,743.53
Budget cuts		\$3,628.00	\$0.00	\$3,628.00			\$0.00
Totals		\$248,795.00	\$58,720.66	\$58,580.81			\$131,493.53
<b>Street Fair Fundraising</b>							
Spending Category		Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended
			7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	Balance
To be scheduled		\$126,769.00	\$500.00	\$37.36			\$126,231.64
Data Supplies		\$200.00	\$0.00	\$0.00			\$200.00
Leasing		\$300.00	\$0.00	\$0.00			\$300.00
Training classes/Consultants		\$8,250.00	\$3,000.00	\$0.00			\$5,250.00
Service contract		\$1,850.00	\$0.00	\$1,850.00			\$0.00
Temp. Services		\$23,840.00	\$0.00	\$13,601.25			\$10,238.75
Totals		\$161,209.00	\$3,500.00	\$15,488.61			\$142,220.39
<b>Grants</b>							
Spending Category		Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended
			7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30	Balance
Consultant Contract		\$5,500.00	\$3,330.00	\$0.00			\$2,170.00
Totals		\$5,500.00	\$3,330.00	\$0.00			\$2,170.00

MANHATTAN  
COMMUNITY BOARD 1

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**DISTRICT MANAGER'S REPORT**

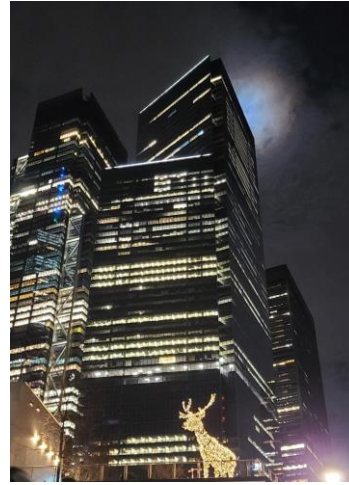
January 2021

MANHATTAN  
COMMUNITY BOARD 1

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**CHAIRPERSON'S REPORT**

January 2021



# Manhattan Community Board 1 Chairperson's Report

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JANUARY 2021 Updates



# NEW UPDATES....

## • MEETINGS:

- GOVERNORS ISLAND CLIMATE CENTER GOAL
- LOWER MANHATTAN CLIMATE COALITION QUARTERLY UPDATE
- MBPO Public Hearing - GOVERNORS ISLAND
- MAYOR'S OFFICE /TEST & TRACING - FRANCIS CURTIS
- BOROUGH BOARD
- Manhattan Polling Site Taskforce
- MAYOR'S OFFICE - NAC MEETING ON BBJ/MDC
- Notaro Family Postcards
- Postponed Holiday "get together"
- Have you read the newsletter?...WTC OCULUS NIGHT CLOSURE

## • STAY TUNED:

- JANUARY 28 – CB Collaboration Panel, "The Economic Impact of Changing Market Conditions in Housing," about what neighbors can expect when higher-income residents move to their communities.  
6:30PM



Join us!  
Community  
Boards 1, 6,  
7, 9 & 11  
collaborating  
for a ZOOM  
forum about  
housing.

Russell Squire  
Chair

Will Brightbill  
District Manager



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www.cb8m.com – Website  
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The City of New York

Community Board 8 Manhattan

Presented With: Community Board 10 Manhattan

In Partnership With Manhattan Community Boards 1, 6, 7, 9, & 11

## The Economic Impact of Changing Market Conditions in Housing



Thursday, January 28, 2021

6:30 PM

This meeting will be conducted  
via Zoom

Sign in by clicking [this link](https://forms.gle/HvmZk63qcUz2QC3B8).  
<https://forms.gle/HvmZk63qcUz2QC3B8>

This panel discussion will explore impacts on housing in neighborhoods with changing residential markets, including the dynamics of changes, and opportunities to preserve and enhance sustainable, vibrant communities.

### FEATURING:

- **Malcolm Punter**, Ed.D, President & CEO, HCCI Harlem Congregations for Community Improvement, Inc.
- **George M. Janes**, AICP, Principal, George M. Janes & Associates
- **Scott Metzner**, Principal, Janus Property Company
- **Reggie Thomas**, Senior Vice President, Government Affairs, REBNY

Moderator: April Tyler, Co-Chair, Housing, Land Use, and Zoning, CB9M



For access to the Zoom meeting, sign in by clicking [this link](https://forms.gle/HvmZk63qcUz2QC3B8).  
< <https://forms.gle/HvmZk63qcUz2QC3B8> >

Please visit [www.cb8m.com](http://www.cb8m.com), or scan the QR code on the left,  
for additional details.

Sponsored by: Manhattan Borough President Gale Brewer

Cosponsored by: Comptroller Scott Stringer; Council Members Ben Kallos and Keith Powers; NYS Senators Liz Krueger and Jose M. Serrano; Assembly Members Dan Quart and Rebecca Seawright

**FEBRUARY 3 - 10:00AM**  
**City Planning Commission**  
**Public Hearing**  
**Governors Island ULURP/DEIS**



# Manhattan Community Board 1

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## **Executive – T. Meltzer**

1) Full Board Efficiency Improvements – Report

# Manhattan Community Board 1

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## **Transportation & Street Activity Permits – B. Kay**

- 1) Scooter Share in CD 1 – Resolution
- 2) Revocable Consent Application to Enable Resiliency in Battery Park City – Resolution
- 3) Placard Abuse on 212 Warren Street - Resolution
- 4) Residential Loading Zone Pilot Expansion - Resolution
- 5) Street Use Priorities - Report
- 6) State Legislation to Allow NYC to Operate Speed Cameras 24/7 - Report

# Moped-share in NYC - Resolution

- Mopeds are legal in NY
- Provide a low-cost, zero-emission, equitable transportation option
- 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.

# Therefore Be It Resolved That MCB1

1. Supports continuation of Revel's moped-share operation in New York City and urges the New York City (NYC) Council to pass legislation to regulate moped-share organizations;
  2. Requests that the NYC Department of Transportation (DOT) to develop regulations for the moped-share industry and post signage that provides advance warning where mopeds cannot be driven;
  3. Urges NYC DOT to develop a robust public education campaign to explain the rules and regulations governing mopeds, bicycles, micro mobility devices and other road users as well as how they can interact safely with each other and pedestrians
- 
1. Encourages the NYC and New York State (NYS) DOTs to work together to calm traffic on Route 9A (West Street) from Battery Place to West 54th Street to protect moped users from the larger, heavier vehicles that frequently exceed the 30-mph speed limit; and
- 
1. Strongly encourages Revel to work with the Department of Information Technology & Telecommunications and 311 to develop a way for citizens to report problems related to the operation of Revel mopeds

# Revocable Consent for BPC Ballfields Resiliency Project - Resolution





# Placard Abuse at 212 Warren Street - Resolution



# Manhattan Community Board 1

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## **Land Use, Zoning & Economic Development – P. Kennell**

- 1) 240 Greenwich Street, private application for a modification to a Special Permit (C 800477 ZSM) to remove designated ground floor public space. Application includes proposed improvements and introduction of amenities within zoning lot and sidewalk - Resolution
- 2) Borough Based Jails/Manhattan Detention Complex – Report

# 240 Greenwich Street Minor Modification

## Applicant Team:

David Vandivier (Primary Applicant)

[Share Project](#) [Report Data Issue](#)

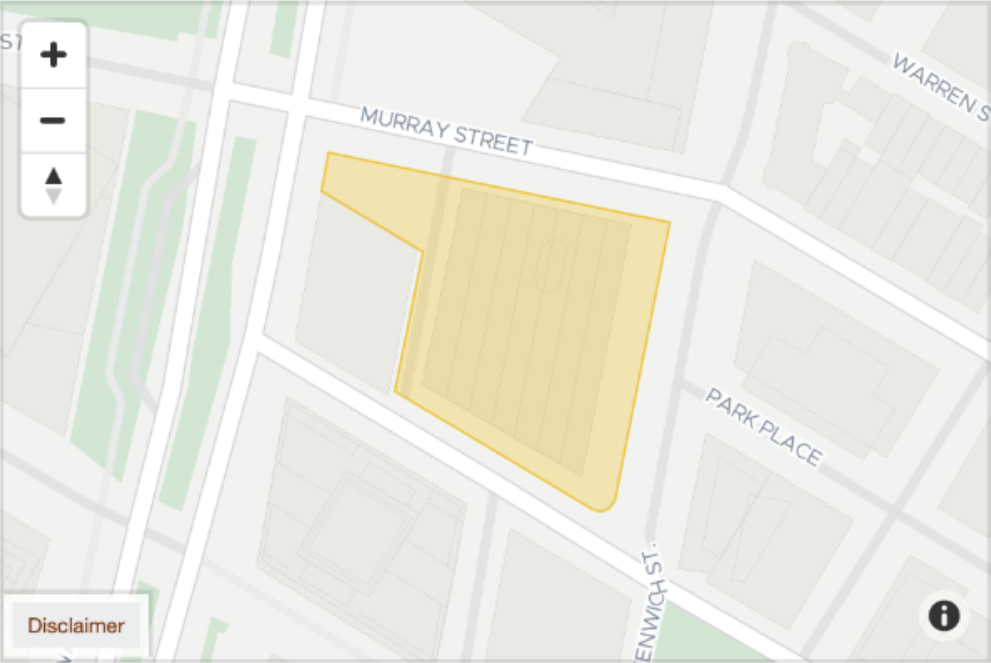
## Project Brief:

Private application by the Bank of New York Mellon for a modification to a special permit (C 800477 ZSM) to remove "public lobby" label from recorded ground floor plans and improve outdoor open space as a Publicly Accessible Area (PAA) at 240 Greenwich Street, Lower Manhattan, Community District 1.

## Public Documents

Status: **Filed**

**Non-ULURP** ⓘ



CEQR ⓘ: Type II [21DCP082M](#) ↗

Borough: Manhattan

Community Districts: **Manhattan | CD 1**

# 240 Greenwich Street

## Public Realm Improvements

January 21, 2021

BNY MELLON



Stantec

FRIED FRANK

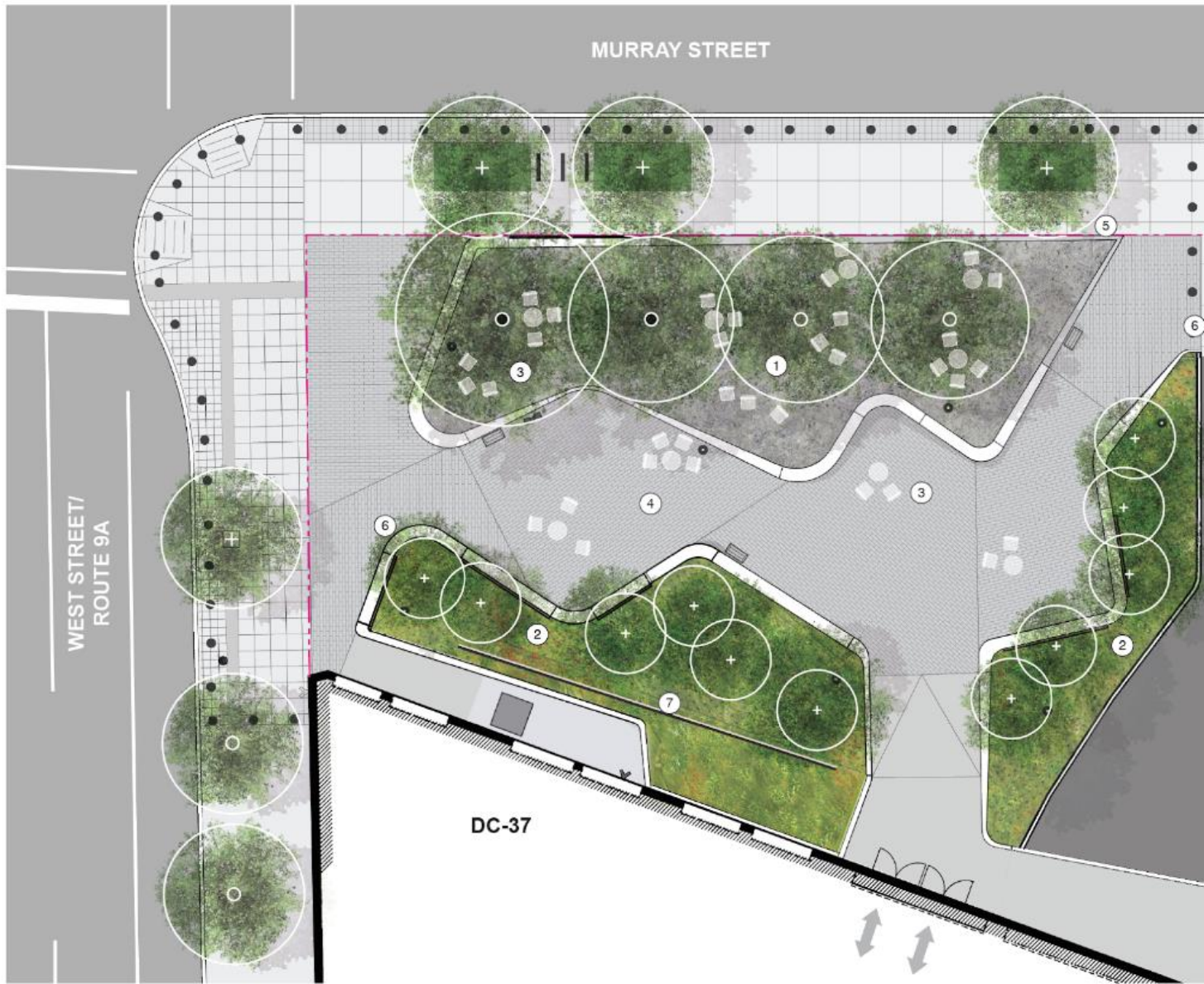
CAPALINO  
+COMPANY















**PROPOSED MASTERPLAN**



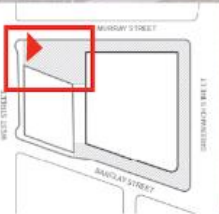
**STREETSCAPE VIEW** LOOKING NORTH ON GREENWICH AT BARCLAY ST



**LEGEND**

-  PROPERTY LINE
-  PROPOSED TREES
-  EXISTING TREES
-  SECURITY BOLLARDS
-  ENTRANCE/EGRESS
-  TREE GROVE WITH SEATWALL
-  SEATWALL & PLANTING AREA
-  FREESTANDING CHAIRS & TABLES
-  UNIQUE PUBLIC ACCESS AREA PAVING
-  ARTWORK AND EDUCATIONAL PLAQUE
-  PUBLIC ACCESS AREA INFORMATION PLAQUE
-  ARCHITECTURAL SCREEN





ALEXANDER HAMILTON PLACE VIEW LOOKING EAST





**LEGEND**

- - - PROPERTY LINE
- SECURITY BOLLARDS

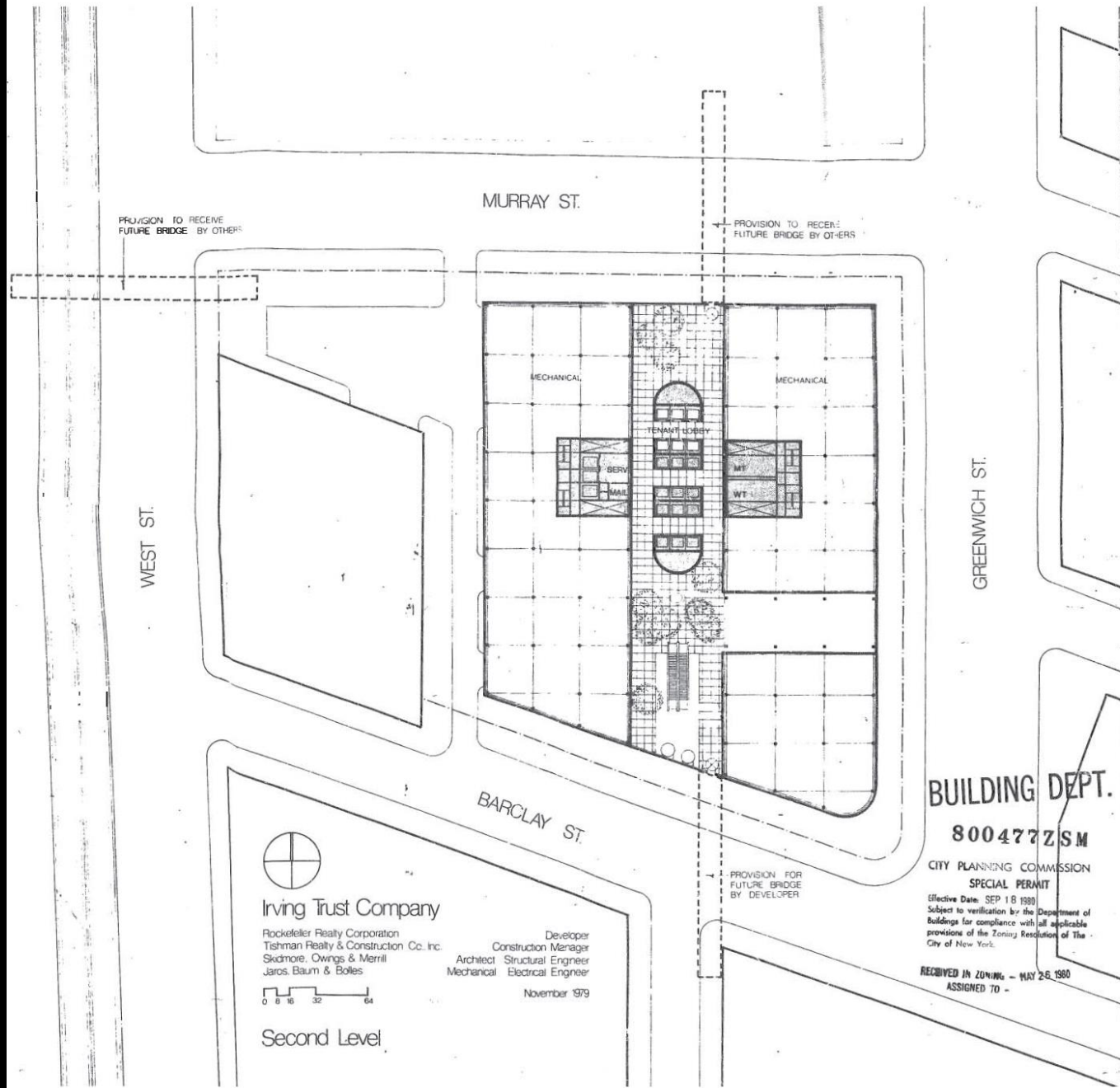


**Typical Layout**



**SECURITY BOLLARD:**  
12" DIA., 3' H. SECURITY BOLLARDS  
STAINLESS STEEL

- **Stakeholder Outreach:** Ongoing
- **Community Board Review:** January 2021 - February 2021
- **City Planning Commission Review:** February 2021 - April 2021
- **Revocable Consent Approval Process:** March 2020 - May 2021



MURRAY ST.

PROVISION TO RECEIVE  
FUTURE BRIDGE BY OTHERS

PROVISION TO RECEIVE  
FUTURE BRIDGE BY OTHERS

WEST ST.

GREENWICH ST.

BARCLAY ST.

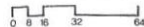


Irving Trust Company

Rockefeller Realty Corporation  
Tishman Realty & Construction Co. Inc.  
Skidmore, Owings & Merrill  
Jaros, Baum & Bolles

Developer  
Construction Manager  
Architect Structural Engineer  
Mechanical Electrical Engineer

November 1979



Second Level

BUILDING DEPT.

800477ZSM

CITY PLANNING COMMISSION  
SPECIAL PERMIT

Effective Date: SEP 18 1980  
Subject to verification by the Department of  
Buildings for compliance with all applicable  
provisions of the Zoning Resolution of The  
City of New York.

RECEIVED IN ZONING - MAY 26 1980  
ASSIGNED TO -

January 21, 2021

# Manhattan Design Input and Review Session: Report Summary

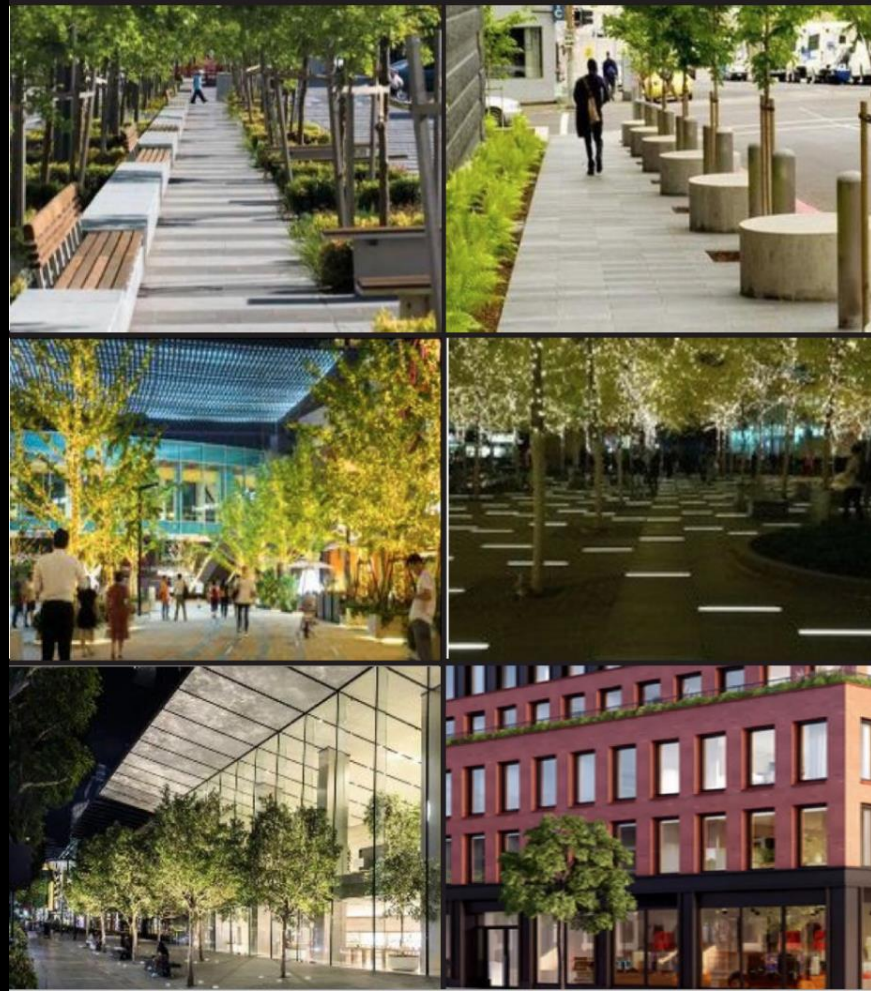
NYC Borough-Based Jails Program

A DESIGN-BUILD PROGRAM

**NYC** Criminal Justice



**NYC** Department of Design and Construction  
**DDC**



Report Delivered on  
October 26, 2020 by  
**AECOM-Hill JV**

## Manhattan Community Board 1

### Land Use Committee

January 21 2021

### Pending questions to Mayor's Community Affairs Unit regarding Borough Based Jails/Manhattan Detention Complex

#### [ORIGINAL QUESTIONS SENT SEPTEMBER 2020]

- 1) Borough Based Jails/Manhattan Detention Complex project timeline
- 2) BBJ design public meeting schedule & purpose/schedule for ALL upcoming meetings concerning Manhattan BBJ
- 3) How does the public learn about the details of these upcoming meetings on this project. (For example the Justice and Design workshops/meetings)
- 4) How has the COVID pandemic affected design, timeline, etc?
- 5) Written response on points that were noted as being addressed by the BBJ team in our resolution
- 6) Confirmation of the joint venture of AECOM and Hill International
- 7) Confirmation and breakdown on how much of the 107.4 million dollar contract with DDC and AECOM has been spent.
- 8) Ask for all agency reps to come to next meeting for Q and A
- 9) According to the [Points of Agreement for the Manhattan BBJ](#), the City is bound legally as to Point 3 Design Consultation (below)- to have regular meetings, provide timelines and ensure input from the community. Is the City choosing to do otherwise now?

#### **Design Consultation**

*"Upon ULURP completion, the City will provide regular updates on delivery schedule, design, and construction developments and engagement on programmatic progress to Council Members in each respective borough. The City will reconvene the Neighborhood Advisory Committees in Queens, Brooklyn, and the Bronx and the Joint Task Force in Manhattan within 60 days of ULURP passage and will hold regular meetings with updates on timelines, plans, and the like. Finally, DDC and the program management consultant will hold hands-on design engagement workshops that are timed in order to ensure community input is included in the eventual RFP(s)."*

10) Please address the following: [Page 1, last paragraph](#) - The \$4.5 million Fiscal 2021 cut targets programs agreed to in the Borough-Based Jails Points of Agreement (POA), i.e. how have the Investments in Cultural and Community Institutions been impacted:

*"The Program to Eliminate the Gap (PEG) introduced in the Executive Plan proposes \$824 million in savings for Fiscal 2020 and \$1.49 billion for Fiscal 2021. The PEG reduces the MOCJ's contracts found in the miscellaneous budget by \$2 million in Fiscal 2020 and \$4.5 million in Fiscal 2021. The PEGs imposed on MOCJ programs amount to less than one percent of the Citywide total PEG. The \$4.5 million Fiscal 2021 cut targets programs agreed to in the Borough-Based Jails Points of Agreement (POA). In addition to the PEG, a number of programmatic changes and criminal justice practices have occurred due to COVID-19, which will be discussed in the report."*

11) Please reconcile how the City plans on moving forward as represented at the recent meeting with the below statement in the Budget which states otherwise:

<Outlook-0bioefek.png>

<https://council.nyc.gov/budget/wp-content/uploads/sites/54/2020/05/Financial-Plan-Overview.pdf>

12) Provide a demographic breakdown of incarceration by age, gender orientation, race, disabilities, currently, and last week, month, quarter.

13) What disability accommodations are in place and have been utilized?

14) What is the number of COVID cases by day from March 2020 - Present?

15) What accommodations have been put in place to protect detainees from COVID right now?

16) What adjustments have been made to this plan in preparation for future pandemics?

17) Can such breakdowns be included in all future reports as slides? (Demographics & COVID data)

18. In light of the Decision by Judge Kelley to annul the City's resolution to build the Manhattan BBJ and an injunction from prohibiting the construction of the Manhattan BBJ, does the City still plan to move forward with the rest of the BBJ Project, continue to engage and spend monies on the Project, i.e. continuing to engage the Construction Manager AECOM, etc.?

19. When will the City intend on fulfilling the below Conditions ordered by the Judge?

#### [NEW ADDITIONAL QUESTIONS]

20) It has now been reported that there is a 2 year delay for completion and approximately Half Billion Dollar budget cut. What is being cut? How is the delay derived?

The FY 2020 Adopted Capital Commitment Plan, released Nov. 19th:

- Reduces the total amount planned for the borough-based jails project to \$8.16 billion – \$523 million less than in prior plans;
- Pushes the timeline for completion out another year. Completion of the project is now expected in FY 2028, 2 years later than was anticipated in the January commitment plan and 1 year later than in the April plan;
- Allocates specific amounts to each of the four borough-based jail projects for the first time. Until the Executive Capital Commitment Plan in April, funding for the borough-based jails project was lumped in a single project line. The Adopted Plan reduces the single project line to a residual amount each year (\$194 million total through FY 28), and reallocates a total of \$7.97 billion to 5 specific projects:
  - \$2.13 billion for the Manhattan Detention Facility;
  - \$1.95 billion for the Queens Detention Facility;
  - \$1.97 billion for the Brooklyn Detention Facility;
  - \$1.82 billion for the Bronx Detention Facility; and
  - \$92 million for the Queens jail garage (completed in FY 23).

21) Provide updates on the three firms being considered by the City as the builders of the jail: Gilbane Building Co., Leon DeMatteis Construction, and Plaza Construction how they were chosen, what were the qualifications, and provide a copy of the RFPs that were delivered to them.

<https://www.enr.com/articles/50472-new-york-city-shortlists-design-build-firms-for-new-manhattan-jail> :

*“New York City’s Dept. of Design and Construction has shortlisted three design-build firms to submit bids for a new downtown Manhattan jail that is part of the city’s larger initiative to close the Rikers Island facility and replace it with borough-based jails by 2027.*

*With the state enacting public sector design-build use in late 2019 through passage of the New York City Public Works Investment Act, the approach now is a bigger part of contracting strategy at DDC. The agency announced on Oct. 21 details of its new design-build program, which departs from the traditional low-bid method it was required to use historically.*

*“We plan to implement design-build gradually and then observe and modify the program as we go,” DDC said in announcing the change. “This Notice of Intent for a limited group of projects alerts firms to begin forming their design-build teams for DDC projects, and we’re prepared to help in that regard, particularly as it relates to minority- and women-owned business enterprises.”*

*Research from the Center for Urban Future stated New York City’s design and construction process was “badly in need of reform,” citing months-long delays and cost*

*overruns in building city libraries and parks. The DDC’s focus on design-build is intended to alleviate these problems.*

*“The design build program being developed by DDC is the first of its kind for the city, which was finally authorized to use this project delivery method only this January,” said DDC spokesperson Ian Michaels. “Until then, we’d been constrained by State law to use the design-bid-build approach.”*

*For the Manhattan jail, located between the Chinatown and Tribeca neighborhoods in lower Manhattan, DDC selected New York City-based units of Gilbane Building Co., Leon DeMatteis Construction, and Plaza Construction for its shortlist. They now will compete through a request-for-proposal process for the new jail. DDC said it will deliver RFPs to the pre-qualified firms within the next few weeks.*

*The shortlist announcement signals a first major step forward in the city’s controversial \$8.5 billion Borough-Based Jail [Program](#), which has faced public opposition and legal challenges.*

*Last month, a state Supreme Court judge ordered the project be halted after community groups, including Neighbors United Below Canal, sued the city, saying that the community-based jail program needed further review. Despite the judge’s ruling, the program has moved ahead.”*

22) Provide an update on the MZO for the curb cut on Centre St. See attached. Why is this being considered for a Mayoral Zoning Override instead of going through the usual ULURP process? Provide the traffic study for such a curb cut. Please explain the process in which the City has decided to bypass ULURP and proceed with an MZO.

# Manhattan Community Board 1

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## **Landmarks & Preservation Committee - B. Ehrmann**

- 1) 17 Battery Place, application for renovation of existing entry and storefront including replacement of entrance infill - Resolution
- 2) 95 Marginal Street/96 South Street, Tin Building, application for installation of exterior signage - Resolution

# 17 Battery Place, Historical Conditions

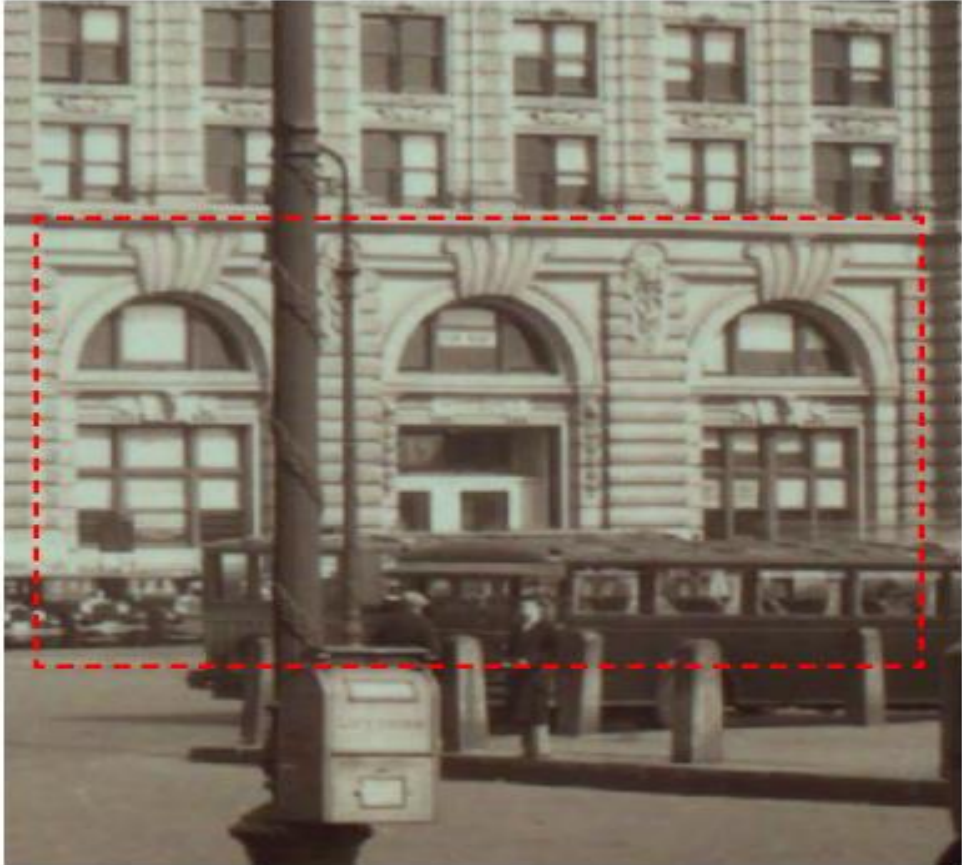


Henry J. Hardenbergh, Arch't. Whitehall Building Battery Place Realty Co.  
WHITEHALL BUILDING, Battery Place, West and Washington Streets.  
Occupies a commanding site overlooking Park, Harbor and Hudson River. Twenty-story office building.  
Steel, granite and brick. 440 columns. Owned by Battery Place Realty Co., Wm. H. Chesbrough, Pres.

1903



1928



ENLARGED PHOTO

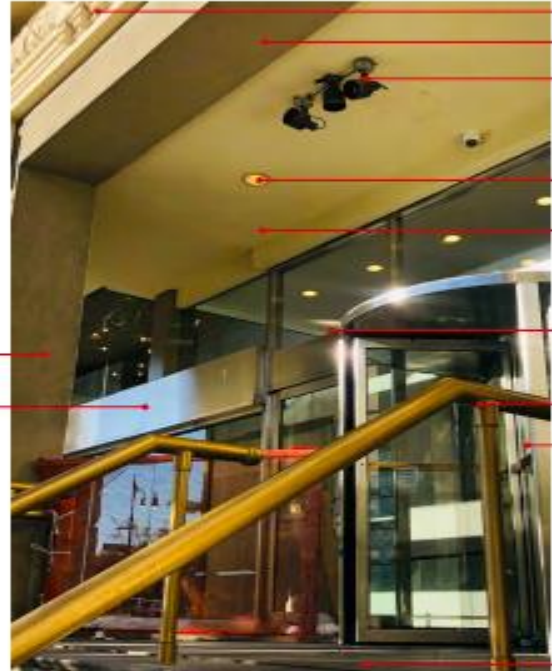


# 17 Battery Place, Existing Storefront Conditions



- EXISTING WINDOWS TO REMAIN
- EXISTING FACADE BRICKWORK TO REMAIN
- EXISTING FACADE STONE FINISH TO REMAIN
- EXISTING WINDOWS TO REMAIN
- EXISTING RESIDENTIAL ENTRY FACADE IN BRASS FINISH TO REMAIN INCLUDING STAIR HANDRAILS (NOT IN SCOPE)
- EXISTING ADA LFT. TIGER & STONE BENCHES TO REMAIN (NOT IN SCOPE, FILED UNDER SEPARATE LPC APPLICATION DOCKET #LPC-18-2930E)
- EXISTING SIGNAGE TO REMAIN (NOT IN SCOPE, FILED UNDER SEPARATE LPC APPLICATION DOCKET #LPC-18-2930E)
- EXISTING STONE FLOORING TO REMAIN (NOT IN SCOPE, FILED UNDER SEPARATE LPC APPLICATION DOCKET #LPC-18-2930E)

7. VIEW FROM BATTERY PLACE



- EXISTING STORAGE TO REMAIN
- EXISTING ARCHED WINDOWS TO REMAIN
- EXISTING STONE PORTAL TO REMAIN
- EXISTING STOREFRONT CLADDING, FRAMING, & GLAZING TO BE REMOVED & REPLACED WITH NEW.
- EXISTING STOREFRONT REVOLVING DOORS & SIDE DOORS TO BE REMOVED & REPLACED WITH NEW.
- EXISTING STAIR HANDRAILS TO BE REFINISHED.
- EXISTING STAIRS TO REMAIN

- EXISTING FACADE STONE FINISH TO REMAIN
- EXISTING STONE PORTAL TO REMAIN
- EXISTING LIGHT FIXTURES TO BE REMOVED.
- EXIST. LIGHT FIXTURES TO BE REPLACED WITH NEW.
- EXISTING DROP DOWN CEILING TO BE REMOVED & ADJACENT CORRIDOR CEILING CEILING TO BE REPAINTED.
- EXISTING STOREFRONT CLADDING, FRAMING & GLAZING TO BE REMOVED & REPLACED WITH NEW.
- EXISTING STAIR HANDRAILS TO BE REFINISHED.
- EXISTING STOREFRONT REVOLVING DOORS & SIDE DOORS TO BE REMOVED & REPLACED WITH NEW.
- EXISTING STONE FLOORING TO REMAIN

8. EXISTING HANDRAILS & DOORS

# 17 Battery Place, Proposed Storefront Conditions



9. VIEW OF PROPOSED STOREFRONT FROM BATTERY PLACE



EXISTING STONE FLOORING  
JET MIST GRANITE - TO REMAIN



EXISTING BUILDING FACADE STONE FINISH  
TO REMAIN



EXISTING BUILDING FACADE BRICK FINISH  
TO REMAIN



EXISTING WINDOW FRAME FINISH  
TO REMAIN



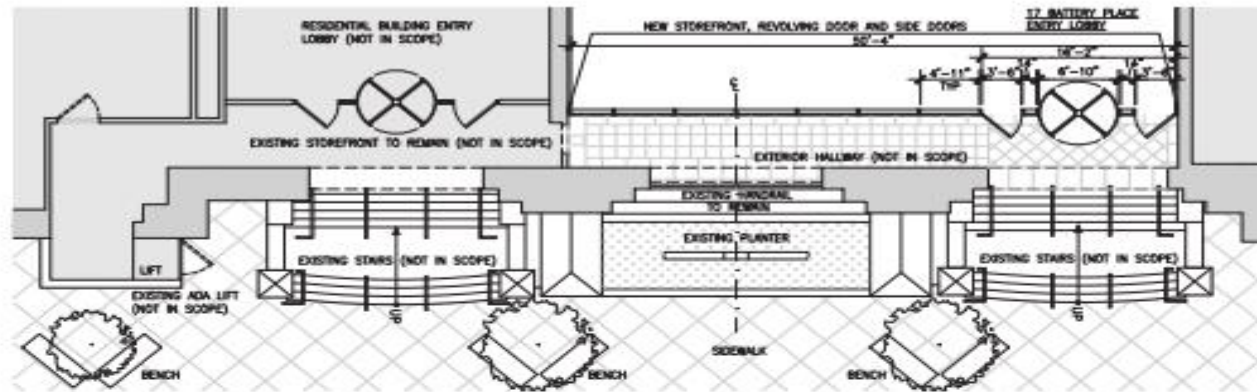
MTL-01 STOREFRONT METAL FINISH  
ANODIZED DARK BRONZE

**PROPOSED STOREFRONT**  
**17 BATTERY PLACE**

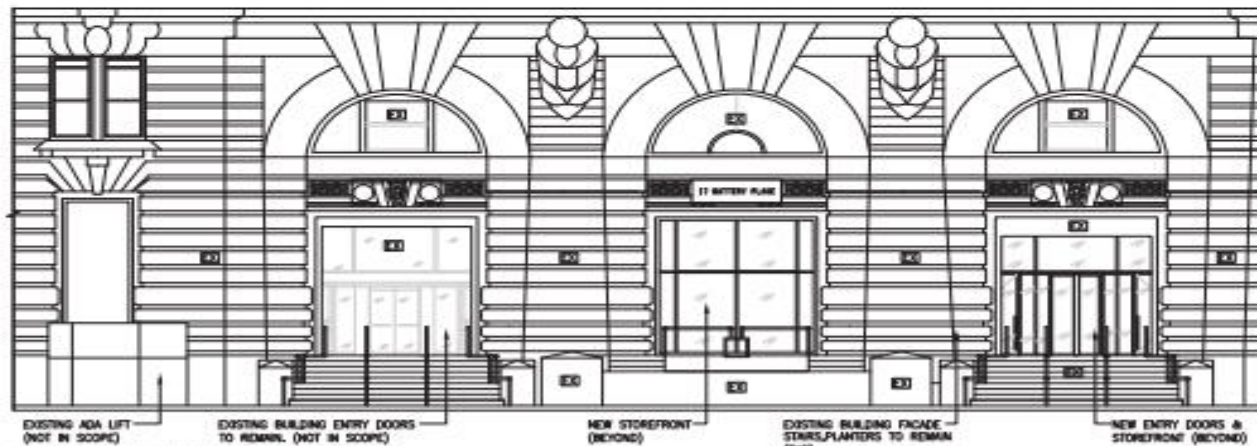
JANUARY 14, 2021

**FOGARTY FINGER**  
architecture | interiors

# 17 Battery Place, Proposed Storefront Elevation



PROPOSED STOREFRONT PLAN



PROPOSED STOREFRONT ELEVATION

# 95 Marginal Street/96 South Street Historical Conditions

Rw<sup>2</sup>



**HISTORICAL CONDITIONS - 1907**

**ROMAN AND WILLIAMS BUILDINGS AND INTERIORS**  
324 LAFAYETTE STREET NEW YORK

# 95 Marginal Street/96 South Street, Proposed West Elevation

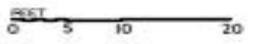


- 30 SF - 8'-0" METAL SEAL WITH RAISED GRAPHIC MOUNTED ABOVE CANOPY
- 90 SF - EXTRUDED METAL LETTERS WITH HALO LIGHT
- 75 SF - 16" EXTRUDED BRASS LETTERS MOUNTED ABOVE CANOPY
- 78 SF - NEON SIGNS
- 14 SF - SCULPTURAL BLADE SIGN
- 138 SF - 5" PAINTED GOLD LEAF LETTERING ON DISPLAY WINDOWS
- 40 SF - BLADE SIGNS SUSPENDED BELOW CANOPY \*NOT INCLUDED IN TOTAL\*
- 419 TOTAL SQ FEET \*OF 500 ALLOWABLE

Rw<sup>2</sup>



## WEST ELEVATION



ROMAN AND WILLIAMS BUILDINGS AND INTERIORS

324 LAFAYETTE STREET NEW YORK

# 95 Marginal Street/96 South Street, Proposed Evening West Elevation

Rw<sup>2</sup>

PREVIOUSLY PRESENTED & APPROVED BUILDING UPLIGHT AT EXISTING FACADE

LINEAR LED UPLIGHT, CONCEALED BEHIND METAL CHANNEL MOUNTED TO TOP OF CANOPY

LINEAR LED UPLIGHT, CONCEALED BEHIND METAL CHANNEL MOUNTED TO TOP OF CANOPY

PROPOSED FLEXIBLE LED STRIP HALO LIGHT, BEHIND LETTERS



PREVIOUSLY PRESENTED & APPROVED PENDANT LIGHT RW PROPOSES PAINTING FIXTURE GREEN TO MATCH SIGNAGE

PREVIOUSLY PRESENTED & APPROVED BUILDING UPLIGHT AT EXISTING FACADE

(2) MINI LED PROJECTORS TO BE MOUNTED TO EXISTING FACADE, TO BE AIMED AT EAST AND WEST FACES OF BLADE SIGN

EVENING VIEW  
WEST ELEVATION



ROMAN AND WILLIAMS BUILDINGS AND INTERIORS  
324 LAFAYETTE STREET NEW YORK

# 95 Marginal Street/96 South Street, Proposed Metal Lettering

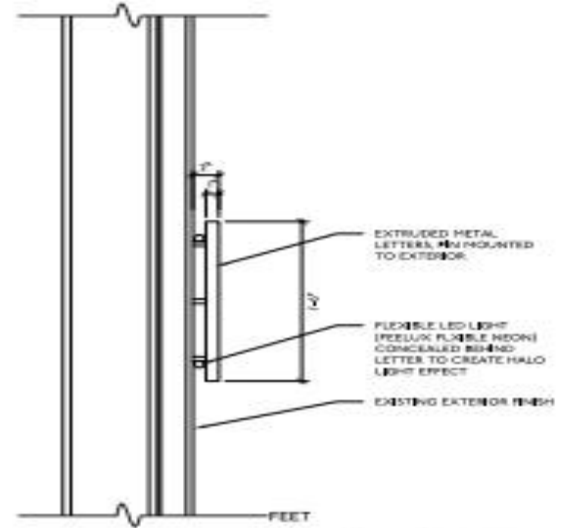
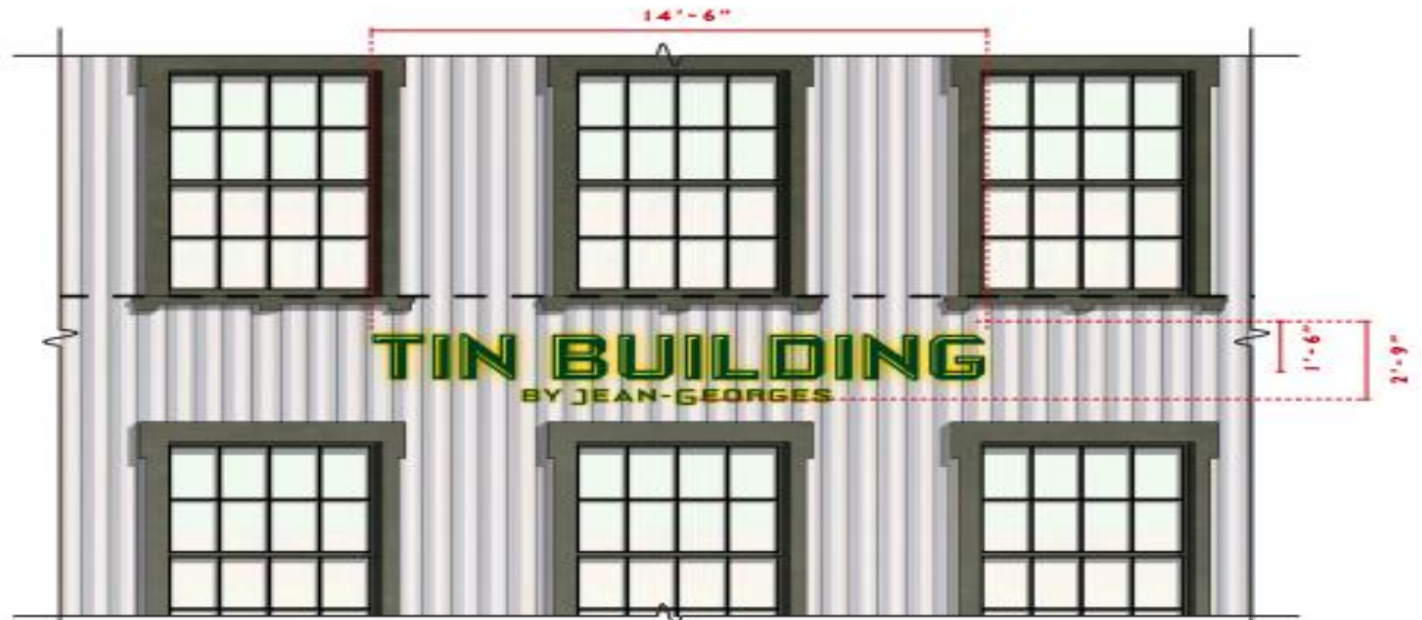


90 SF - EXTRUDED METAL LETTERS WITH HALO LIGHT

Rw<sup>2</sup>



GREEN (PMS 561 C)  
POWDER COATED METAL



MAXIMUM HEIGHT OF 1'-6" FOR EXTRUDED METAL LETTERS, AS ALLOWABLE BY LPC PG 5.8 \*  
HALO-ILLUMINATED SIGNAGE, AS ALLOWABLE BY LPC PG 5.13 \*\*



WEST ELEVATION BUILDING IDENTIFICATION  
**EXTRUDED METAL LETTERS WITH HALO LIGHT**  
 ROMAN AND WILLIAMS BUILDINGS AND INTERIORS  
 324 LAFAYETTE STREET NEW YORK

\* "Individual dimensional letters can be no taller than 24 inches. Dimensional letters can project up to two inches from the signbase, sign panel, or metal channel."  
 LPC PG 5.8  
 \*\* "Shelf can approve installing halo-lit signage with a concealed light source that emits a glow behind each letter or logo facades not visible through the front or sides."  
 LPC 5.13

# 95 Marginal Street/96 South Street, Proposed Metal Seal

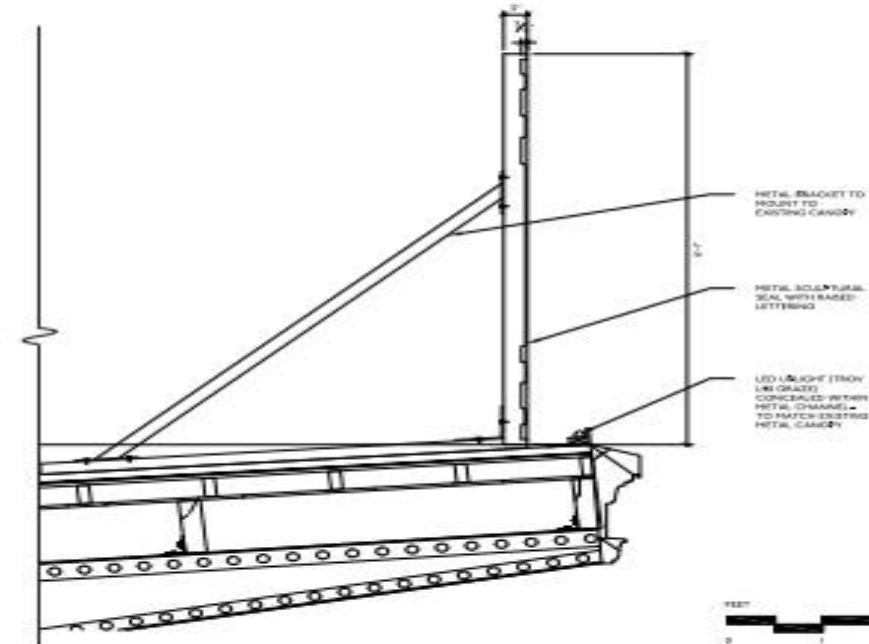
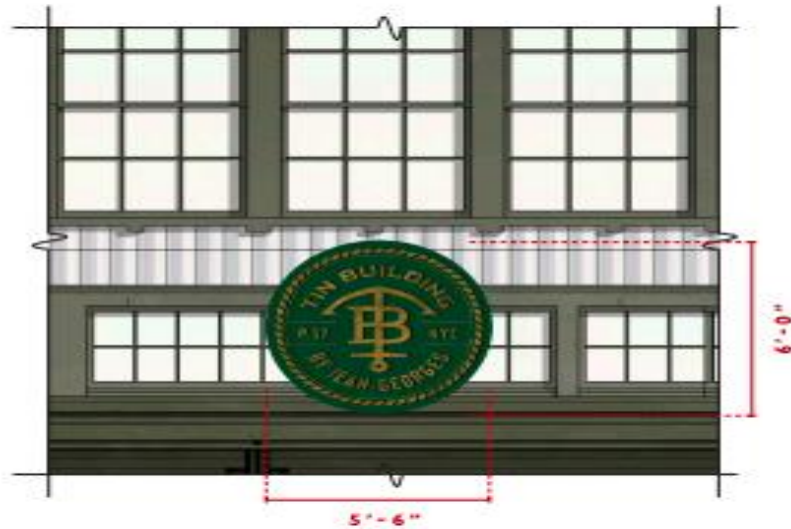


• 30 3/4" x 6'-0" METAL SEAL WITH RAISED GRAPHIC MOUNTED ABOVE CANOPY



GREEN (PHS 561 C) POWDER COATED METAL WITH RAISED BRASS GRAPHIC

Rw<sup>2</sup>



WEST ELEVATION CANOPY  
METAL SEAL WITH RAISED GRAPHIC MOUNTED ABOVE CANOPY

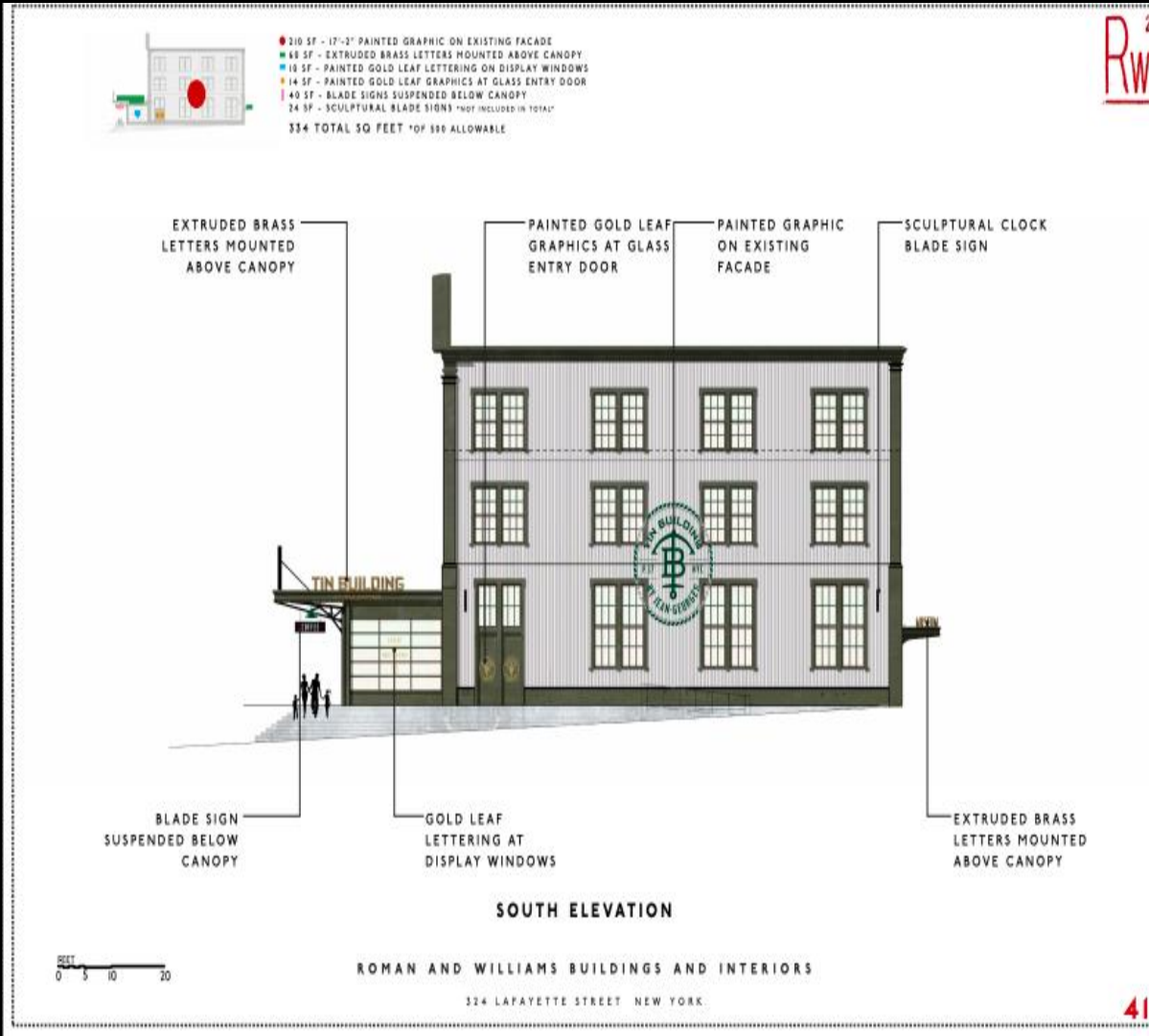
ROMAN AND WILLIAMS BUILDINGS AND INTERIORS

324 LAFAYETTE STREET NEW YORK





# 95 Marginal Street/96 South Street, Proposed South Elevation View



# 95 Marginal Street/96 South Street, Proposed Neon Lighting



# Manhattan Community Board 1

## Licensing & Permits Committee - S. Cole

1) Response to the Mayoral Executive Order and City Council Int 2127-2020 – Report

### Tribeca area

- 1) 111 Worth Street, application for liquor license for Elim Eatery Corp. d/b/a TBD - Resolution
- 2) 316 Greenwich Street, application for liquor license for Cocoon Club 1 LLC d/b/a Cocoon - Resolution

### Financial District area

- 1) 111-112-114 Andes Road, Governors Island, application for liquor license for QC Terme NY LLC d/b/a TBD - Resolution

### Seaport/Civic Center area

- 1) 89 South Street, Building A 101/102, application for liquor license for Pier 17 G Restaurant LLC & Seaport F&B LLC d/b/a Carne Mare - Report
- 2) 89 South Street, Building A, application for liquor license for Pier 17 G Restaurant LLC & Seaport F&B LLC d/b/a Mister Dips - Report

# Manhattan Community Board 1

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## Battery Park City Committee - J. Cuccia

- 1) South Battery Park City Resiliency-related Control Houses in the Public Rights-of-Way - Resolution
- 2) Oval Park / Pumphouse Park Signage - Report
- 3) Ground Rents & Condominium affordability in BPC - Report











# Manhattan Community Board 1

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## **Waterfront, Parks & Cultural Committee - P. Goldstein**

- 1) Bogardus Plaza - Resolution
- 2) World Trade Center Performing Arts Center - Report
- 3) Hudson River Park – Report
- 4) Exhibit in Central Park to Commemorate the Exonerated Five and Social Justice - Report





09-Sep-19 04:00 PM

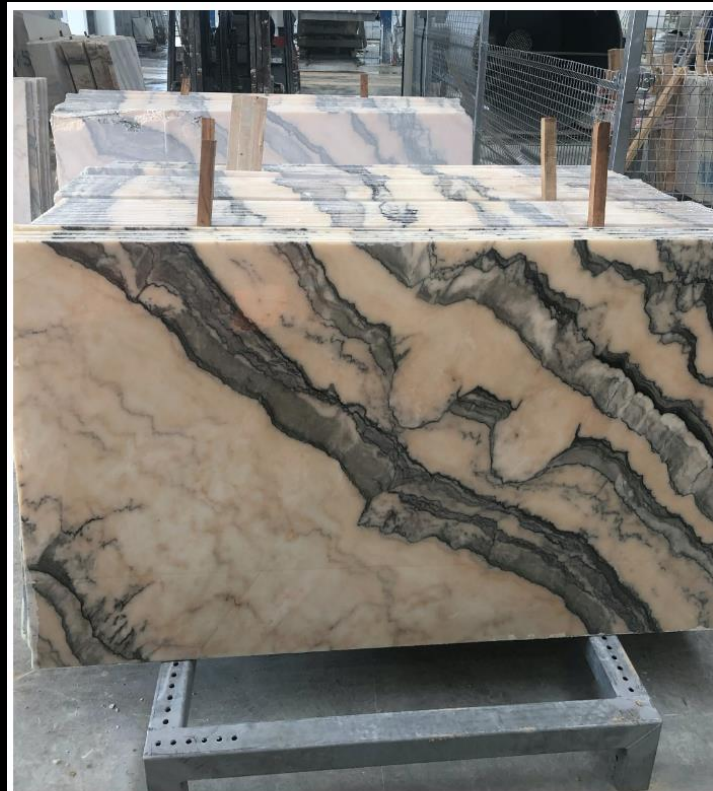
**September 9, 2019:** Both the North and South TPC cranes are erected and become operational as the Port Authority WBVA\* structure continues below.  
\*West Bathtub Vehicle Access



**March 2020:** Progress view of steel erection – now at Play level. View from southeast.



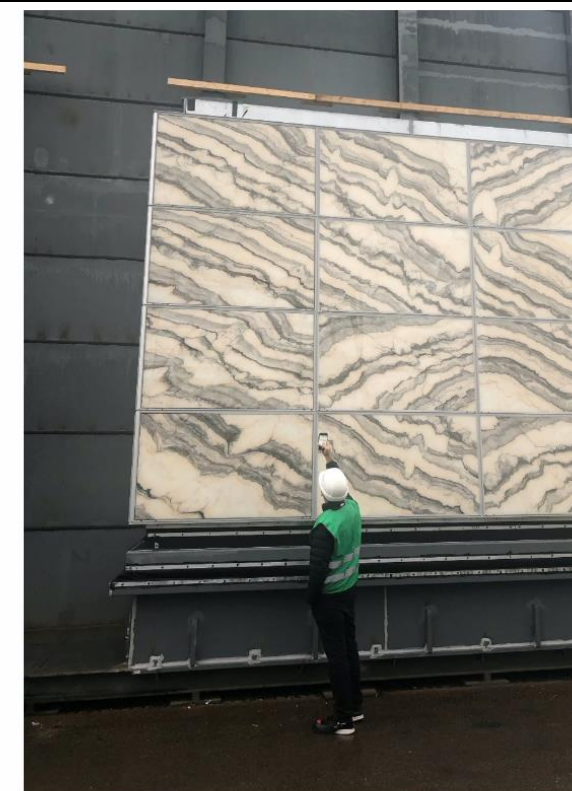
**July 2020:** Steel trusses begin to rise after COVID-19 delay. View from southeast.



**Spring 2020:**

**Left:** Stone tiles cut to size in Portugal before being shipped to France for lamination.

**Right:** Mock-up constructed in Germany to test performance.

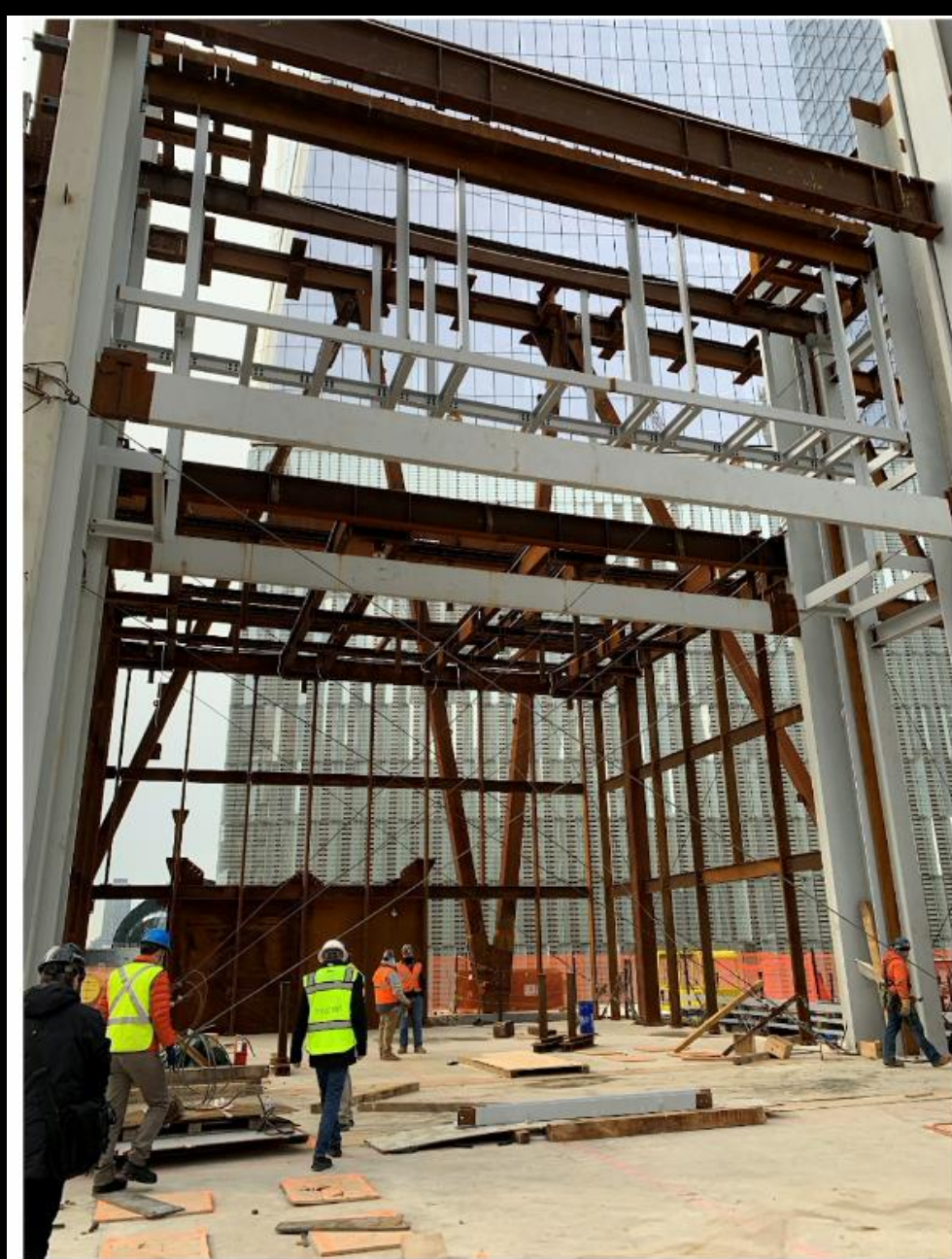




**November 2020:** Mockup of pendant light fixtures and marble facade in NYC. **Left:** Mockup of lobby level perimeter corridor; **Right:** Light shining through stone glass.



**December 2020:** Grand Staircase begins to take shape under the cantilever.



**January 2021:**  
View of the Duke Theater looking west from the Geffen



**January 2021:** View from southeast



# Pier 26 Tide Deck Programming

- Tide Deck Walkway is an educational space that allows for improved viewing of the habitat enhancements
- In 2020, hosted 7 socially distant tours for members of the public and student pods
- Spring 2021 goals to continue offering tours given safety and social distance can be met





# Pier 26 Tide Deck Programming



# Pier 26 Tide Deck Research

- Monitoring tide pools
  - Water quality: temperature, salinity & dissolved oxygen
  - Monitoring species: including sessile organisms
- In 2020, began collecting water temperature data and photographing tide pools
- Summer 2021 goal to include student interns in research





# The Exonerated Five

## Public Art Commemoration in Central Park 2020



# Mission

- ❑ Creation and exhibition of a permanent Parks and Recreation educational commemoration in Central Park to honor **The Exonerated Five and Social Justice Reform** by April 2022
- ❑ Raising awareness and sensitivity to a systemic and institutionalized pattern of racial injustice and the need for reform



# Vision

Public art has the power, over time, to transform and uplift social consciousness.

We envision a city with successful and engaging public spaces, where citizens and visitors alike will encounter a work of public art that is not only captivating, but conscience-raising as well.

We envision a permanent commemoration to the fortitude and resiliency of the five men known as **The Exonerated Five** and to the need for social justice reform.

We propose a commemorative permanent art piece sited in the **north east section of Central Park** that celebrates the extraordinary diversity and history of our community, while pointing to the city's aspirations for the future.

We seek to increase language around spur of advocacy.

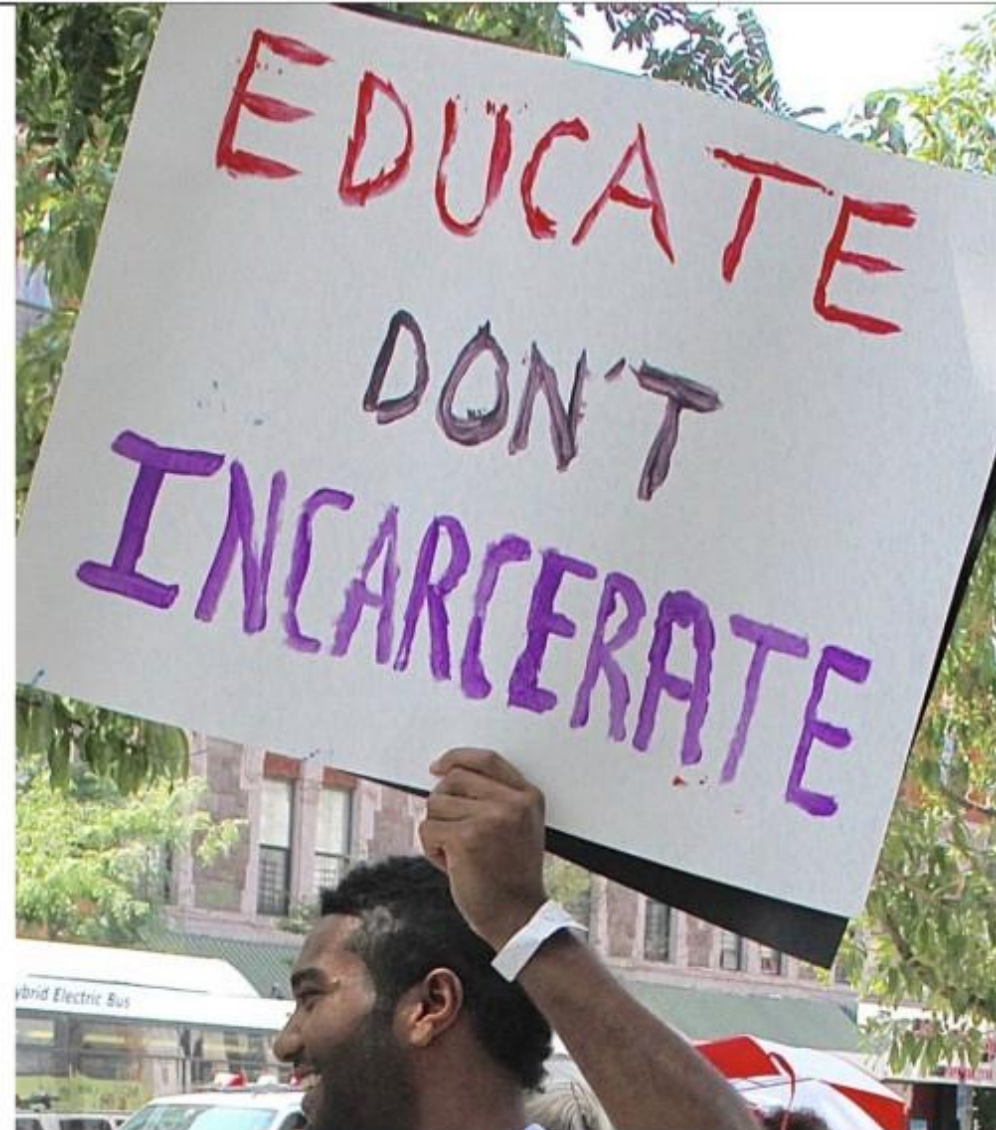


# Goals: In-Park Commemoration

## OBJECTIVES:



- ❑ A commemoration to **The Exonerated Five** in Central Park to shed light on the prejudice, hatred, and ultimately unnecessary incarcerations that occur due to the inequities inherent in the American justice system
- ❑ **To inform, engage and activate the public in building a path to healing** for Black and Latinx communities in Harlem, the Nation and throughout the world



# Manhattan Community Board 1

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## **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) Governors Island Draft Environmental Impact Statement – Report

# Manhattan Community Board 1

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## **Youth & Education Committee - T. Joyce**

- 1) New York Public Library Battery Park City Branch Reopening - Report
- 2) Possibility of the DOE removing school break days in winter/spring 2021 - Resolution
- 3) School funding during the pandemic - Resolution



# Manhattan Community Board 1

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## Committee Reports

### Old Business

# Manhattan Community Board 1

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## Committee Reports

### New Business

# Manhattan Community Board 1

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## Committee Reports

### Adjournment