

# WELCOME TO COMMUNITY BOARD 1

Please sign into the meeting by filling out the form on our Live Meetings Portal. This is also how you sign up to speak during the Public Session!

CB 1 Battery Park City Committee /  
Essential Worker Memorial Public  
Comment Sign Up Form

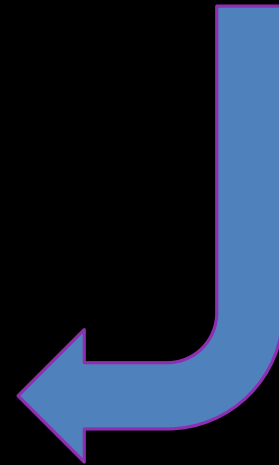
All board members and members of the public must sign in to the meeting using this form. Since we expect there to be a significant number of people who wish to speak, we are using a special sign in form for such meetings. Please indicate on this form your desire to speak during the meeting. You may also use this form to submit written commentary that we will preserve and submit to the BPCA and Governor.

\* Required

Email \*

Your email

Name \*



VISIT [HTTPS://LIVE.MCB1.NYC](https://live.mcb1.nyc)

OR SCAN THIS QR CODE





The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Tuesday, July 27, 2021**  
**6:00PM**

**Manhattan Borough President's Office**  
**1 Centre Street, 19th Floor South side**

**<https://live.mcb1.nyc>\***

**\*Hybrid in-person and virtual**

Tammy Meltzer, Chairperson

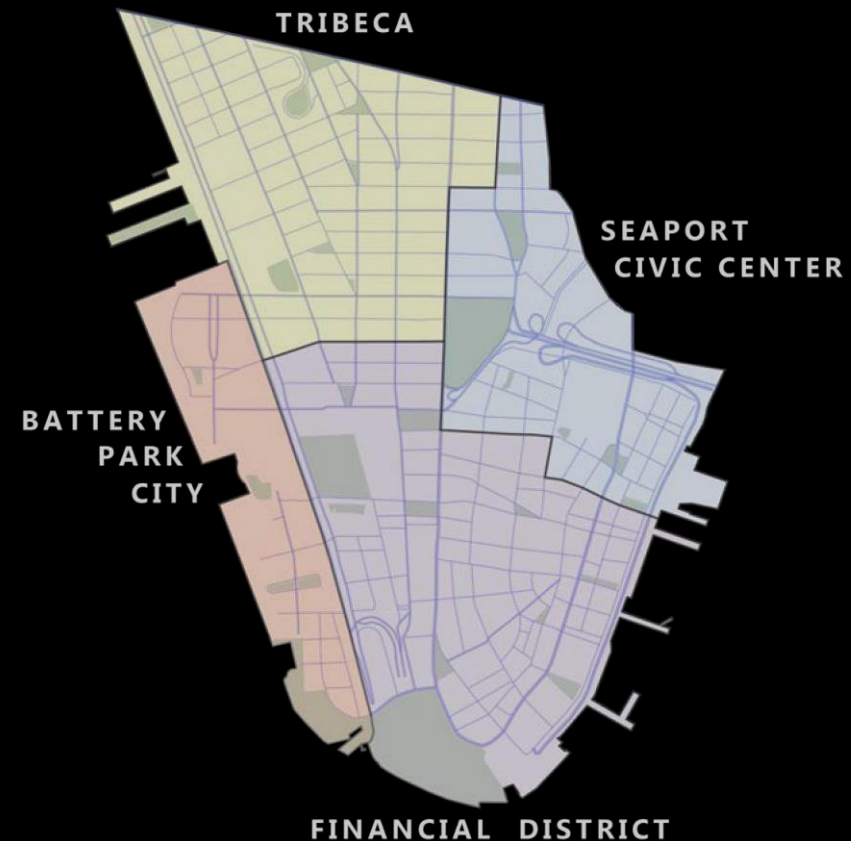
Alice Blank, Vice Chair

Lucian Reynolds, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning & Land Use

Jennifer Maldonado, Consultant



# MANHATTAN COMMUNITY BOARD 1 OFFICE CONTACT



Manhattan Community Board 1  
1 Centre Street, Room 2202 North  
New York, NY 10007  
Tel: (212) 602-6300

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 open but you must email us to set up an appointment. Please use [man01@cb.nyc.gov](mailto:man01@cb.nyc.gov) as the principal means of communication with staff.**

# MANHATTAN COMMUNITY BOARD 1

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## Public Session

- A) Comments by members of the public (6 PM – 7 PM)  
(1-2 minutes per speaker)
- B) Brief Presentation of the Tunnel to Towers Event by Susan Starr,  
Director of Event Operations, Stephen Siller Tunnel to Towers  
Foundation



# MANHATTAN COMMUNITY BOARD 1

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## Business Session

- A) Adoption of June 2021 minutes
- B) Updates from Elected Officials
- C) Treasurer's Report – M. James
- D) District Manager's Report – L. Reynolds
- E) Chairperson's Report – T. Meltzer
- F) Establishment of the Nominating Committee

# MANHATTAN COMMUNITY BOARD 1

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## Treasurer's Report

**Community Board #1 Treasurer's Report - Fiscal Year 2021 as of June 30, 2021**

**July 1, 2020 to June 30, 2021**

OMB Budget		Submitted by Mariama James, Treasurer on Tuesday, July 27, 2021					
Spending Category	Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended Balance	
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30		
Telephone	\$1,114.00	\$1,114.00	\$0.00	\$0.00	\$0.00	\$0.00	
General Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Food	\$250.00	\$0.00	\$0.00	\$0.00	\$246.25	\$3.75	
Cleaning Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Data Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Office Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Data Processing Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Printing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Travel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Leasing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Service contract	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Training/Consultant	\$4,750.00	\$0.00	\$0.00	\$4,750.00	\$0.00	\$0.00	
Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Rental Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Personnel Services	\$239,006.00	\$57,475.66	\$54,952.81	\$64,134.57	\$62,300.36	\$142.66	
Budget Cuts	\$3,628.00	\$0.00	\$3,628.00	\$0.00	\$0.00	\$0.00	
<b>Totals</b>	<b>\$248,748.00</b>	<b>\$58,589.66</b>	<b>\$54,580.81</b>	<b>\$68,884.57</b>	<b>\$62,546.61</b>	<b>\$146.41</b>	
<b>Street Fair Fundraising</b>							
Spending Category	Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended Balance	
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30		
To be scheduled	\$94,769.00	\$500.00	\$37.36	\$0.00	\$0.00	\$94,231.64	
Data Supplies	\$200.00	\$0.00	\$0.00	\$0.00	\$124.75	\$75.25	
Leasing	\$300.00	\$0.00	\$0.00	\$0.00	\$204.25	\$95.75	
Training classes/Consultants	\$8,250.00	\$3,000.00	\$0.00	\$5,250.00	\$0.00	\$0.00	
Service contract	\$1,850.00	\$0.00	\$1,850.00	\$0.00	\$0.00	\$0.00	
Professional Services	\$1,800.00	\$0.00	\$0.00	\$1,689.21	\$0.00	\$110.79	
Temp. Services	\$53,840.00	\$0.00	\$13,601.25	\$0.00	\$21,510.00	\$18,728.75	
Postage	\$200.00	\$0.00	\$0.00	\$0.00	\$10.61	\$189.39	
<b>Totals</b>	<b>\$161,209.00</b>	<b>\$3,500.00</b>	<b>\$15,488.61</b>	<b>\$6,939.21</b>	<b>\$21,849.61</b>	<b>\$113,431.57</b>	
(Rolled over to FY 2022)							
<b>Grants</b>							
Spending Category	Budget	1st Qtr.	2nd Qtr.	3rd Qtr.	4th Qtr.	Unexpended Balance	
		7-1 to 9-30	10-1 to 12-31	1-1 to 3-31	4-1 to -6-30		
Consultant Contract	\$3,330.00	\$3,330.00	\$0.00	\$0.00	\$0.00	\$0.00	
General Supplies	\$2,170.00	\$0.00	\$0.00	\$0.00	\$429.66	\$1,740.34	
<b>Totals</b>	<b>\$5,500.00</b>	<b>\$3,330.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$429.66</b>	<b>\$1,740.34</b>	

MANHATTAN  
COMMUNITY BOARD 1

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**DISTRICT MANAGER'S REPORT**

July 2021





# Manhattan Community Board 1 Chairperson's Report

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July 2021 Updates

# JULY UPDATES.... THANK YOU AND WELCOME ABOARD

## SINCE LAST MONTH

- 5WTC COMMUNITY ADVISORY COUNCIL Meeting 6.23 & 7.14  
ESD & LMDC Update August Exec Meeting
- 1<sup>st</sup> Precinct COMMUNITY COUNCIL MEETING 6.24
- LMCR FiDi Public Meeting 3, Session 1 & 2 & 3
- BPCA & BPNA Meeting on 7.6 – New Commission to be formed
- BOROUGH BOARD – Presentation on Proposed Citywide Text Amendments by the Department of City Planning
  - ○ Health and Fitness Citywide
  - ○ Food Retail Expansion Program to Support Health (FRESH)
  - ○ Citywide Hotels – Passed and onto City Council
- SCA Meeting re: PS150 & Gymnatorium Standard Builds Meeting with Tricia Joyce
- CB1 Meet and Greet w/ Jenna Chrisphonte, Director of Civic Alliances for the WTC Performing Arts Center
- MEET AND GREET: AM Glick with Senator Chuck Schumer – AD66
- Meeting with Jordan Salinger re:LMCR



## LOOK AHEAD: IN PERSON REQUIRED for QUORUM

### •NEW BOARD MEMBERS...Intros

•Thank you Bruce Ehrmann

•Thank you Brittney Wade

### HOT TOPICS:

•REDISTRICTING BASED ON CENSUS – TESTIMONY OPEN

•250 WATER STREET continues(LZE)

•SEAPORT MARKETPLACE LEASE (LZE)

•250 WATER STREET DEIS (EPC)

•OPEN RESTAURANTS CITYWIDE ZONING TEXT AMENDMENT (LZE)

•BPCA -WAGNER PARK, PIER A, THE BATTERY – PDC SUBMISSION & HEARINGS

•BPCA – NORTHERN & WESTERN RESILIENCY

### IN THE WORKS & WAITING TO HEAR:

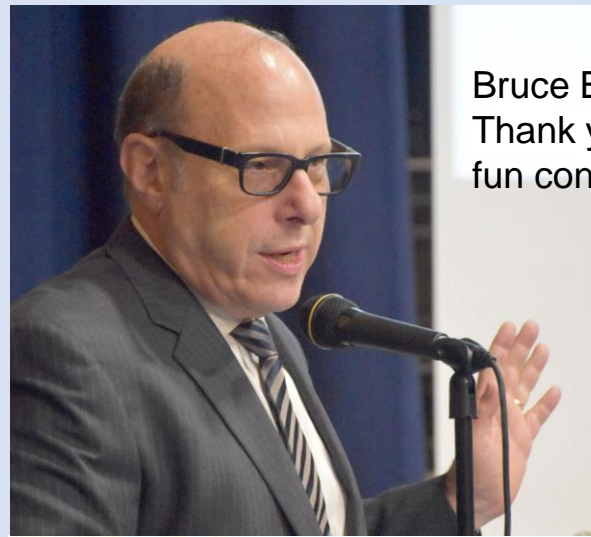
240 Greenwich Street FOIL REQUEST- CITY has pushed back to August (from MAY – 2<sup>nd</sup> delay from Feb request)

•DOT/ BROOKLYN BRIDGE BANKS MEETING – SEPTEMBER TRANSP0

•5WTC ANSWERS TO QUESTIONS – AUGUST Exec

•BBJ ANSWERS TO QUESTIONS has not been sent; still waiting

•BPCA – COMMISSION Essential Workers Monument



Bruce Ehrmann -  
Thank you & the  
fun continues!!



Brittney Wade -  
Assistant Secretary  
& good luck in  
Graduate School



Please join BPCA for its  
*North / West Battery Park City*  
*Resiliency Project public meeting*  
Wednesday, August 4  
6:00-7:30 pm  
Virtual session via Zoom  
This event is open to everyone



Scan QR code  
for zoom link



Battery Park  
City Authority

AUGUST HEAT & MEET  
One Executive Meeting  
Aug 17, 2021



*Howard Hughes*

### National Night Out 2021

When: August 3rd - 5:30-7:30pm

Where: Seaport Square - between Piers 16 & 17

Co-sponsored by The Howard Hughes Corporation  
& Manhattan Community Board 1

# SPECIAL ELECTION - NOMINATION COMMITTEE

NOMINATING COMMITTEE FORMED FOR ASSISTANT  
SECRETARY

CANDIDATES TAKEN FROM TONIGHT UNTIL AUGUST

ELECTIONS IN SEPTEMBER

MANHATTAN COMMUNITY BOARD 1

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# Committee Reports

# MANHATTAN COMMUNITY BOARD 1

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## **A. Executive - T. Meltzer**

- 1) 36 Walker Street, application for restoration of interior space, installation of new staircase and elevator, replacement of existing windows and storefront, and rooftop extension - Resolution
- 2) 49-51 Chambers Street, application for addition of freestanding ticketing, coat check and retail furnishings in portion of designated interior space - Resolution
- 3) 225 Liberty Street, application for liquor license for Ani Liberty LLC d/b/a Ani Ramen - Resolution
- 4) 275 Church Street, application for liquor license for Tiny's Gumbo Bar NYC LLC d/b/a File Gumbo Bar - Resolution
- 5) 32 Cedar Street, application for liquor license for Farida Ricciardelli, Farida Group Corp d/b/a TBD - Resolution
- 6) 70 Pine Street, re-notification of application for alteration of liquor license to add space to the lobby floor for 70 Pine Owner Restaurant LLC d/b/a Aperlume - Resolution
- 7) Equity Questions to Guide Committee Discussions - Report
- 8) Hybrid Meetings and Chair Training - Report

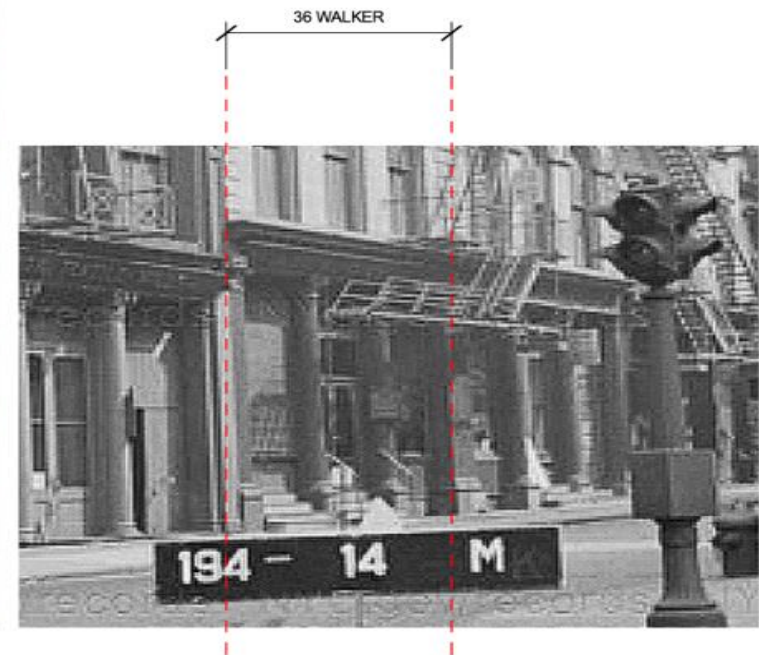
# 36 Walker Street, Historical Site Conditions



1940'S TAX PHOTO - FRONT FACADE

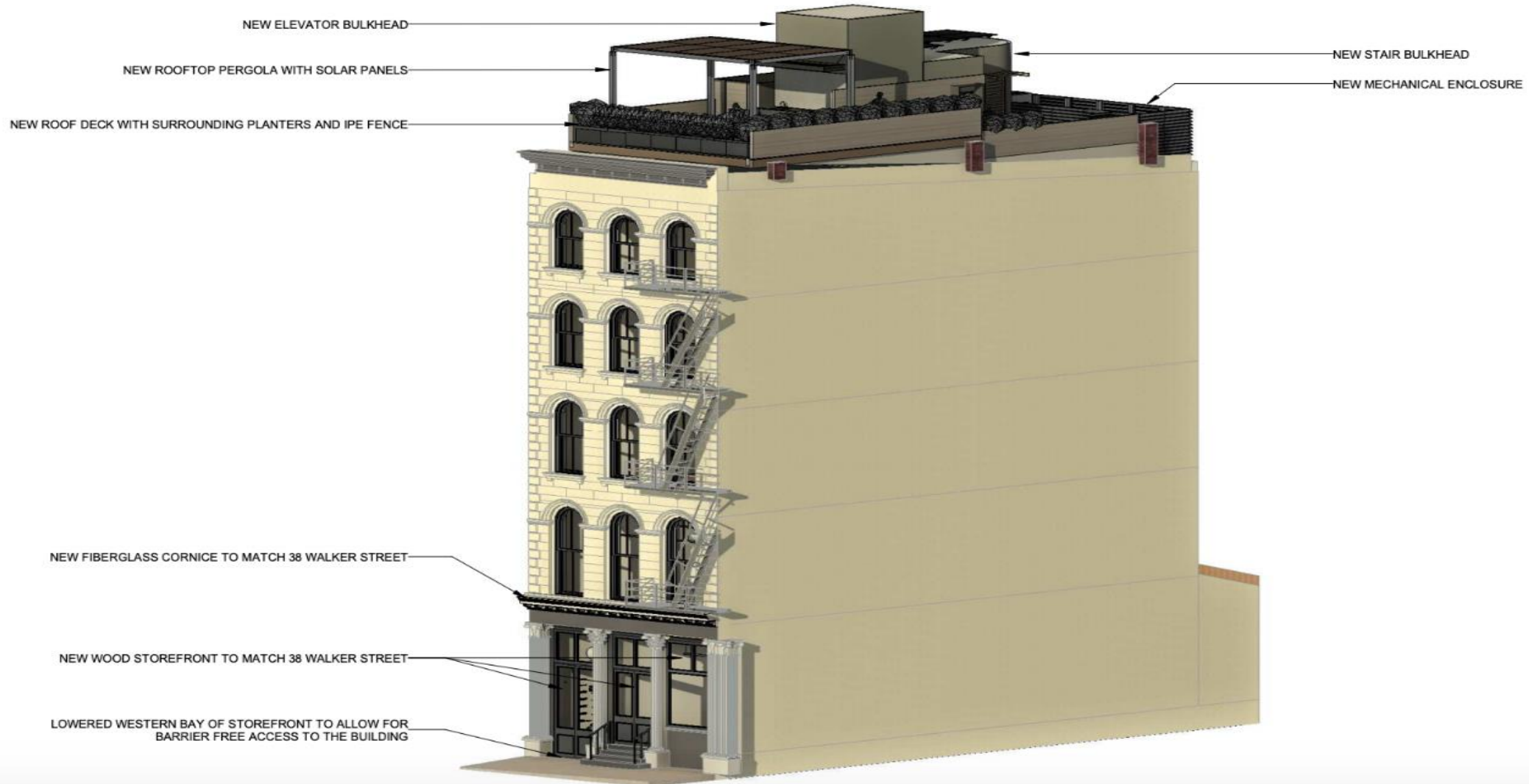


1980'S TAX PHOTO - FRONT FACADE





# 36 Walker Street, Proposed Scope of Work



# 36 Walker Street, Existing and Proposed Storefront Cornice



REMOVE EXISTING CORNICE BRACKETS

EXISTING FIRE ESCAPE TO REMAIN

1\_36 WALKER - EXISTING STOREFRONT CORNICE



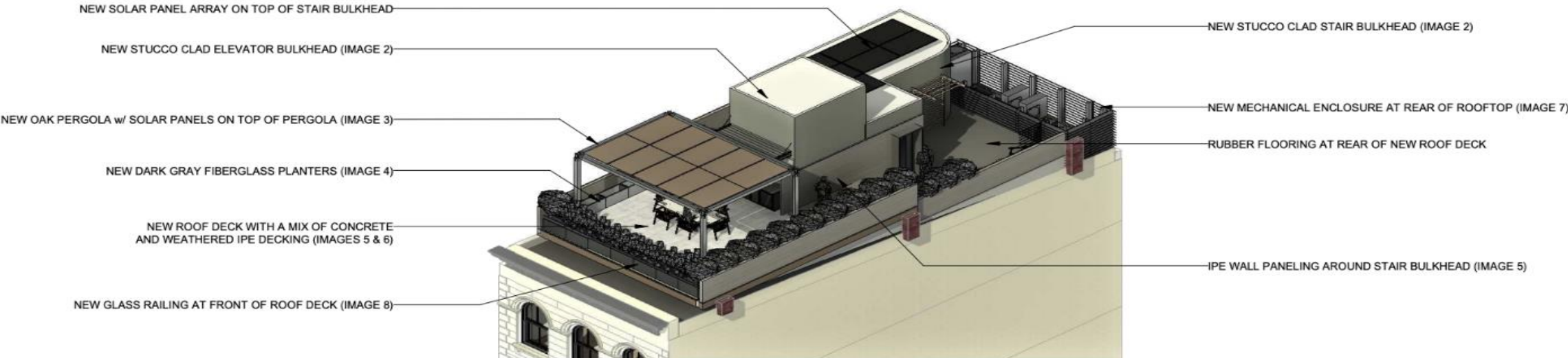
2\_38 WALKER - NEW FIBERGLASS CORNICE

NEW FIBERGLASS CORNICE AT 38 WALKER STREET  
CORNICE IS BROOME CORNICE FROM ARCH  
FIBERGLASS



3 ENLARGED PHOTOS OF 38 WALKER NEW FIBERGLASS CORNICE

# 36 Walker Street, Proposed Rooftop Extension with Solar Panels



1\_ROOFTOP AXONOMETRIC VIEW



**2\_STUCCO MATERIAL**  
STAIR AND ELEVATOR BULKHEAD MATERIAL  
STO STUCCO - ITS WHITE (CLASSIC COLOR COLLECTION)  
  
SAMPLES WITH BE PROVIDED TO LPC FOR APPROVAL



**3\_OAK PERGOLA (INSPIRATION IMAGE)**  
  
SAMPLES WITH BE PROVIDED TO LPC FOR APPROVAL



**4\_DARK GRAY FIBERGLASS PLANTERS**  
  
SAMPLES WITH BE PROVIDED TO LPC FOR APPROVAL



**5\_IPE SIDING & DECKING**  
IPE SIDING FOR WEST AND EAST FENCE AND AROUND STAIR BULKHEAD AND STORAGE AT FRONT OF ROOF DECK  
  
SAMPLES WITH BE PROVIDED TO LPC FOR APPROVAL



**6\_CONCRETE PAVERS**  
TO BE MIXED IN WITH IPE DECKING AT FRONT OF ROOFTOP  
  
SAMPLES WITH BE PROVIDED TO LPC FOR APPROVAL



**7\_MECHANICAL EQUIPMENT SCREEN**  
COLOR FINISH: STONE WHITE (NOT GRAY AS SHOWN IN IMAGE)  
  
SAMPLES WITH BE PROVIDED TO LPC FOR APPROVAL



**8\_GLASS RAILING**  
COLOR FINISH: LOW IRON GLASS wNON-REFLECTIVE COATING  
  
SAMPLES WITH BE PROVIDED TO LPC FOR APPROVAL

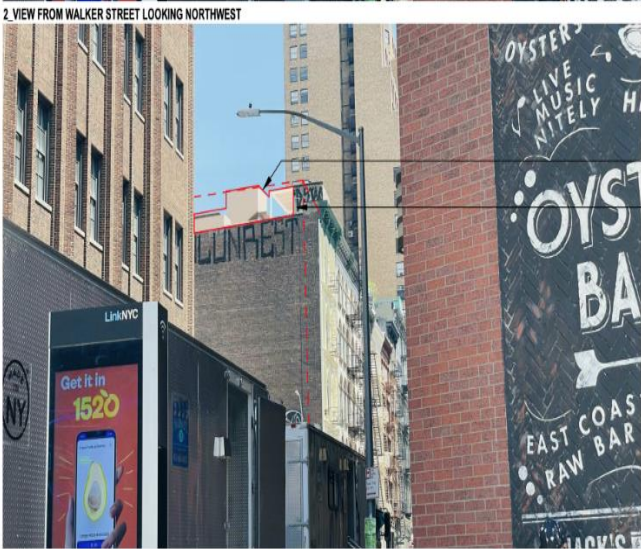
# 36 Walker Street, Northwest View of Proposed Rooftop Extension



1\_SITE PLAN

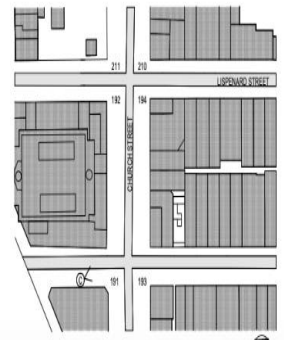


POTENTIAL HEIGHT OF 32 WALKER STREET  
AREA OF WORK



POTENTIAL HEIGHT OF 32 WALKER STREET  
AREA OF WORK

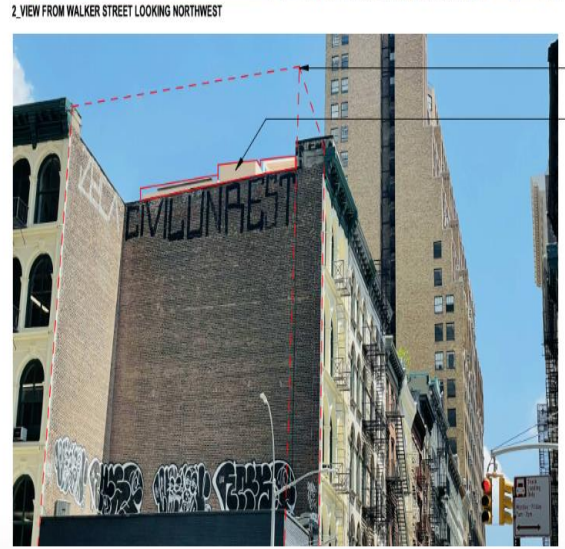
2\_VIEW FROM WALKER STREET LOOKING NORTHWEST  
3\_VIEW FROM WALKER STREET WITH PROPOSED ROOFTOP EXTENSION



1\_SITE PLAN



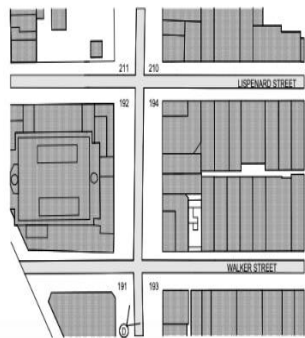
POTENTIAL HEIGHT OF 32 WALKER STREET



POTENTIAL HEIGHT OF 32 WALKER STREET  
AREA OF WORK

2\_VIEW FROM WALKER STREET LOOKING NORTHWEST  
3\_VIEW FROM WALKER STREET WITH PROPOSED ROOFTOP EXTENSION

# 36 Walker Street, Cont'd.



1 SITE PLAN



2 VIEW FROM WALKER STREET NORTHWEST

POTENTIAL HEIGHT OF 32 WALKER STREET

AREA OF WORK



3 VIEW FROM WALKER STREET WITH PROPOSED ROOFTOP EXTENSION

POTENTIAL HEIGHT OF 32 WALKER STREET

AREA OF WORK



1 SITE PLAN



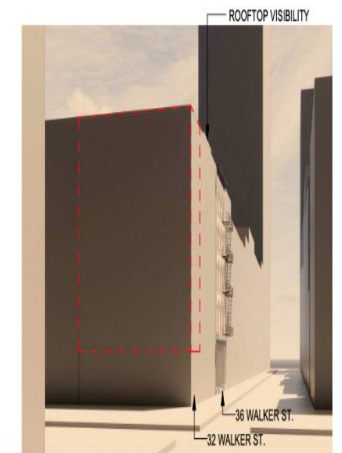
VIEW A - ROOFTOP VISIBILITY WITH CURRENT 32 WALKER ST.



VIEW A CLOSE UP - ROOFTOP VISIBILITY WITH CURRENT 32 WALKER ST.



VIEW A - ROOFTOP VISIBILITY WITH EXTENDED 32 WALKER ST.



VIEW A CLOSE UP - ROOFTOP VISIBILITY WITH EXTENDED 32 WALKER ST.

# 36 Walker Street, Requested Photos of Existing Door in the Westernmost Storefront Bay



# 36 Walker Street, Requested Photos of Existing Door in the Westernmost Storefront Bay



36 Walker Street, Requested Photos of Existing Door in the Westernmost Storefront Bay



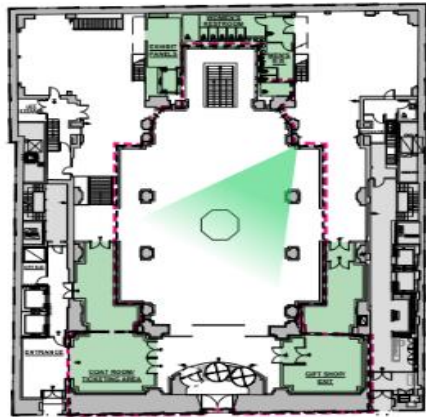


# 49-51 Chambers Street, March 2020 Conditions approved by CB1

## 01.2 Approved by CB1 March 2020 and Presented to LPC

### Commissioner Comments:

- 1 Blocking of windows
- 2 Treatment of new construction (boxes)
- 3 Reuse of historic material



KEY PLAN



VIEW OF PROPOSED EXHIBITION SPACE

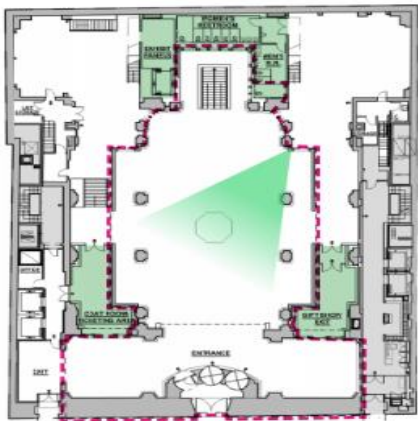
# 49-51 Chambers Street, July 2020 Conditions approved by

# LPC

## 01.3 Approved by LPC July 2020 following response

### Responses:

- 1 Introduce interior curtain system to control light and sound. Chambers Street windows to remain uncovered at all times.
- 2 Eliminate new construction within designated areas.
- 3 All historic material to be removed will be salvaged and stored on site. No reuse.



KEY PLAN



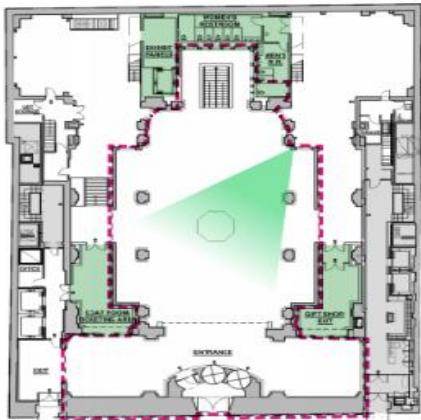
VIEW OF PROPOSED EXHIBITION SPACE

# 49-51 Chambers Street, Conditions approved by LPC Cont'd.

## 01.4 Approved by LPC following response to Commissioners' comments

### Responses:

- 1 Introduce interior curtain system to control light and sound. Chambers Street windows to remain uncovered at all times.
- 2 Eliminate new construction within designated areas.
- 3 All historic material to be removed will be salvaged and stored on site. No reuse.



KEY PLAN



VIEW OF PROPOSED EXHIBITION SPACE

# 49-51 Chambers Street, Historical Conditions

## 01.9 51 Chambers - Interior Historic Images



1913



# 49-51 Chambers Street, Historical Conditions Cont'd.

## 01.10 51 Chambers - Interior Historic Images



# 49-51 Chambers Street, Proposed Renderings of Gift Shop

## 01.16 Proposed Renderings - West Side / Gift Shop



VIEW TO WEST



VIEW TO EAST

# 49-51 Chambers Street, Proposed Renderings of Gift Shop, South View

00 51 CHAMBERS STREET | HALL DES LUMIERES

18

## 01.17 Proposed Renderings - West Side / Gift Shop



VIEW TO SOUTH

# 49-51 Chambers Street, Proposed Renderings of Ticketing/Lockers

## 01.19 Proposed Renderings - East Side / Ticketing & Lockers





# MANHATTAN COMMUNITY BOARD 1

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

- 1) Health and Fitness Citywide Zoning Text Amendment - Resolution
- 2) 250 Water Street ULURP application - Resolution
- 3) Open Restaurants Citywide Zoning Text Amendment - Report



# HEALTH & FITNESS CITYWIDE TEXT AMENDMENT

A proposal to reduce barriers for  
gyms, spas, and licensed massage

June 2021



# Proposed Changes for Gyms and Spas

## Remove BSA Special Permit for Physical Culture or Health Establishments (73-36)

**Small gyms and spas** will be treated similarly to a range of local amenities, such as drug stores, restaurants, or salons.

- Classified in the Zoning Resolution as Use Group 6.
- Limited to 10,000 square feet in Floor Area per establishment.
- As-of-right in all commercial and manufacturing districts.

**Large gyms and spas** will be treated similarly to banquet halls, music studios, and car showrooms.

- Classified in the Zoning Resolution as Use Group 9,
- As-of-right in C2, C4, C5, C6, C8 and M districts, as well as C1-8, C1-9, and C1 overlays mapped with R9/R10.



# Proposed Changes for Licensed Massage Therapy

## **Remove BSA Special Permit for Physical Culture or Health Establishments (73-36)**

Licensed massage therapy will be classified with other ambulatory health care uses as Use Group 4A or Use Group 6B (health care office), permissible in most residential districts and all commercial and manufacturing districts.



# Proposed Noise and Vibration Regulations

- Higher-impact gyms, such as those with significant weights or exercise equipment, will be required to submit documentation to the Department of Buildings certifying that they are designed to sufficiently reduce noise and vibration on adjacent uses prior to being issued a Certificate of Occupancy.
- These additional noise and vibration requirements will be applicable in mixed-use buildings in all commercial and MX districts.
- Low-impact activities such as yoga, isometric exercise studios, and spas will not be required to demonstrate compliance with additional noise and vibration standards. These low-impact activities will still be subject to the NYC Noise Code.

JUNE 14, 2021

MANHATTAN COMMUNITY BOARD 1 - LAND USE, ZONING, & ECONOMIC DEVELOPMENT COMMITTEE MEETING

# SOUTH STREET SEAPORT

CELEBRATING HISTORY AND MOVING NEW YORK CITY FORWARD

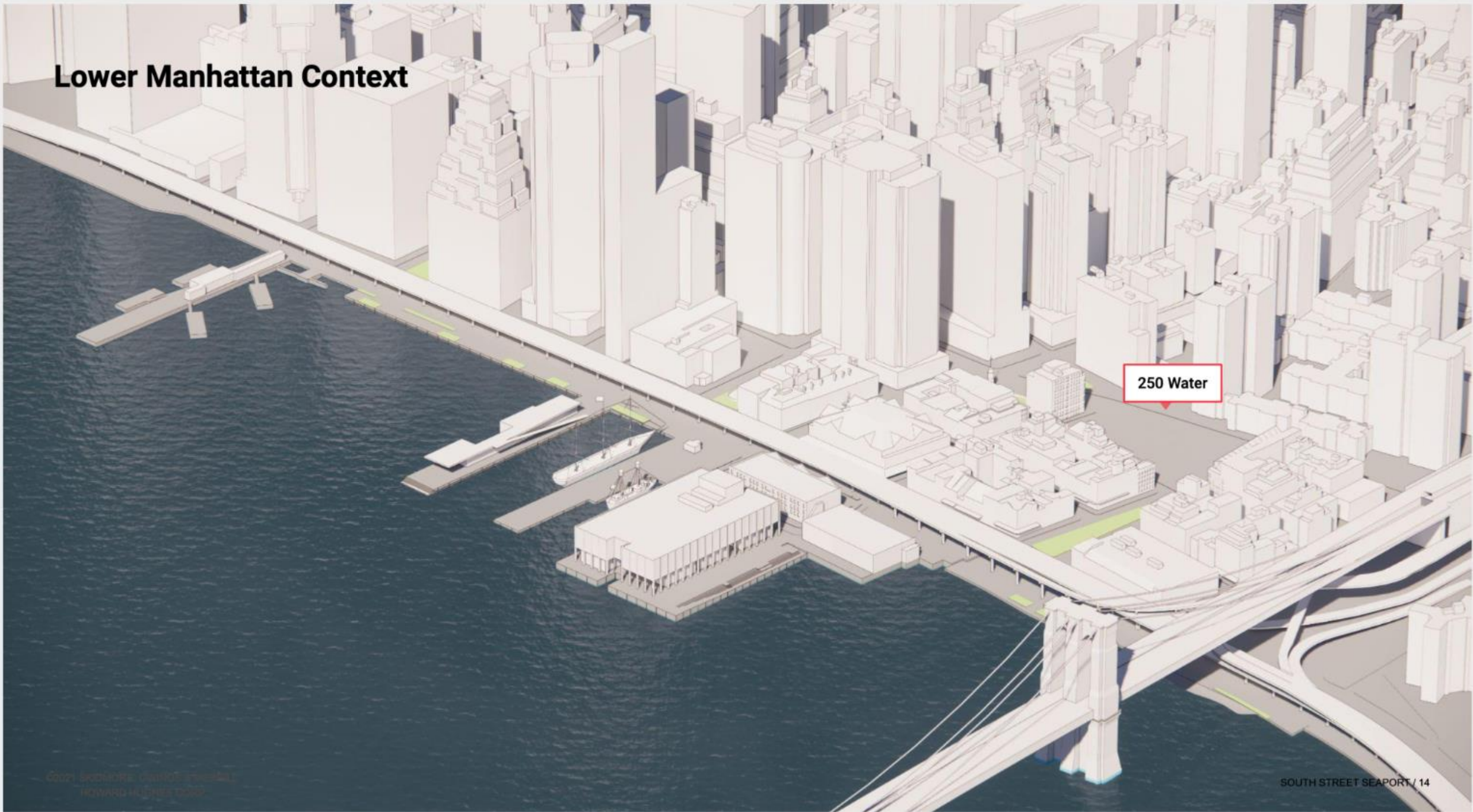
*Howard Hughes*



SOM

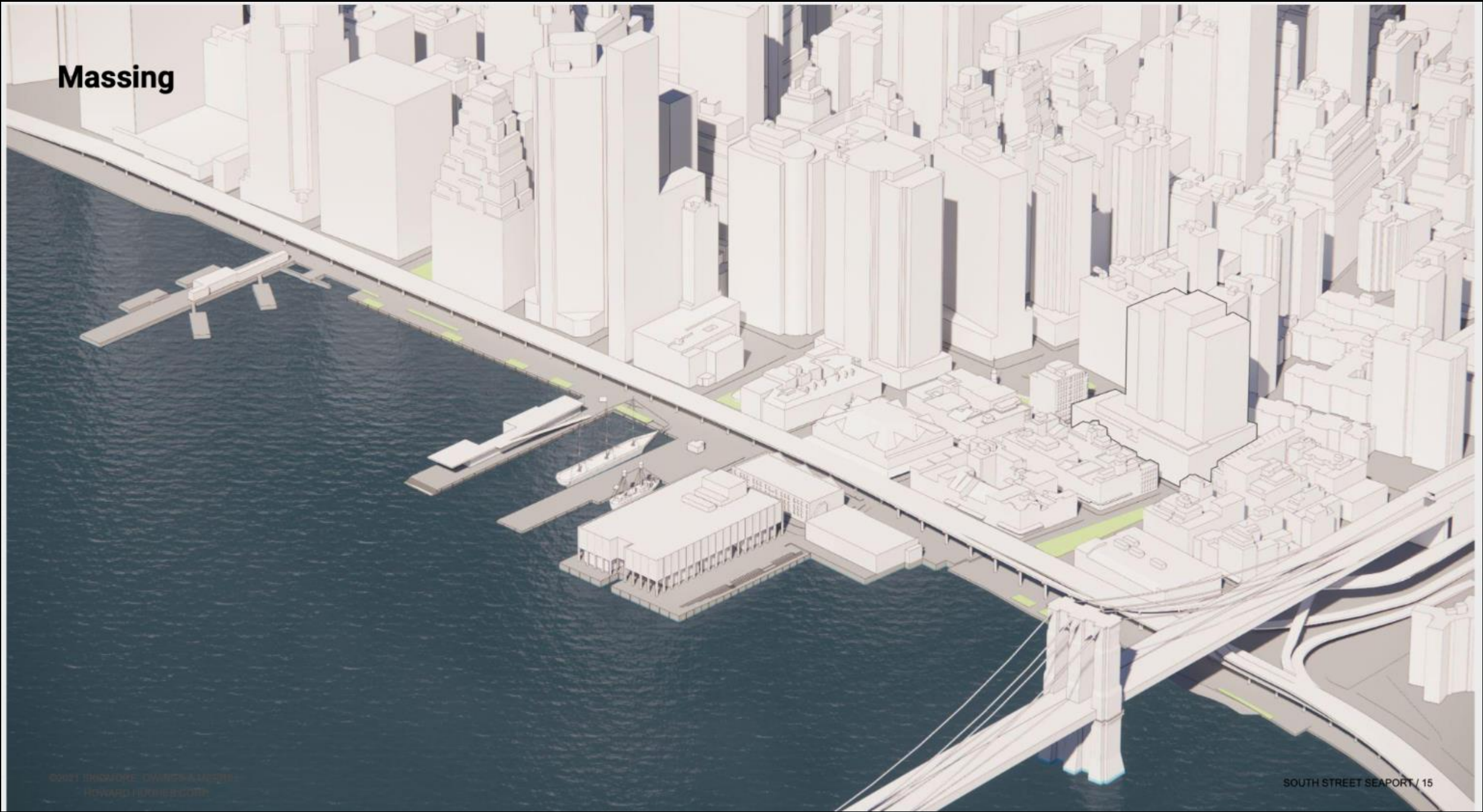


# Lower Manhattan Context



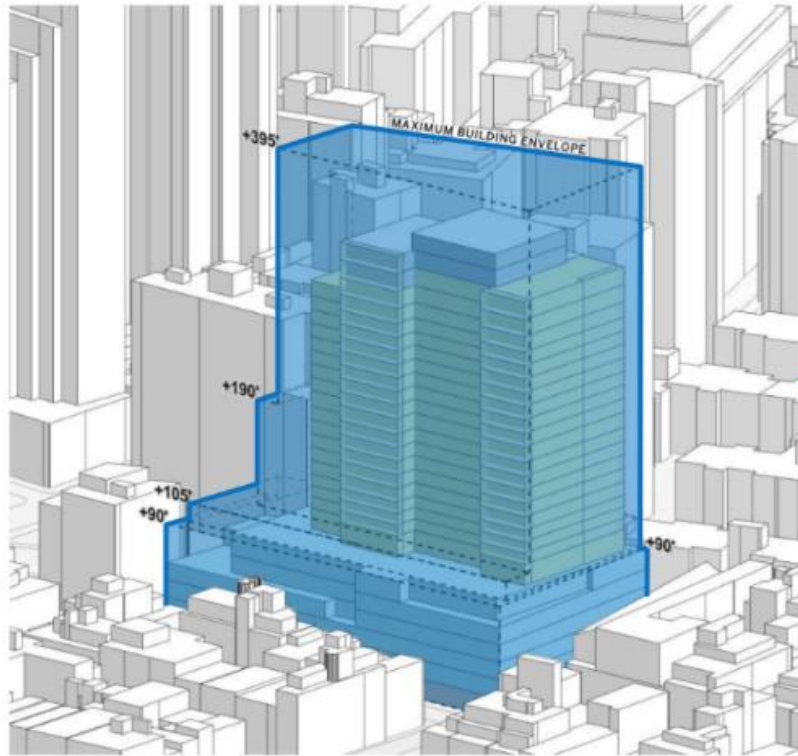
250 Water

# Massing

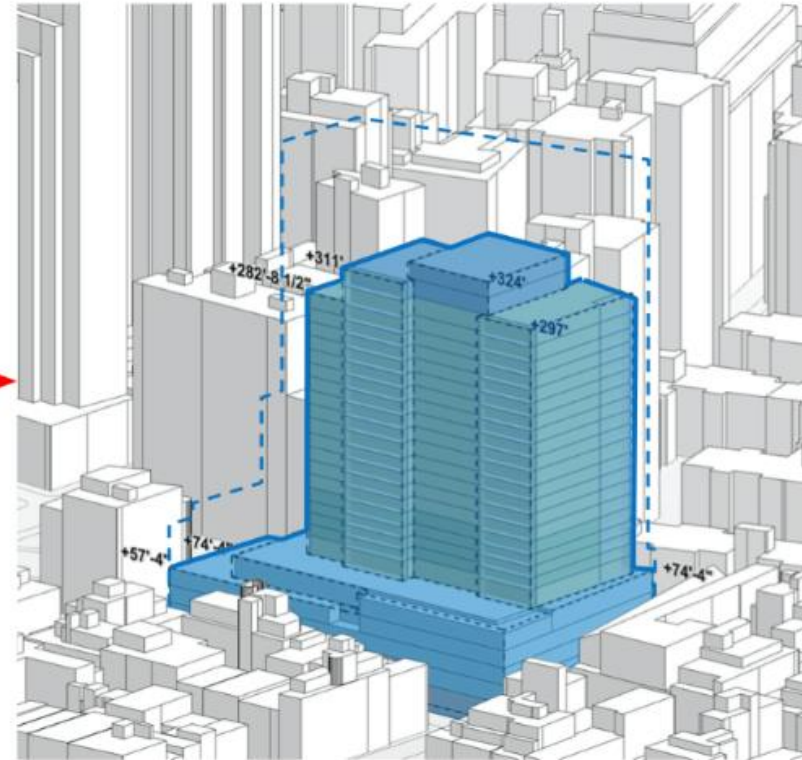




# Building Envelope



**Maximum Building Envelope Studied in DEIS:**  
Per Land Use Application certified 5/17/21



**Current Building with Proposed Land Use Actions:**  
Per LPC Certificate of Appropriateness issued 5/4/21

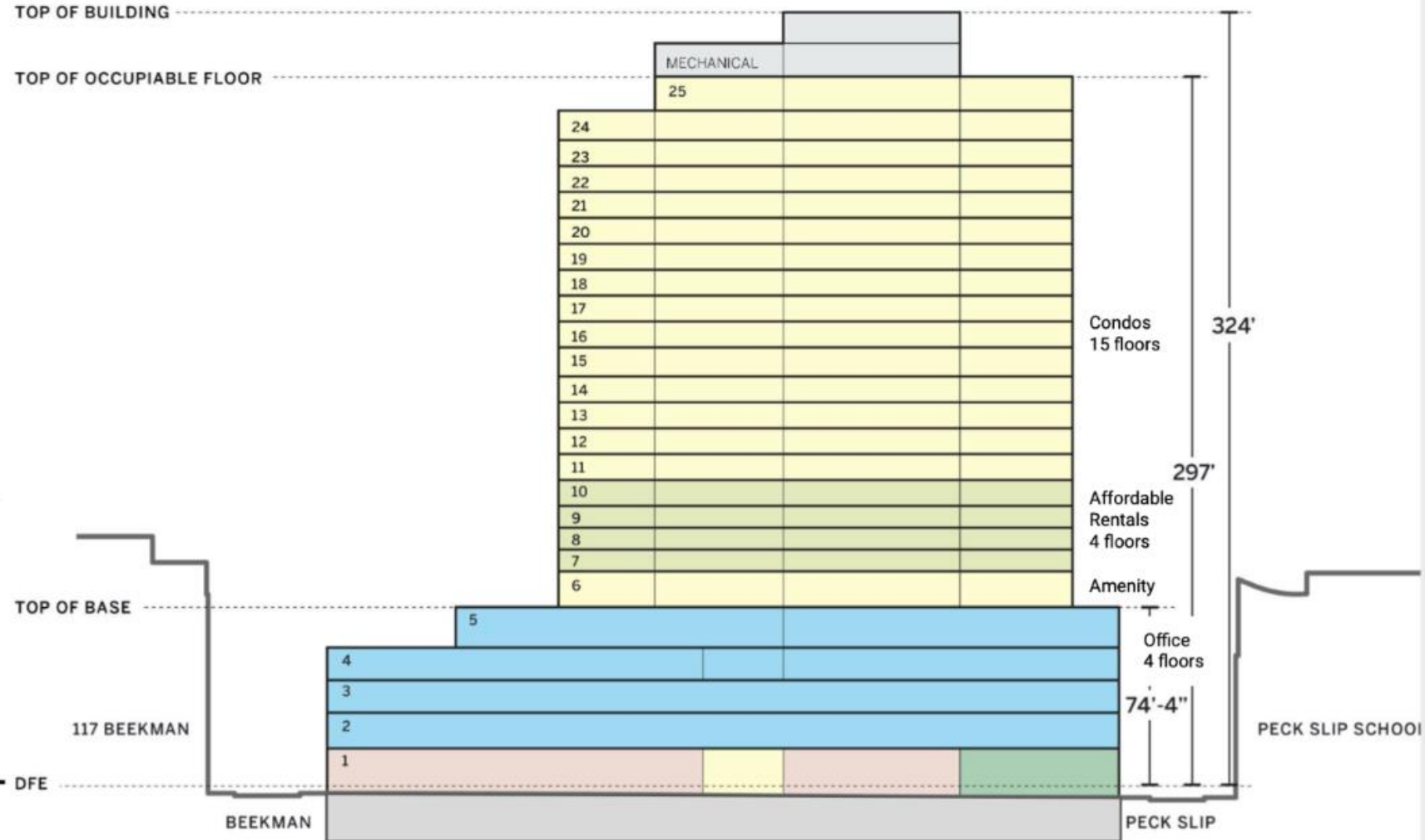
# Project Summary



**FAR** 11.3  
**Max Base Height** 74'-4"  
**Max Building Height** 324'

## ANTICIPATED ZFA

Residential (condo)	299,100
Affordable (70+ rentals)	77,200
Community Facility	4,800
Commercial / Office	153,000
Neighborhood Retail	15,900
<b>Parking (108 spaces)</b>	
<b>Total</b>	<b>550,000</b>



# Ground Floor Plan



# Proposed Land Use Actions

## Summary

- 1.** Modifications to South Street Seaport / Pier 17 Large-Scale General Development (LSGD)
- 2.** LSGD Special Permit pursuant to ZR Section 74-743(a) to allow for the distribution of floor area to project site & modify height and setback requirements
- 3.** Zoning Text Amendments to modify ZR Sections 91-62, 91-98 and Appendix A
- 4.** Authorization pursuant to ZR Section 13-441 to allow for a curb cut on Pearl Street for an as-of-right accessory parking facility
- 5.** Certification pursuant to ZR Section 91-65 to transfer development rights to the project site
- 6.** Modification to the Pier 17 Restrictive Declaration and Traffic Management Plan
- 7.** Waterfront Authorization pursuant to ZR Section 62-822(b) for minor changes to the Pier 17 LSGD
- 8.** Waterfront Certification pursuant to ZR Section 62-12(c) for design changes to the Pier 17 LSGD

# Proposed Land Use Actions

## LSGD Modification & Distribution of Floor Area

### Action 1:

#### Modification to the South Street Seaport/Pier 17 Large-Scale General Development (LSGD)

This action would consolidate Pier 17, the Pedestrian Streets, and 250 Water Street into a single large-scale general development

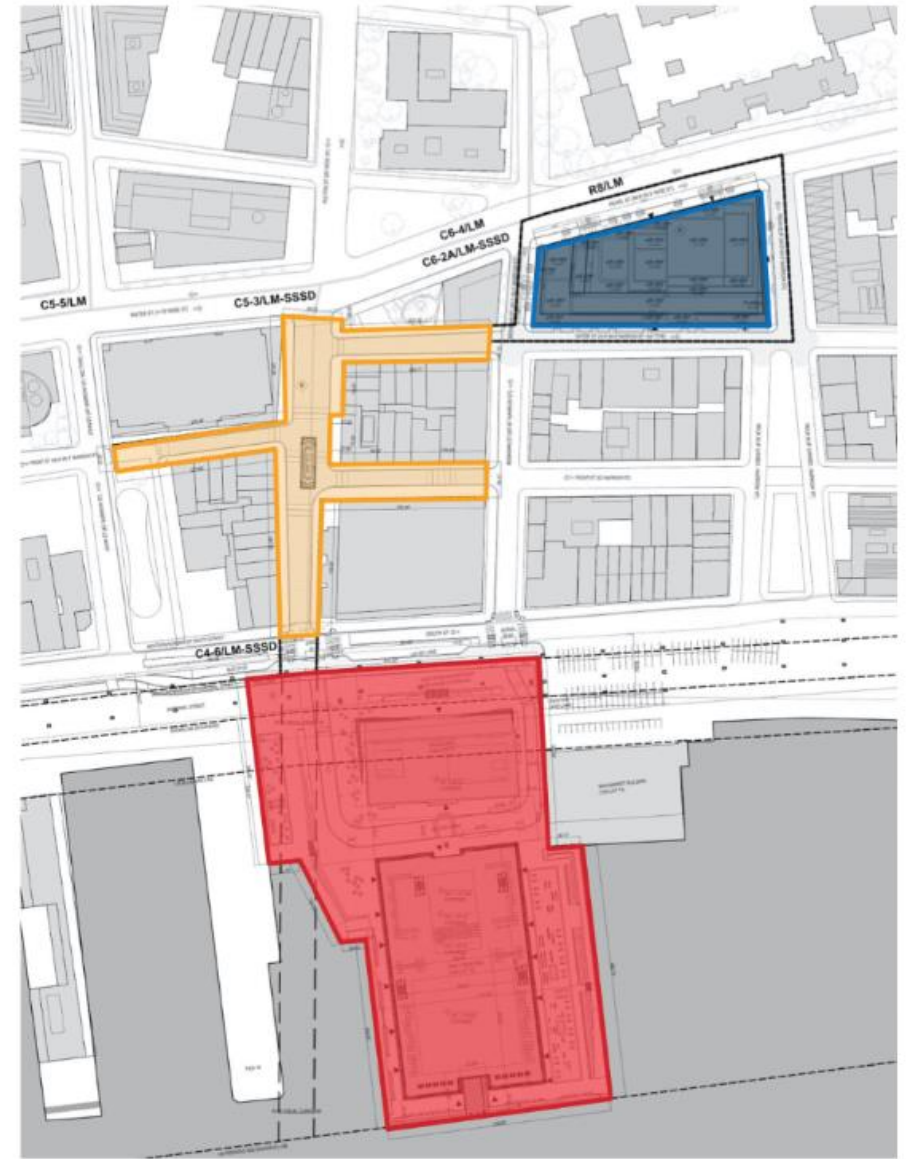
### Action 2:

#### LSGD Special Permit (ZR 74-743 (a))

LSGD distribution of 208,000 sf of floor area from Pier 17 to 250 Water Street

### Action 3:

Text amendment to facilitate designation of the pedestrian streets as part of the LSGD



# View from Brooklyn Bridge



# Beekman Street looking West



PRODUCTS BY PRODUCT  
V FOR DRIVE

Joseph C. La Rocca &

Shellfish & Seafood

AHEAD

SOUTH STREET SEAPORT

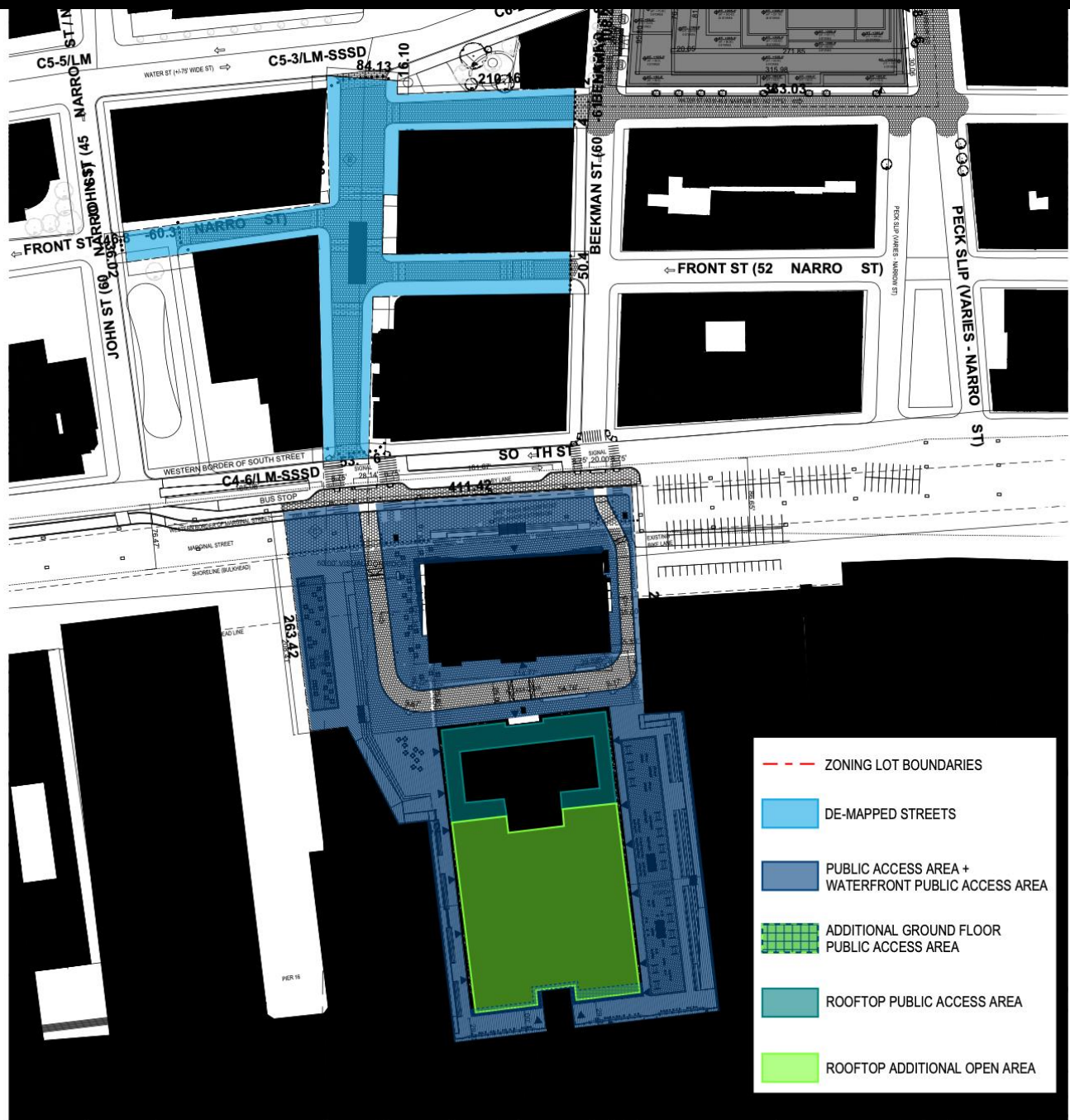
# Fulton and Water Streets





# Pearl Street Playground





- ZONING LOT BOUNDARIES
- DE-MAPPED STREETS
- PUBLIC ACCESS AREA + WATERFRONT PUBLIC ACCESS AREA
- ADDITIONAL GROUND FLOOR PUBLIC ACCESS AREA
- ROOFTOP PUBLIC ACCESS AREA
- ROOFTOP ADDITIONAL OPEN AREA



# PERMANENT OPEN RESTAURANTS

SPRING 2021

## Permanent Open Restaurants

- New program under DOT to include both sidewalk and roadway cafes
- Program that balances all needs of the street and sidewalk
- Use what has worked under Sidewalk Café Program and Emergency Open Restaurant Program to develop guidelines for the Permanent Program

# Pre-Covid

1,022 Sidewalk Cafes



100 Small Sidewalk Cafes



102 Enclosed Cafés



25 Street Seats



## 3 main actions are needed to facilitate the future program:

1

### Removal of Locational Prohibitions

Via Zoning Text Amendment

- Expand universe of allowed geographies for sidewalk cafes
- Remove other zoning text that enables sidewalk cafes
- Grandfather existing enclosed cafes

2

### Changes to the Sidewalk Café Program

Via Local Law & CAPA

- Transfer control of sidewalk cafes from DCWP to DOT, enabling a unified program
- Revise design requirements and streamline lengthy design review
- Create new clear path requirements and waivers to protect pedestrian right of way

3

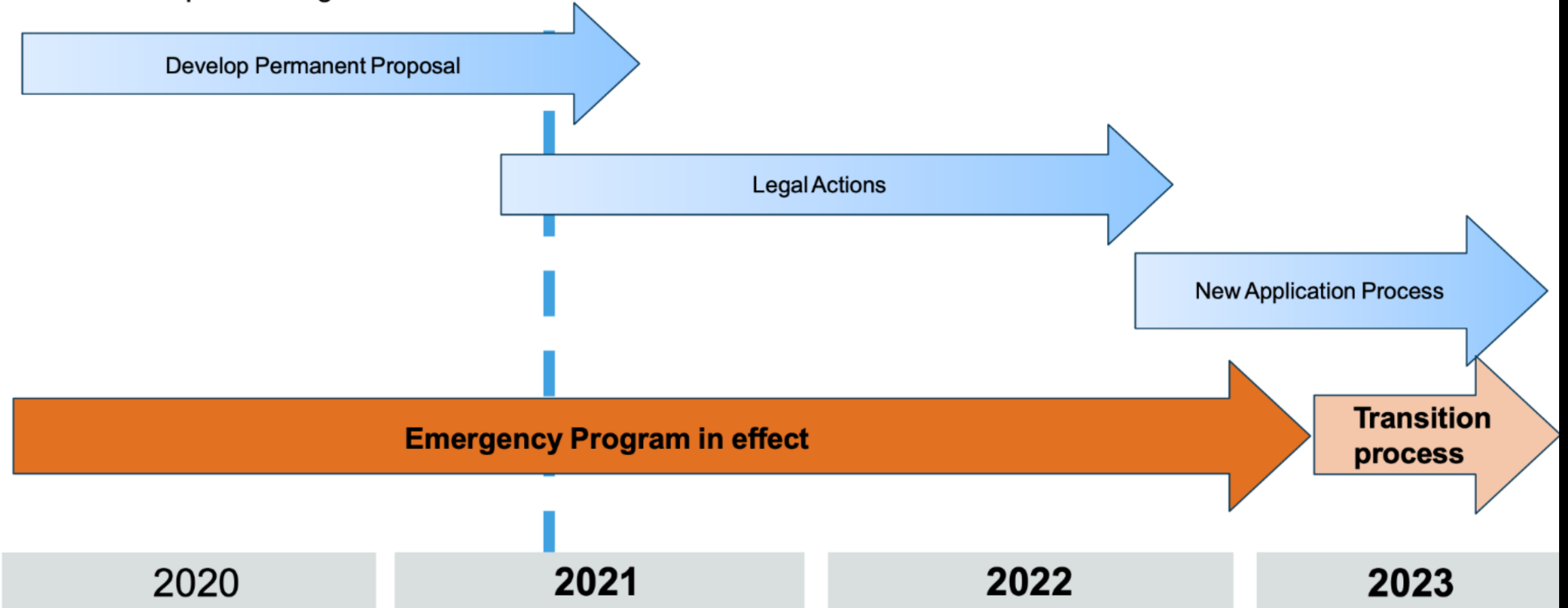
### Creation of a Roadway Café program

Via Local Law & CAPA

- Establish siting rules, guidelines, fee structure, and application review process for new program

# Multiple legal steps will be needed to enact the full permanent program:

The emergency program expected to remain in effect and allow restaurants to maintain their spaces uninterrupted through at least winter 2022



# Community Board 1 Context

Cafes allowed throughout Community District:

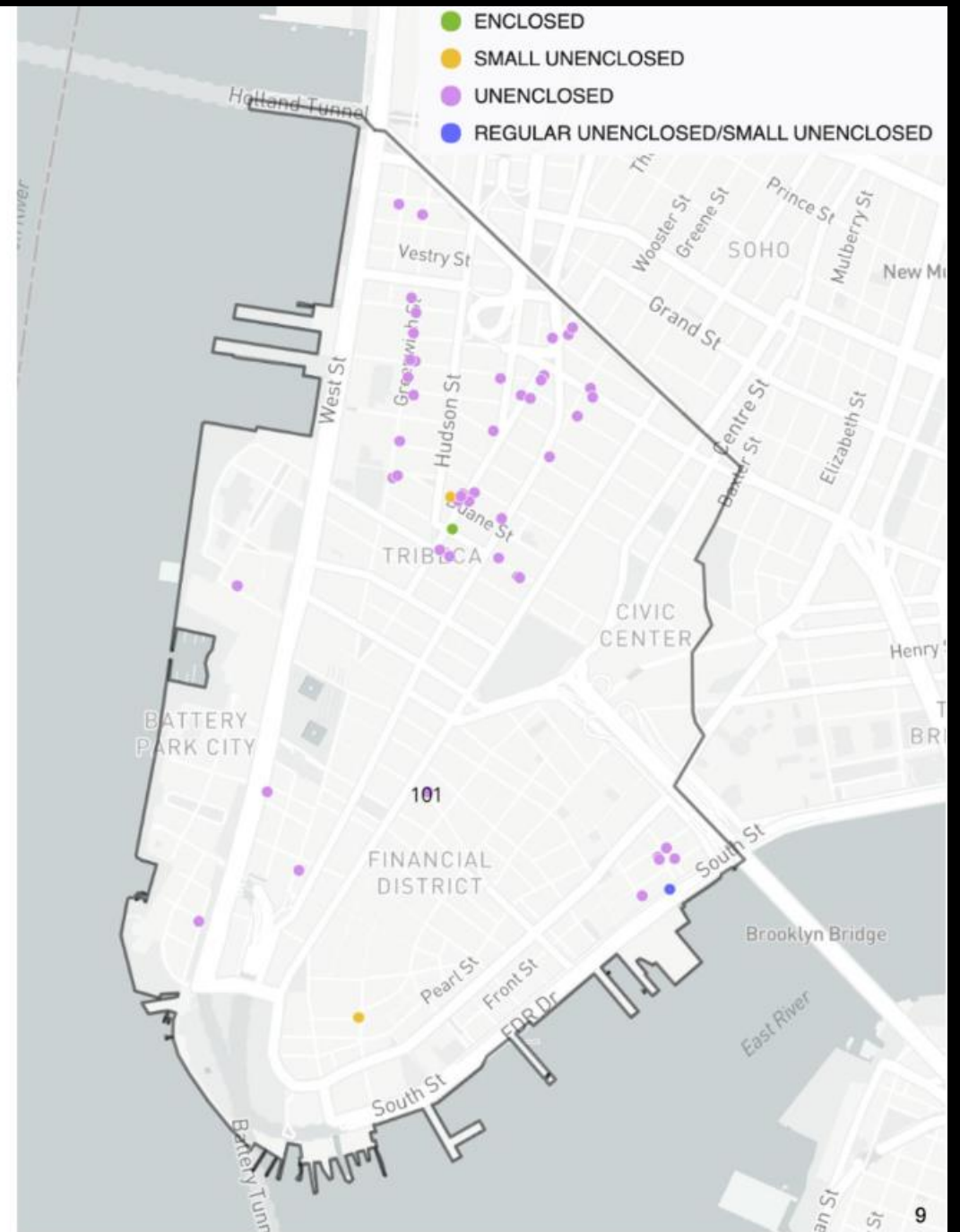
- All cafes in Battery Park City and Tribeca
- Small Cafes only in Financial District and Seaport





# Community Board 1 Context

52 Pre-Covid Sidewalk Cafes Licensed by DCWP  
As of March 2020



# Open Restaurants in CB 1:

## Sidewalk Open Restaurants by Existing Regulation

All Cafes: 118

Small Only: 0

Unenclosed Only: 130

Specifically Prohibited: 10

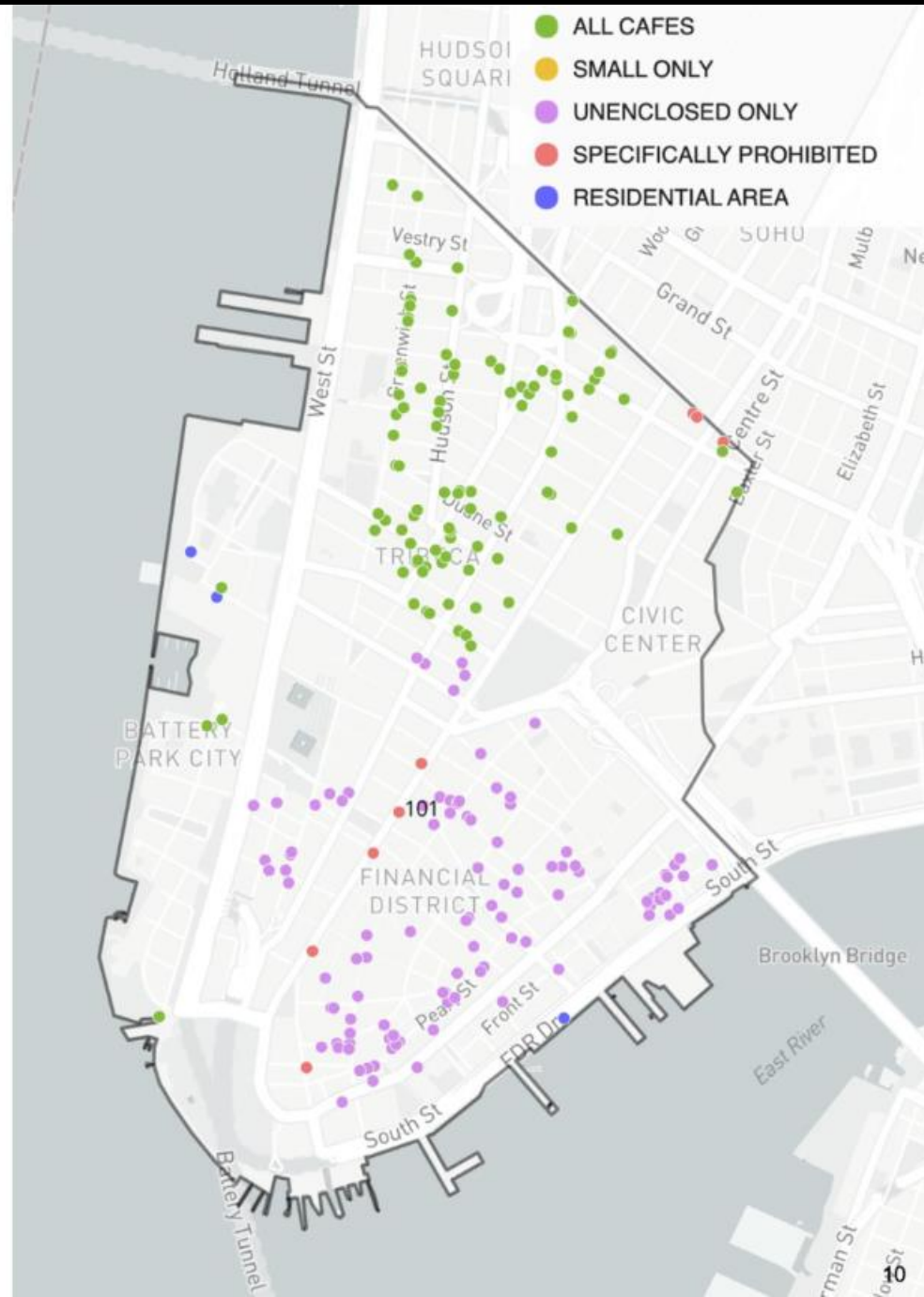
Residential Area: 3

## Open Restaurants by Type

Sidewalk: 115

Roadway: 50

Both: 146



# MANHATTAN COMMUNITY BOARD 1

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## **C. Environmental Protection – A. Blank**

- 1) 250 Water Street Brownfield Cleanup Program and Remedial Action Work Plan - Report
- 2) 250 Water Street Draft Environmental Impact Statement (DEIS) - Report

An aerial photograph of the Manhattan skyline at dusk. The foreground shows the 250 Water Street project site, which includes a large building with a blue facade and a rooftop terrace. Several boats are docked at the piers. The background is filled with numerous skyscrapers, some of which are illuminated. The text "250 Water Street Project Draft Environmental Impact Statement (DEIS) Overview" is overlaid in white on the image.

# 250 Water Street Project Draft Environmental Impact Statement (DEIS) Overview

*Howard Hughes*

SEAPORT  
MUSEUM

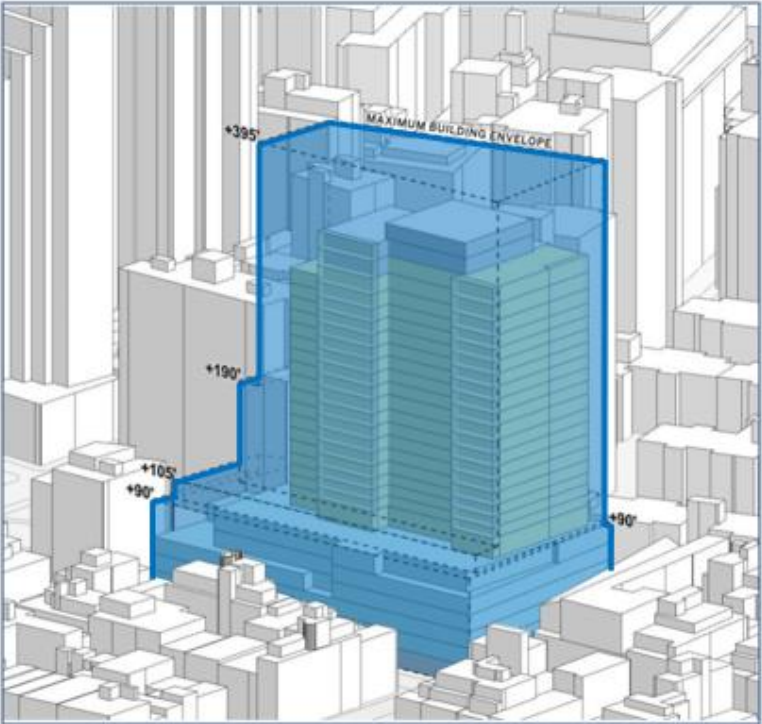
SOM AKRF

JULY 26, 2021

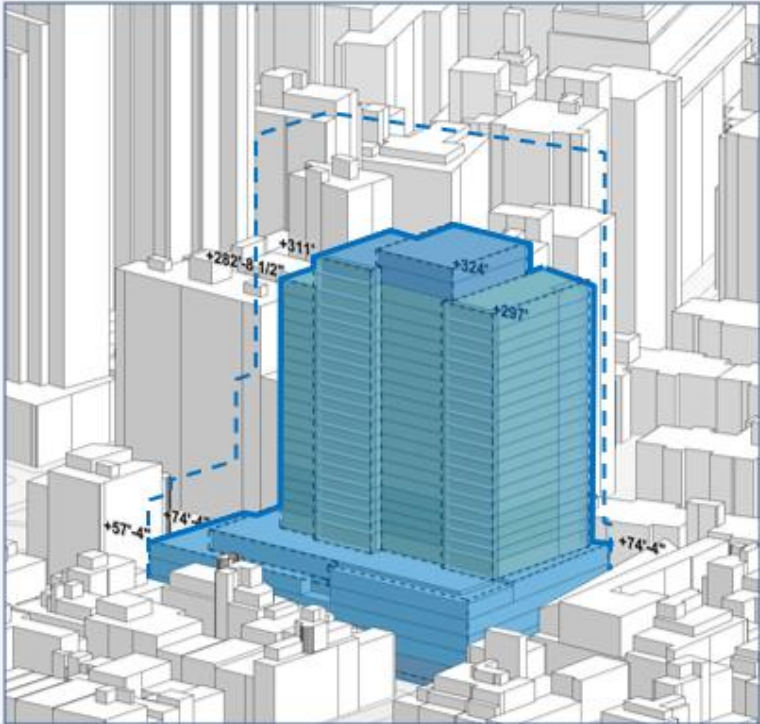
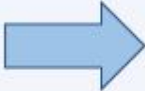
MANHATTAN COMMUNITY BOARD 1 – Environmental Protection Committee

# Revision of Maximum Building Envelope

Updating the Envelope to Match LPC-Approved Massing



DRAFT EIS



FINAL EIS

# DEIS Areas of Analysis

Land Use, Zoning, and Public Policy

Socioeconomic Conditions

**Open Space\***

**Shadows**

**Historic and Cultural Resources**

Urban Design and Visual Resources

Natural Resources

Hazardous Materials

Water and Sewer Infrastructure

**Transportation**

Air Quality

Greenhouse Gas Emissions and Climate Change

Noise

Public Health

Neighborhood Character

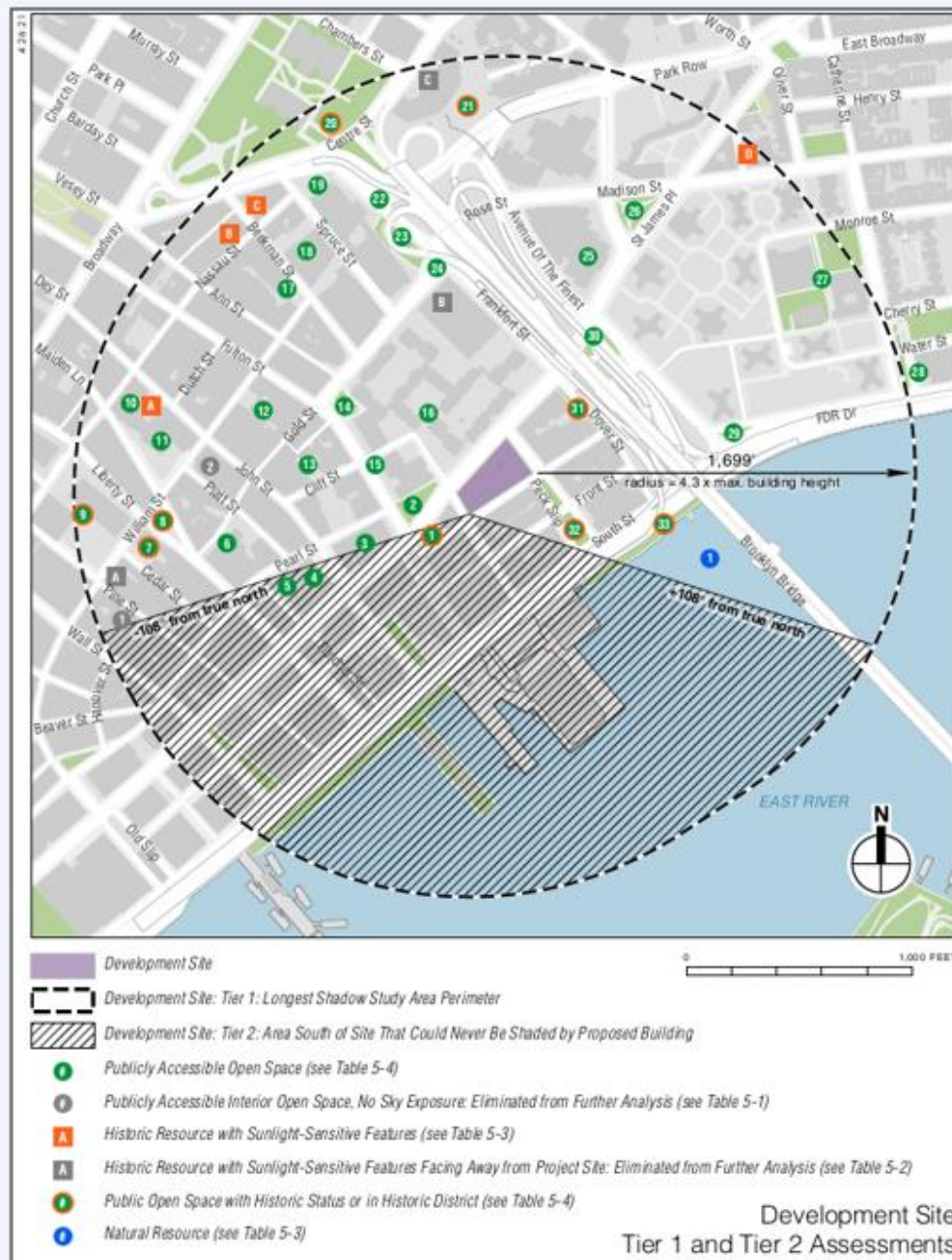
**Construction**

**Bold** indicates technical areas with significant adverse impacts

\* A significant impact on open space would also result from the shadows impact

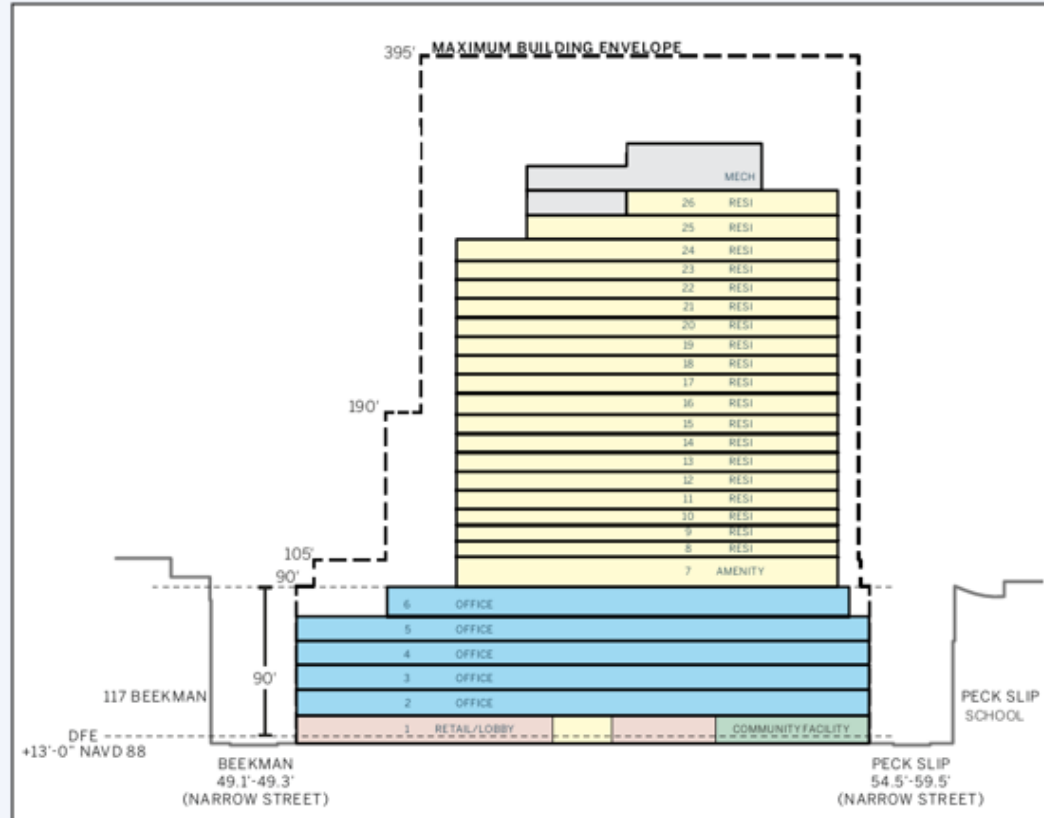
# DEIS Shadows Analysis

- 40 resources analyzed include publicly-accessible open spaces, historic resources and natural resources.
- Impact on one open space—a portion of the South Bridge Towers complex.
- The DEIS conservatively analyzed a maximum zoning envelope larger than what was approved at LPC.
- It is anticipated that the extent of the project's shadows will be reduced by the LPC-approved building being studied in the FEIS.



# DEIS Historic and Cultural Resources Analysis

- For the DEIS, the Proposed Project considered was the maximum building envelope before LPC approval, and determined it would have the potential to result in a contextual impact to historic resources.
- Potential contextual impacts on the surrounding historic district are anticipated to be removed in the FEIS, which will consider a building massing that is consistent with the LPC-approved design.
- The DEIS also examined archaeological resources and with a plan for additional testing and monitoring, there would be no archaeological impacts.

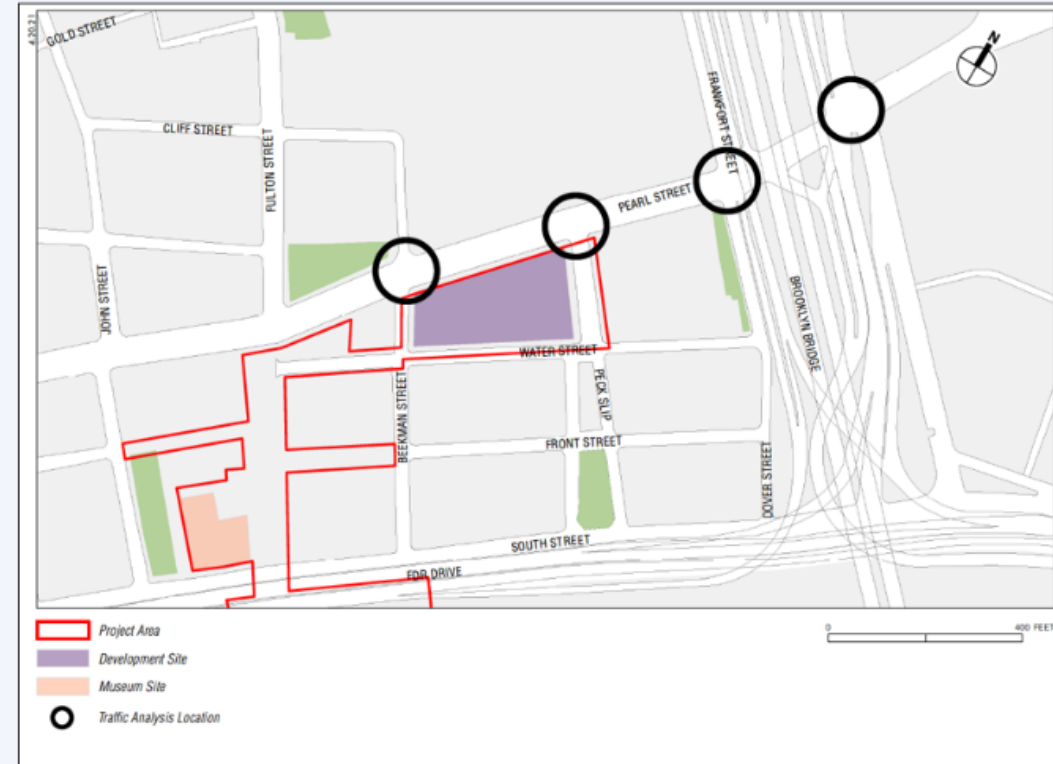


DEIS Building Envelope



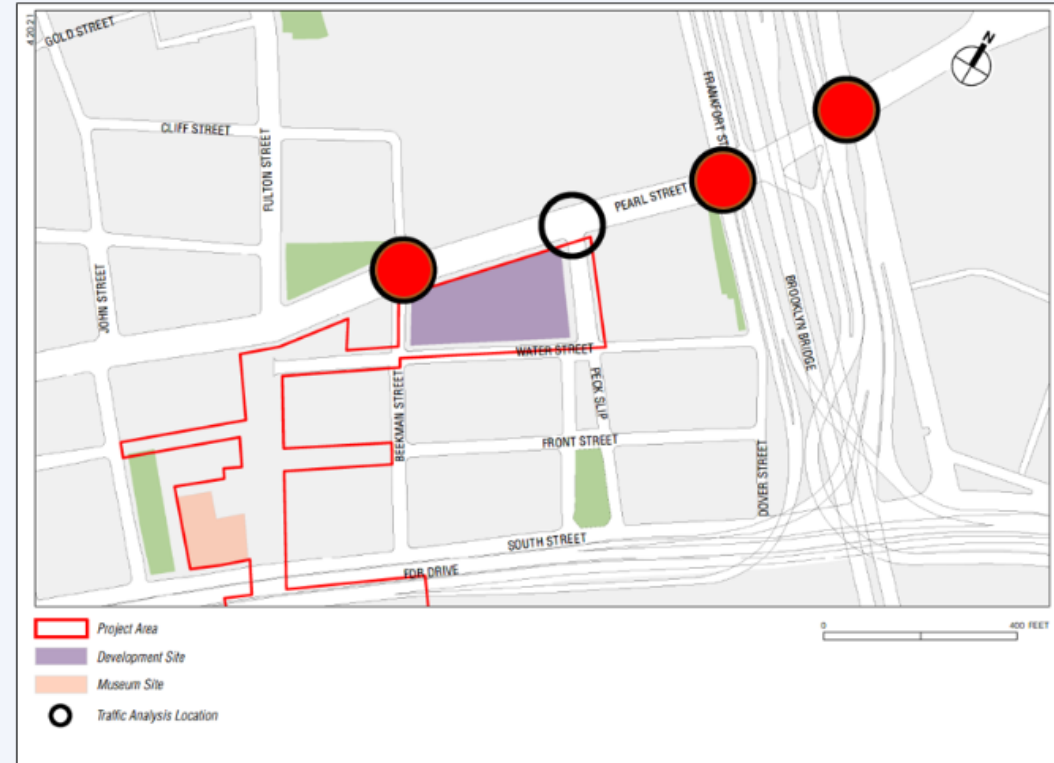
# DEIS Transportation Analysis

- Traffic conditions evaluated for the weekday AM, midday, and PM peak hours.
- Pedestrian conditions evaluated at eight sidewalks, 10 corners, and three crosswalks for the weekday AM, midday, and PM peak hours.
- Transit trips would not exceed the CEQR threshold for analysis of bus and subway conditions and no impacts would result.
- An evaluation of area parking conditions determined there would be no parking shortfall.



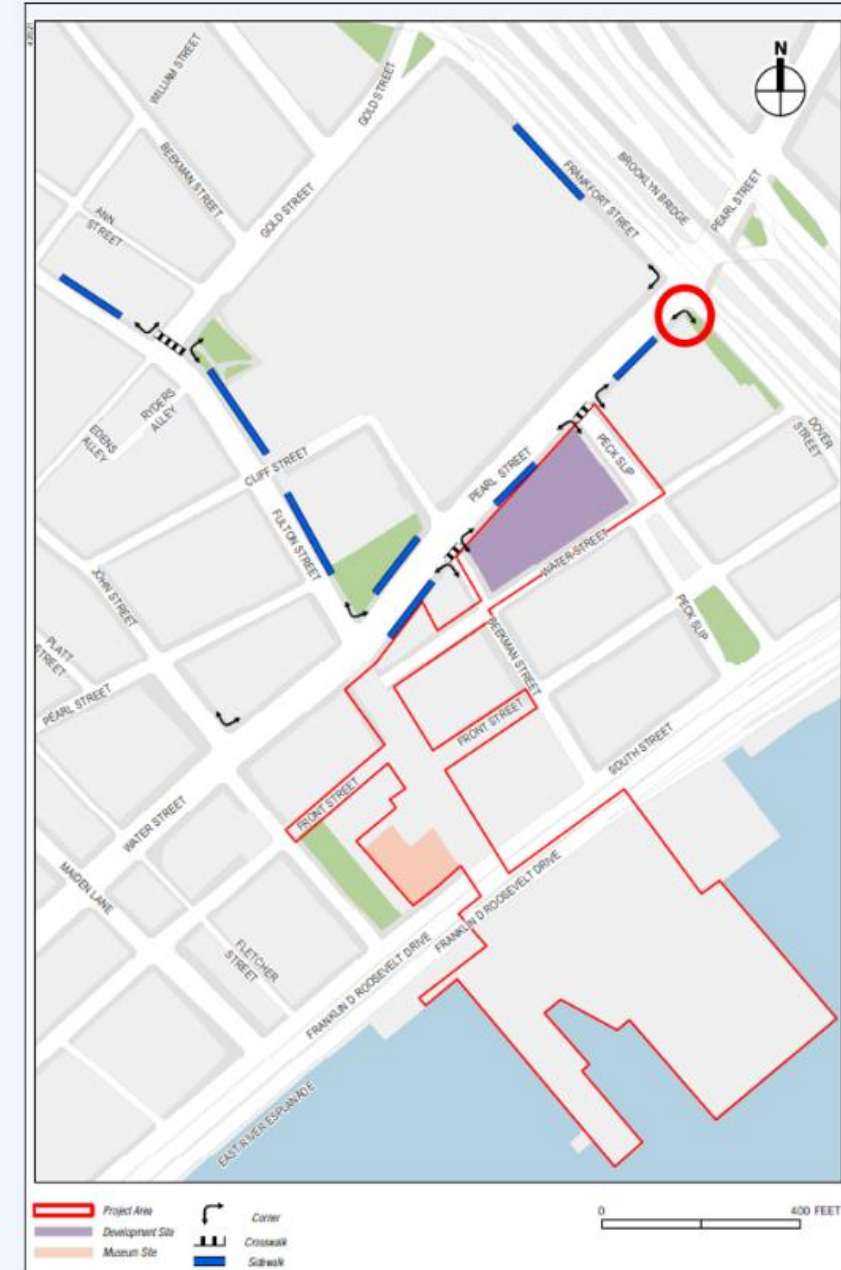
# DEIS Traffic Analysis

- Pearl Street at Beekman Street, Dover Street, and Robert F. Wagner Sr. Place would experience significant adverse traffic impacts in the weekday AM, midday, and PM peak hours.
- Proposed mitigations include signal timing changes at the intersection of Pearl and Beekman Streets, which would fully mitigate the identified impact during the weekday midday peak hour.
- The remaining identified impacts would remain unmitigated with the Proposed Project.



# DEIS Pedestrian Analysis

- Of the 21 pedestrian elements studied, only one would experience an impact.
- Significant adverse impacts were identified for the southeast corner of Pearl Street and Frankfort Street, during the weekday midday and PM peak hours.
- Proposed mitigation would include a six-foot curb extension on the Frankfort (Dover) Street side of the corner which would fully mitigate the identified impacts at this corner.



# DEIS Construction Analysis

- Construction effects on transportation, air quality, noise, and vibration, as well as additional technical areas were evaluated.
- Construction would consist of the following stages: excavation and foundation, superstructure, exteriors, interiors and finishing, and site work.
- Duration of approximately 36 months, from 2022 to 2025.
- The Proposed Project's construction activities could result in significant adverse noise/open space, and traffic impacts.

<b>Construction Task</b>	<b>Start Month</b>	<b>Finish Month</b>	<b>Approximate Duration (months)<sup>1</sup></b>
Excavation and Foundation	Month 1	Month 13	13
Superstructure	Month 13	Month 23	11
Exteriors	Month 19	Month 30	12
Interiors and Finishing	Month 20	Month 37	18
Sitework	Month 33	Month 36	4

**Note:** <sup>1</sup> Construction would proceed in several stages, some of which would overlap.

**Source:** Lend Lease Construction, March 2021

# DEIS Construction Noise

## Noise Reduction Measures:

- The project would comply with the NYC Noise Code and implement the below noise reduction measures, including several that are above and beyond the code:
  - Use of equipment meeting mandated sound level standards that is properly maintained
  - Replacement of diesel- or gas-powered equipment with electrical-powered equipment as early as possible to the extent feasible and practicable
  - Locating any noisy equipment such as cranes, pumps, and trucks would be located away from and shielded from sensitive receptors where logistics allow
  - Project-specific equipment commitments (hoist and chipping guns at max 75 dBA)
  - Configuration of construction sites to minimize backup alarms and idling restrictions
  - Noise barriers around the construction sites
  - Staging concrete operations along Pearl Street inside site-perimeter noise barriers, as far away from the Peck Slip and Blue School as possible
  - Use of portable noise barriers, panels, enclosures, acoustical tents, etc. for certain dominant noise equipment to the extent feasible and practicable
- Additional construction noise mitigation measures are being explored.

# DEIS Construction Air Quality

- The DEIS assessed the effects of construction emissions on receptors surrounding the proposed construction work areas, including schools, open space, and residential receptors.
- There would be no impact from construction emissions with the implementation of certain measures.

## **Emissions Reduction Measures**

An emissions reduction program would be implemented requiring:

- A dust control plan including use of coverings, water sprays, and other dust control measures
- Restrictions on truck idling (maximum three minutes)
- Use of cleaner ULSD fuel (ultra low sulfur diesel)
- Use of electrically powered equipment to the extent practicable
- Use of best available tailpipe reduction technology such as diesel particulate filters to reduce particulate emissions
- Utilization of newer equipment with lower emissions (at least Tier 3 to the extent practicable)

# Construction Protection Plan

- A Construction Protection Plan (CPP) would be prepared and implemented in consultation with LPC to avoid inadvertent damage during construction to the historic buildings that are located within 90 feet of the construction sites.
- The CPP includes measures to protect resources from inadvertent damage from ground-borne vibration, falling debris, and accidental damage from heavy machinery during project construction. Measures typically include:
  - Protective coverings
  - Pre-construction survey
  - Vibration monitoring
  - Crack monitoring
  - Optical monitoring
  - Reporting

# Sustainability Measures

- The DEIS assessed the effects of the project on greenhouse gas emissions (GHG), including the estimation of future GHG emissions and examination of sustainable design elements. The project was determined consistent with City's emissions reduction goals.
- The project is committed to a LEED Silver Level Certification for the Development Site.
- The Applicant is studying strategies to reach higher levels of performance.
- Compared to a building only meeting the NYC Energy Conservation Code, the proposed building is anticipated to reduce energy consumption by approximately 18 percent, lowering GHG emissions by 15 percent.
- Specific sustainability measures could include:
  - Landscaped roofs or high-albedo roofs
  - Submeters for large energy users and apartments to track and optimize electricity usage
  - Regenerative braking on elevators to conserve electricity
  - Lighting controls to ensure efficient usage
  - Sustainable design guidelines for tenant buildouts
  - Meeting or exceeding City and LEED requirements for stormwater retention along with reuse for irrigation
  - MEPs have been designed to accommodate fully electric systems for commercial/office spaces, with the ability to convert for residential spaces
  - Provisions to encourage bicycle, scooter, and electric vehicle use



# Resiliency Measures

- The DEIS determined that the project would not affect the floodplain or result in the increased risk of flooding of adjacent areas--flooding is controlled by astronomic tides and meteorological forces and is unaffected by the occupancy of the floodplain.
- The project has been determined to be consistent with the City's Waterfront Revitalization Program (WRP), including its resiliency policies.
- The project would include design features or the ability to retrofit for features to address flood risks through the end of the century. Resiliency measures would include:
  - Consistency with Appendix G of the Zoning Code and the New York City Climate Resiliency Design Guidelines
  - Critical infrastructure elevated above the floodplain, or, in the case of the cellar, dry floodproofed
  - Flood-resistant glazing and flood walls at the ground floor
  - Designed to allow future retrofitting with adaptive measures such as flood barriers

# MANHATTAN COMMUNITY BOARD 1

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## D. Battery Park City – J. Cuccia

- 1) Project to Replace Active - Use Parkland with Essential Worker Memorial - Resolution
- 2) Shortfalls Battery Park City Authority Bylaws that Allow the Governor to Override BPCA Board of Directors - Report

# MANHATTAN COMMUNITY BOARD 1

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## **E. Youth & Education – T. Joyce**

- 1) Trinity Place Gymnatorium - Report
- 2) NYPL Reopening of New Amsterdam Branch and Full Service - Report
- 3) High School Admissions Results - Report

# MANHATTAN COMMUNITY BOARD 1

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## **F. Quality of Life & Delivery Services – P. Moore**

- 1) 9/11 Health and Compensation Forum - Report
- 2) COVID-19 Update - Report
- 3) Improving Public Safety in CB 1 - Report
- 4) Alleged Unpermitted Outdoor Event at 53 Beach Street WeWork - Report

# MANHATTAN COMMUNITY BOARD 1

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## **G. Waterfront, Parks & Cultural – P. Goldstein**

- 1) Cultural Museum of African Art (CMAA) - Resolution
- 2) Duane Park Restoration Project - Resolution
- 3) Brooklyn Bridge Esplanade project and New Market Building demolition - Report

# Duane Park Restoration Project: Celebrating 225 years

July 20, 2021  
Community Board 1





Duane Park in 2020





LEGEND



EXISTING TREE



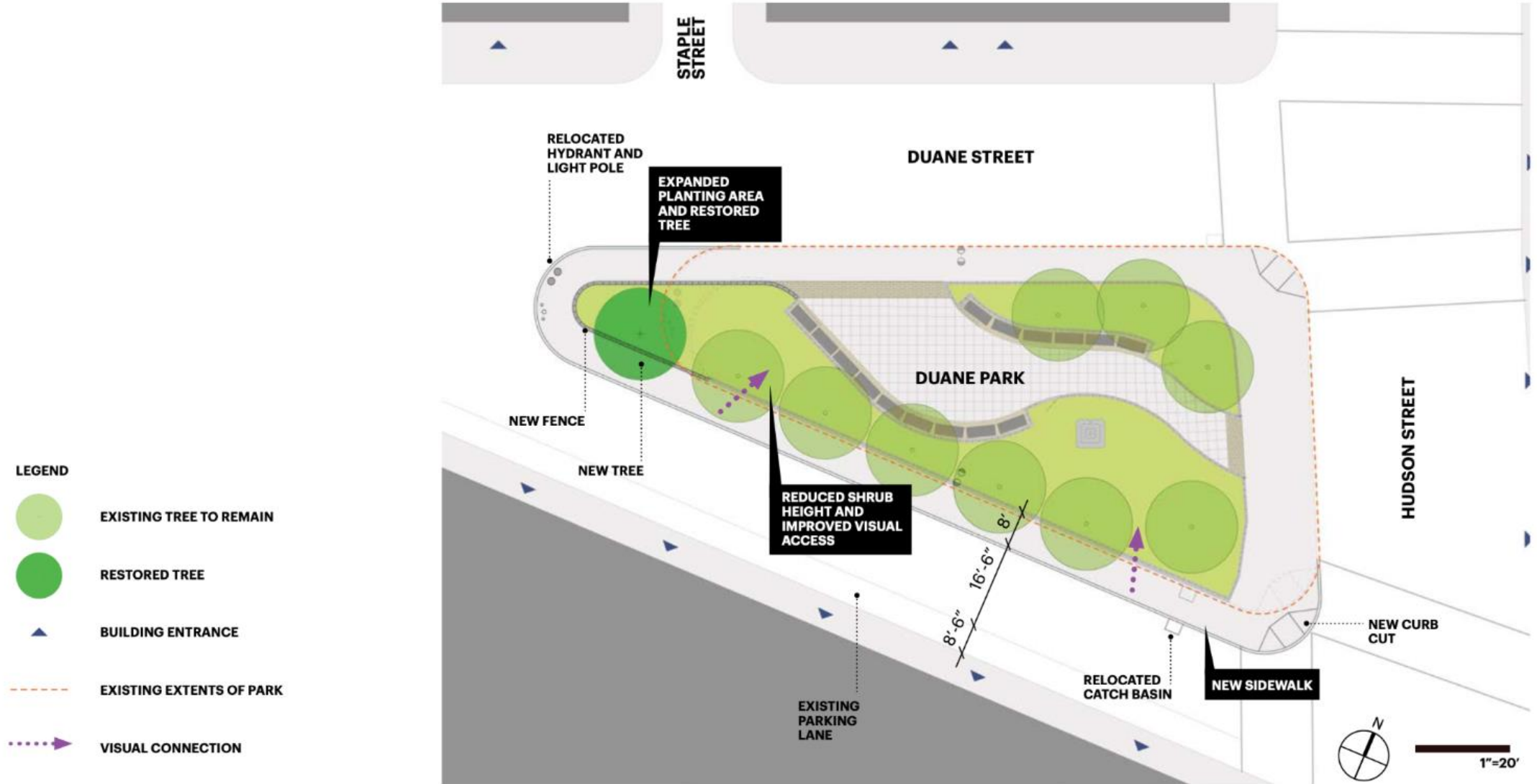
PROPOSED NEW EXTENTS OF PARK



Our mission is to restore, preserve, and beautify Duane Park, and to build a community that cares for our park and other public spaces in Tribeca.

### Guiding Principles for Park Restoration Project

1. Restore historic footprint
2. Retain quiet and restful character
3. Improve pedestrian mobility
4. Improve visual connectivity on all sides
5. Restored tree reduces carbon, improves air quality
6. Restored planting area means better stormwater capture; good for resiliency
7. Reduced asphalt area reduces heat island effect



# Brooklyn Bridge Esplanade

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

CB 1 Update  
July 20, 2021

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



City

1 MI



Neighborhood

1000 FT



Site

250 FT

**BROOKLYN BRIDGE ESPLANADE - Site Location**  
 July 20, 2021

## DESIGN GOALS and PROGRESS

- Connect inland to the neighborhoods
- Employ resilient and floodable materials
- Provide a continuous esplanade and bikeway
- Minimize pedestrian and bicycle conflicts
- Utilize the site furnishings palette from adjacent built sections of the esplanade
  
- Design completed by Fall 2019
  - Pause in project March 2020-fall 2020
- Currently in procurement
- Construction to be completed by Winter 2023



July 20, 2021

BROOKLYN BRIDGE ESPLANADE - Design Goals

## EAST RIVER ESPLANADE PROJECTS

### Other completed projects:

- Esplanade between Broad Street and Burling Slip
- Esplanade between Pike Slip and Pier 35
- Esplanade between Catherine and Pike Slips

### Ongoing development projects:

- Pier 42 in East River Park
- Brooklyn Bridge Montgomery Street "BMCR"- Coastal Flood Protection

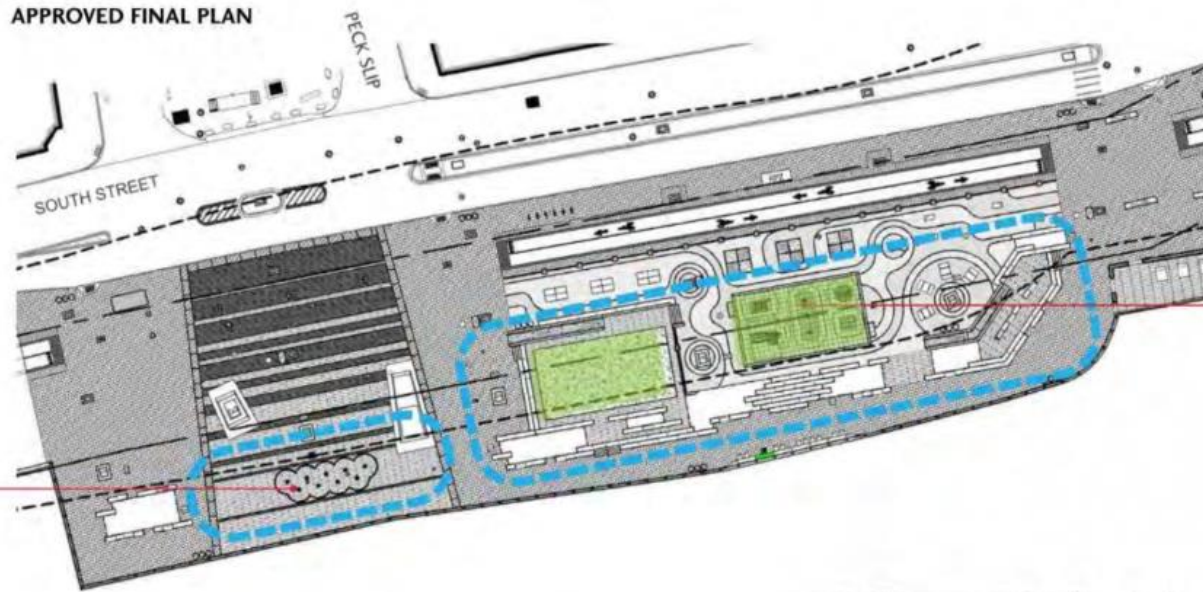


LEGEND



UPDATED AREA

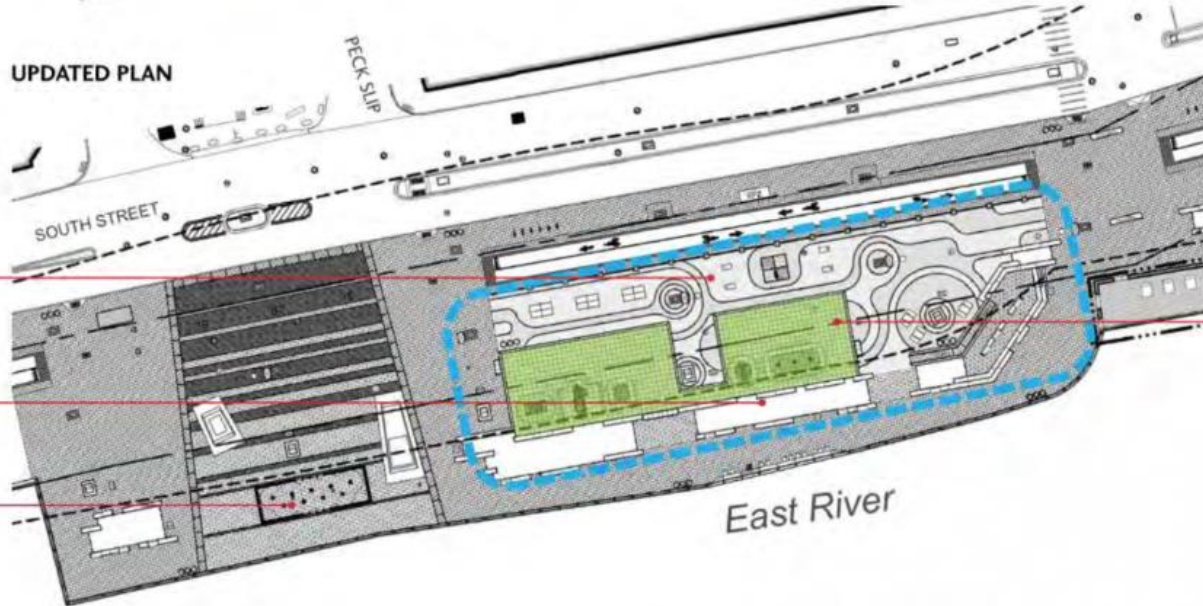
APPROVED FINAL PLAN



Revision 1:  
PECK SLIP PLAZA  
SPRAY SHOWER AREA  
NO LONGER IN BASE BID

Revision 2:  
RAISED ARTIFICIAL TURF,  
SAFETY SURFACE & STEPPED  
SEATING REMOVED

UPDATED PLAN



Revision 1:  
CORN HOLE  
RELOCATED

Revision 1:  
STEPPED ASSEMBLY  
CONVERTED TO ALL  
PLANTER & SEATING

Revision 1:  
PECK SLIP PLAZA  
SPRAY SHOWER AREA  
IS AN ADD-ALTERNATE

Revision 2:  
RAISED ARTIFICIAL TURF, SAFETY  
SURFACE & STEPPED SEATING  
NOW DESIGNED TO BE FLEXIBLE  
USE/ FITNESS AREA ON GRADE  
WITH SAFETY SURFACE TILES.



BROOKLYN BRIDGE ESPLANADE - Site & Program Changes

July 20, 2021



STARR WHITEHOUSE  
Landscape Architects  
and Planners PLLC.







**BROOKLYN BRIDGE ESPLANADE - Peck Slip Plaza**

July 20, 2021

# MANHATTAN COMMUNITY BOARD 1

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## **New Business**

- 1) 124 Chambers Street, update on proposed and amended hours of operation for Poseidon Hospitality LLC d/b/ Poseidon Restaurant - Resolution

# MANHATTAN COMMUNITY BOARD 1

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**Adjournment**

# MANHATTAN COMMUNITY BOARD 1

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**Old Business**

# MANHATTAN COMMUNITY BOARD 1

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**CB 1 records all meetings and posts them to YouTube for unlimited public access.**

**<https://www.youtube.com/c/ManhattanCommunityBoard1/featured>**

**All documents relating to the above agenda items are on file at the Community Board 1 office and are available for viewing by the public upon written request to [man01@cb.nyc.gov](mailto:man01@cb.nyc.gov)**

**At all meetings, additional items may be raised as "New Business"**