

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!

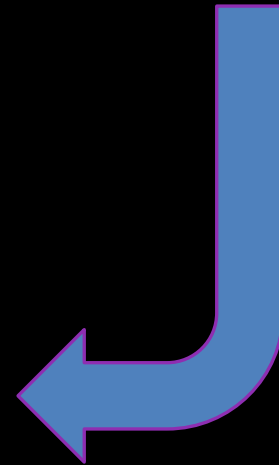
CB1 September 2021 - Sign in / Public Comment

At the beginning of 2021, we made plans to improve our virtual meetings making Full Board more efficient. These went into effect in January 2021 and new parameters for public sessions are posted on our website.

PUBLIC SESSION:

- Public sign in to speak will open at noon and close at 6pm on the day of the meeting.
- Public sessions will not exceed 1 hour.
- Members of the public will be allotted 2 minutes;
- In the case of more than 30 members of the public signing up, allotted time will be reduced to 1 minute per speaker.
- Speaker will be muted after the allotted time.
- There is no guarantee that everyone who signs up will be able to speak
- Speakers on the same subject may be limited at the discretion of the Board Chair (per by-laws)

VISIT [HTTPS://LIVE.MCB1.NYC](https://live.mcb1.nyc)
OR SCAN THIS QR CODE





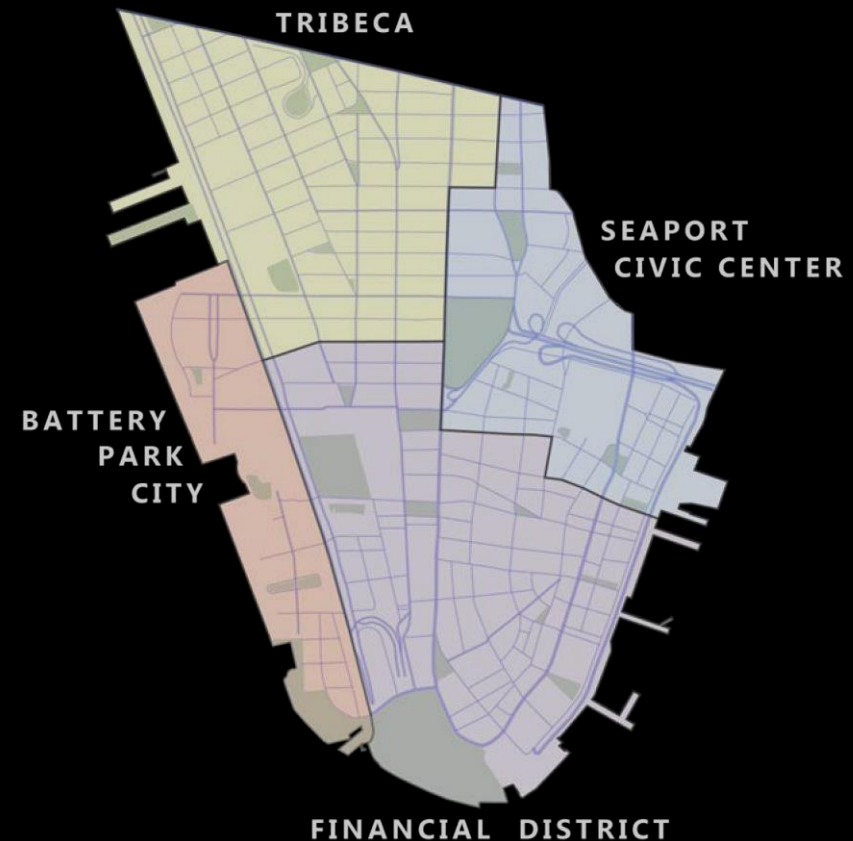
The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Thursday, September, 2021
6:00PM

<https://live.mcb1.nyc>

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

Email: 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 as the principal means of communication with staff.

MANHATTAN COMMUNITY BOARD 1

Public Session

- A) Comments by members of the public (6:00 PM – 6:50 PM)
(1-2 minutes per speaker)
- B) New York State Independent Redistricting Commission - Presentation
by Ahsia Badi, MPH, Director of Public Engagement, New York State
Independent Redistricting Commission
(6:50 PM – 7:00 PM)



MANHATTAN COMMUNITY BOARD 1

Business Session

- A) Adoption of July 2021 minutes
- B) Updates from Elected Officials
- C) District Manager's Report – L. Reynolds
- D) Chairperson's Report – T. Meltzer

MANHATTAN
COMMUNITY BOARD 1

DISTRICT MANAGER'S REPORT

September 2021



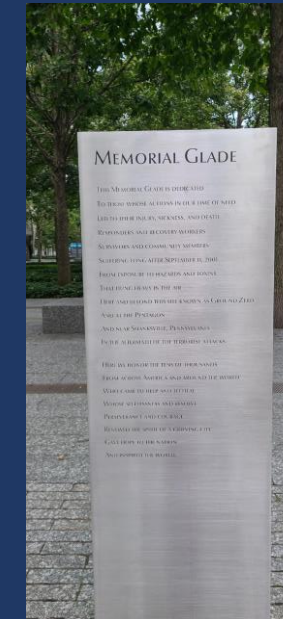
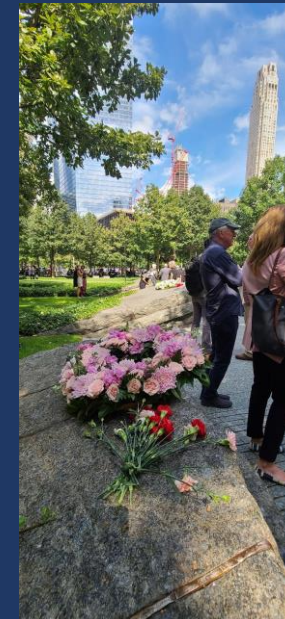
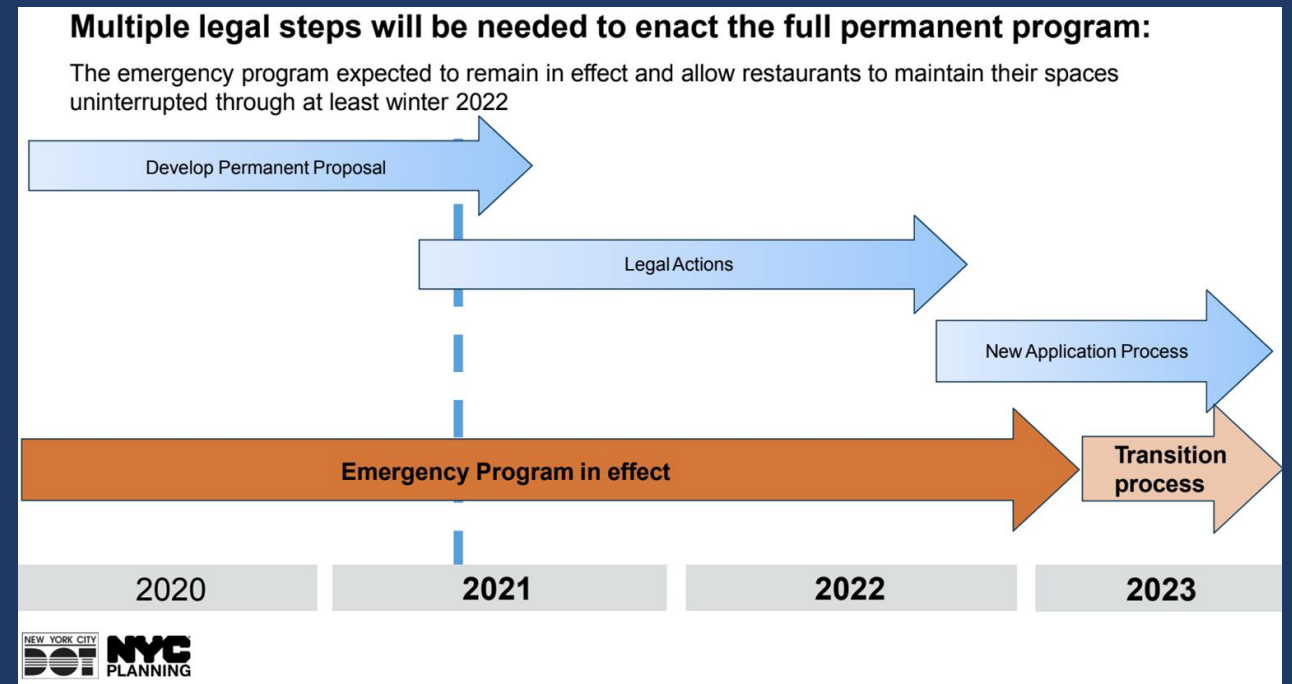
Manhattan Community Board 1 Chairperson's Report

September 2021 Updates

September UPDATES.... THANK YOU & WELCOME ABOARD

SINCE LAST MONTH

- CPC Testimony on 250 Water Street/ HHC
- The Battery Conservancy Annual Meeting 9.9
- HRP Advisory Council 9.9
- WTC Reception – Celebrating the Completion of the Campus 9.9
- 9/11 – First Survivor and Community Recognition Event
- 9/12 - Tunnel to Towers Memorial Event – First Year community names are included in their reading of names.
- 9/14 – ADNY (Downtown Alliance) Board Meeting – LMCR Presentation/Pandemic Updates
- 9.22 5WTC CAC Meeting
- BOROUGH BOARD –9.23
 - Open Restaurant Hearing and Vote
- 9.24 Meeting with CM Chin’s office & CBs on OR
- 240 Greenwich Street FOIL REQUEST- NEVER FULFILLED AND CB COMMENTS NOT INCLUDED IN HEARING – **PUBLIC SPACE LOST**



LOOK AHEAD:

- THROUGH 12/31/21 - ALL MEETINGS WILL BE HELD VIRTUALLY.
- OUR OFFICE IS OPEN WITH IN-PERSON STAFF, CALL/MAKE AN APPOINTMENT TO GO TO THE OFFICE.
- WELCOME JESS COLEMAN AS A NEW BOARD MEMBERS...
- ****OPEN RESTAURANT TEXT AMENDMENT MOVES TO CPC and CITY COUNCIL FOR VOTE + ADMINISTRATIVE RULES CHANGE***
- 5 WTC – CAC MEETINGS CONTINUE/ BBJ CAC CONTINUES
- **HOT TOPICS FOR FALL:**
- REDISTRICTING BASED ON CENSUS – TESTIMONY OPEN
- CITY COUNCIL HEARING/VOTE: 250 WATER STREET continues(LZE)
- MBPO COMMENT PERIOD: SEAPORT MARKETPLACE LEASE (LZE)
- BPCA -WAGNER PARK, PIER A, THE BATTERY – EIS SCOPING OCT; PDC SUBMISSION & HEARINGS
- BPCA – NORTHERN & WESTERN RESILIENCY TBA AND LMCR NEXT STEPS
- **IN THE WORKS & WAITING TO HEAR:**
- DOT NOTES - BROOKLYN BRIDGE BANKS MEETING
- 5WTC ANSWERS TO QUESTIONS – MORE TO COME
- BBJ ANSWERS TO QUESTIONS - still waiting...





SOUTH BATTERY PARK CITY RESILIENCY PROJECT PUBLIC SCOPING MEETING

October 13, 2021
6 PM to 7:30 PM

Register for the meeting at
sbpcrp-publicscopingmeeting.eventbrite.com

•MEETING

- The Battery Park City Authority will be preparing an environmental impact statement (EIS) to analyze the potential environmental impacts of its South Battery Park City Resiliency Project, ...

- an integrated coastal flood risk management system from the Museum of Jewish Heritage, through Wagner Park, across Pier A Plaza, and along the northern border of the Historic Battery.**

- As part of this process, the Authority has prepared a Draft Scoping Document, which is available for public review and comment through **October 29, 2021**.

- [View the Draft Scoping Document here](#)

•**PLEASE REVIEW AND COMMENT!**

- Join virtual public scoping meeting on **October 13, 2021** at 6PM. During the meeting, BPCA will give a brief overview of the project and then hear public comments about the draft scoping document.

- CB1 WILL SHARE THE INFORMATION; INFORMATION IS ON THE BPCA WEBSITE AS WELL



Happy Early Halloween!

MANHATTAN COMMUNITY BOARD 1

Committee Reports

MANHATTAN COMMUNITY BOARD 1

Nominating Committee - T. Meltzer

1. Report on Mimi Flynn as the only candidate for Assistant Secretary then the Board Secretary will cast one vote in favor of the candidate

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. 1 Fulton Street, application for alteration and method of operation change of liquor license for HHC Fulton Retail LLC d/b/a 10 Corso Cosmo - Resolution
2. 88 West Broadway, application for liquor license for HBM Tribeca LLC d/b/a Homemade by Miriam - Resolution
3. 114 Franklin Street, application for liquor license for Casa Carmen LLC d/b/a TBD - Resolution
4. 135 Reade Street, application for liquor license for Tribeca Hospitality Group LLC d/b/a 135 - Resolution

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

5. 5 Beekman Street, application for liquor license for Dinex Beekman Street, LLC d/b/a TBD - Resolution
6. 100 Church Street, basement, application for liquor license for a Private Members Club for 100 Church Street Club, Inc. d/b/a TBD - Resolution
7. 133 Greenwich Street, application for liquor license for 133 Greenwich LLC d/b/a TBD - Resolution
8. 184 Duane Street, request for waiver of SLA two (2) restroom rules for LM Cafe, LLC d/b/a Laughing Man Cafe - Resolutions

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

9. 399 Greenwich Street, application for renewal of liquor license for GST 399 Inc d/b/a Greenwich Street Tavern - Resolution

10. Capital and Expense Budget Items for FY 2023 - Report

<https://budget.mcb1.nyc>

11. WTC Site 5 Project - Report

12. Virtual vs. Hybrid meetings in October - Report

MANHATTAN COMMUNITY BOARD 1

Large Venue Working Group – M. James

1. Update on development of guidelines for Large Scale Venue Applicants - Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee - M. Ameruso

1. 279 Church Street, application for alteration of liquor license to relocate main bar for TM Restaurant Group LLC d/b/a twiggy to go - Report
2. 77 Warren Street, application for liquor license for Tribeca FB Project LLC d/b/a TBD - Report
3. 456 Greenwich Street, establishing working group for CBCS Washington Street LP, 456 F&B LLC and Hotel Barriere Management USA Company LLC d/b/a TBD - Report

MANHATTAN COMMUNITY BOARD 1

Waterfront Parks & Cultural Committee - P. Goldstein

1. City Hall Park conditions, repairs, and closures - Resolution
2. Brooklyn Bridge Manhattan - Report
3. Canal Park accessibility and homeless - Report
4. Peck Slip Park horticultural maintenance - Report

MANHATTAN COMMUNITY BOARD 1

Transportation & Permits Committee – B. Kay

1. Proposal to Install Protected Bike Lanes - Report
2. Additional Electric Transportation Modes from Revel - Report

Transportation Committee Agenda - Sept 2021

- Proposal to Install Protected Bike Lanes on Centre and Lafayette Streets between Worth and Canal Streets plus an update on the Brooklyn Bridge 2-Way Bike Lane - DOT Presentation
- Revel expansion beyond moped share - Postponed
- FY 2023 Capital and Expense Budget requests from MCB1 - discussion
- Committee questions to determine and improve equity and inclusion - discussion



Centre St. and Lafayette St., Worth St. to Canal St. Bike Lane Upgrades

Presentation to Community Board 1:

Transportation and Street Activity Permit Committee

Connection to the Brooklyn Bridge Dedicated Bike Lane at Chambers Street



Left turning vehicles exiting the bridge are restricted to a dedicated turn phase

Bicycles are protected from left turning vehicles by signal timing

All-pedestrian “Barnes dance” is maintained

Centre St:

- Install a protected bicycle lane on Centre St from end the Brooklyn Bridge connection at Worth St to Canal St
- Add pedestrian refuge islands at intersections to reduce pedestrian crossing distances
- Reduce Centre St to one travel lane between Canal St and Worth St

Lafayette St:

- Install a protected bicycle lane on Lafayette St from Kenmare St to Brooklyn Bridge connection at Worth St
- Add pedestrian refuge islands at intersections to reduce pedestrian crossing times



Project Summary:

- Create a protected northbound bicycle connection from the Brooklyn Bridge north to Canal St
- Upgrade Lafayette St to a protected lane to connect to the Brooklyn Bridge
- Shorten crossing distances for pedestrians and install pedestrian islands
- Expand pedestrian space in Foley Square adjacent to subway access
- Maintain capacity for motorists while expanding the protected bicycle lane network to the East River Bridges



To Learn More

PDF of DOT presentation: <https://www1.nyc.gov/html/dot/downloads/pdf/centre-st-lafayette-st-protected-bike-lane-sept2021.pdf>

MCB1 You Tube meeting video:

https://www.youtube.com/watch?v=N_KdvIBOPTY

Committee Questions Regarding Equity + Inclusion

How might different groups* be affected?

How could barriers to inclusion be minimized? (e.g., add fair fares or discounts, rebalance space allocations, better accommodate wheeled devices, places to rest, etc.)

Would the project/request serve the greater good by maximizing the number of individuals and stakeholders (residents, workers, business owners, visitors, etc.) that would benefit?

How might this affect nearby streets, neighborhoods or districts?

How would this affect safety, health and/or resiliency (e.g., air quality, noise levels, temperature, light pollution, flooding, etc.)? Are there any modifications that would minimize any impact or could improve health, safety, mobility and/or property protection in MCD1?

*Goal is mobility and access for all. Vulnerable individuals/groups that need special to be considered include: visually impaired, hearing impaired, mobility impaired, cognitively impaired, low \moderate income, sexual identity, race, cultural identity, individual size, time of day issues (e.g., night shift travel and daytime sleep), immigration status, group size especially if multi-generational, age (children, elderly), health issues, homeless, etc.

MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development Committee – P. Kennell

1. Open Restaurants Citywide Zoning Text Amendment - Resolution
2. Disposition of Seaport Properties ULURP - Resolution

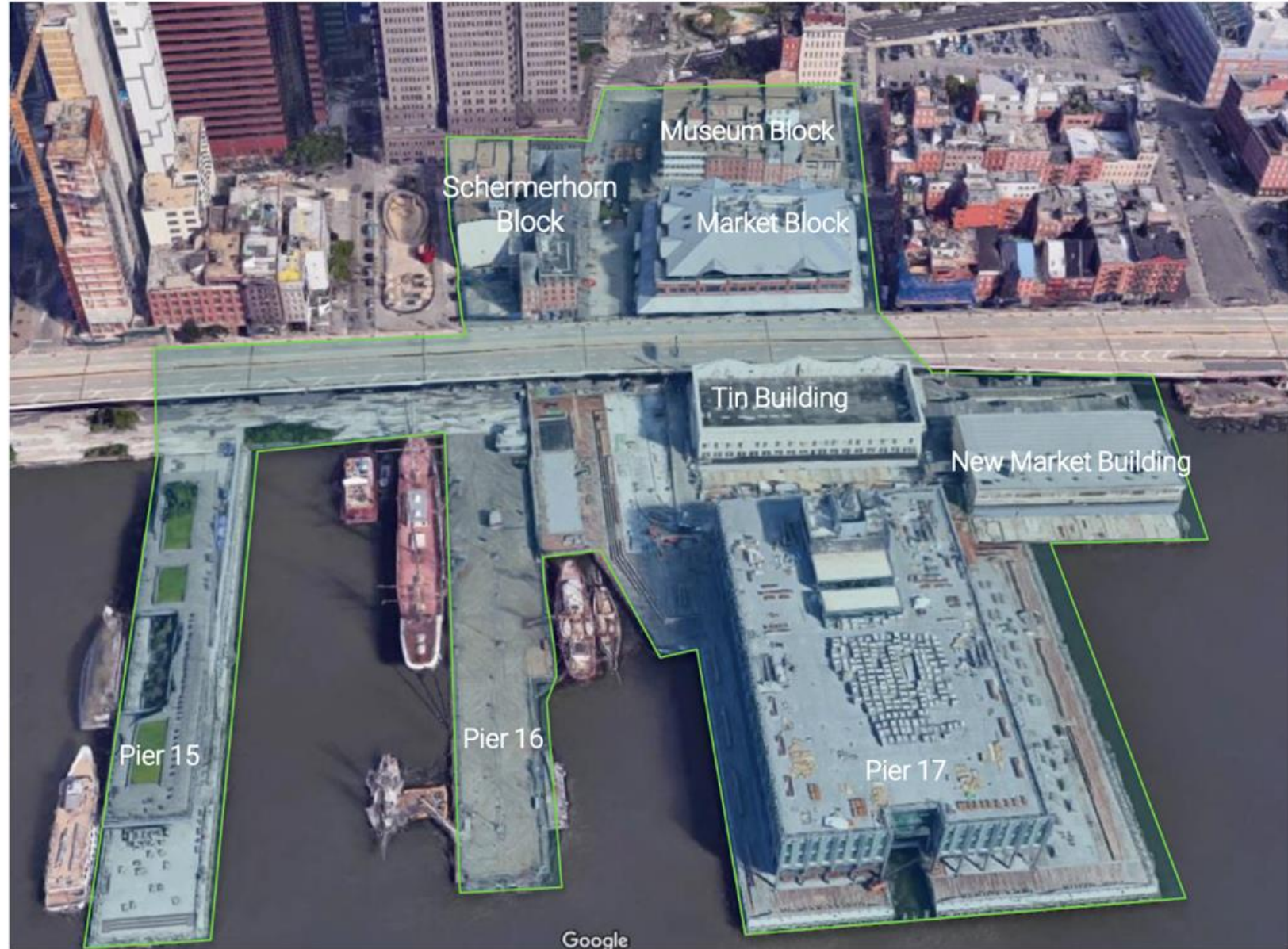
South Street Seaport Historic District Disposition of Seaport Properties

Manhattan Community Board 1 – Land Use Committee

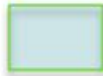
September 13, 2021



South Street Seaport



City-Owned Property



NYC / EDC

South Street Seaport- Marketplace Lease Premises



Seaport Marketplace Lease History

1973: Museum signs NNN leases with City (DSBS is current managing agency); Urban Renewal Plan set development/leasing guidelines for Museum

1981: Marketplace Lease executed with Rouse Company to run Museum's failing real estate portfolio

2004: General Growth Properties ("GGP") purchase Rouse Company's malls and retail leases

2004-2011: GGP declares bankruptcy following Great Recession; LOI between EDC and Howard Hughes signed

2012: Superstorm Sandy

2013: Amended and restated Marketplace Lease signed

2017: Marketplace lease amended twice to incorporate Tin Building, allow office and broadcasting studio on Pier 17

2020: Third lease amendment adds 133 Beekman to premises, provides office leasing optionality Fulton Market

South Street Seaport Marketplace Lease Summary

- Tenant: South Street Seaport Limited Partnership – HHC
- Approximately 450,000 sf in total
- Expires 12/30/2072; including two renewal terms of 21 and 20 years, respectively
- Current rent approximately \$1.66MM (3% annual increases) + \$230K esplanade payment (CPI increases); FMV reset in 2048
- Responsible for maintenance and security of “Joint Maintenance Area”, including Former Streets
- Rebuilt from the piles up, Pier 17 opened spring 2018
 - 24/7/365 Public access areas on waterfront (WPAA) and rooftop (RAA)
- Relocated and rebuilt, Tin Building to open with 50,000SF food hall and market including 10,000 SF offering locally and regionally sourced groceries
- Marketplace Lease has options to certain upland Seaport City-owned assets if unleased for 6 months
- Upon completion of the Tin Building, HHC will have invested more than \$800M into City-owned assets in the South Street Seaport Historic District since 2013

Land Use Action

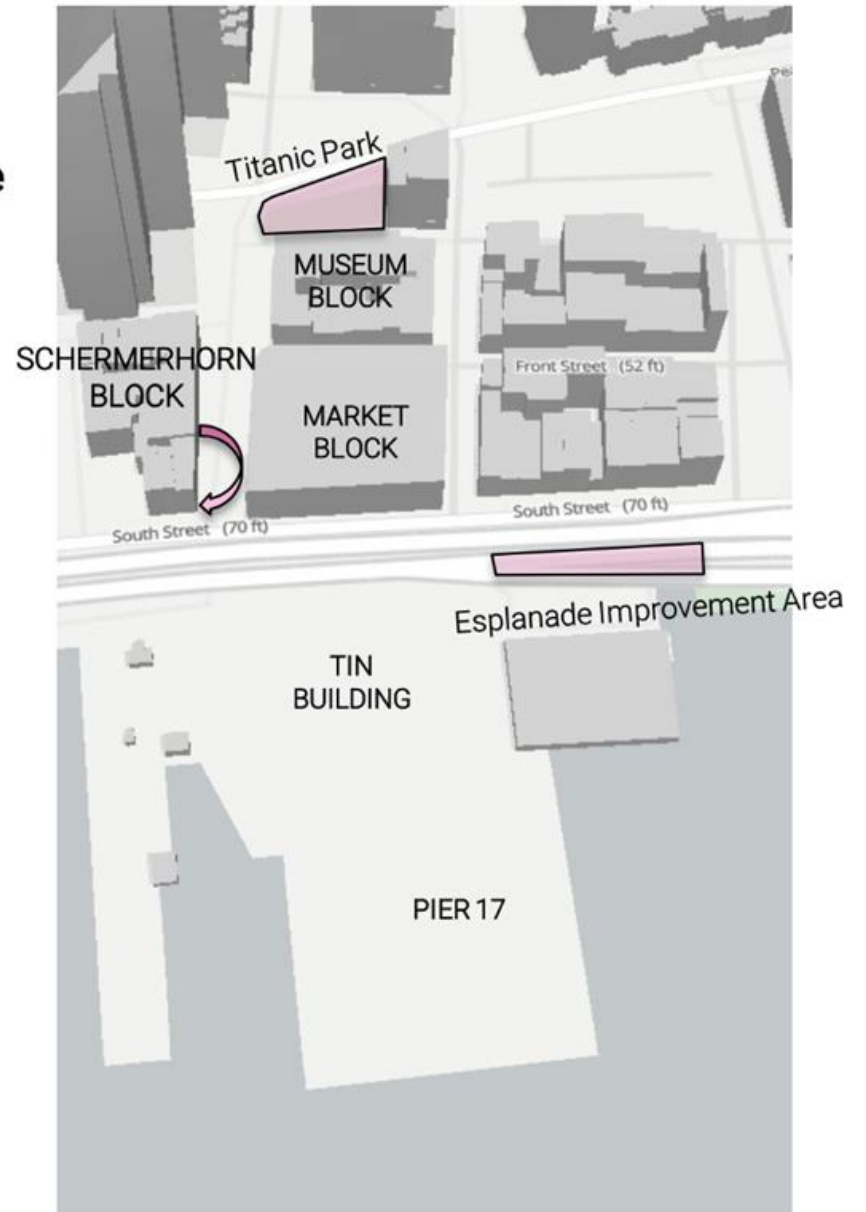
Seeking authority to negotiate terms of new 99-year Marketplace Lease

Proposed Lease

- New 99-year term expiring in 2120
- Additional rent reset in 2097; 3% annual increases in between
- Swap retail space on Schermerhorn Block; Seaport Museum to occupy prime corner location
- Remove John Street Lot ROFO
- All HHC maintenance and security obligations continue
- No change in permitted use or jurisdiction of Former Streets

Proposed Public Benefits

- HHC to construct or fund esplanade improvements north of leasehold (\$8.8M)
- HHC to perform Titanic Park improvements (\$1M)
- HHC continues to offer Fulton Stall Market free space in 133 Beekman through April 2031



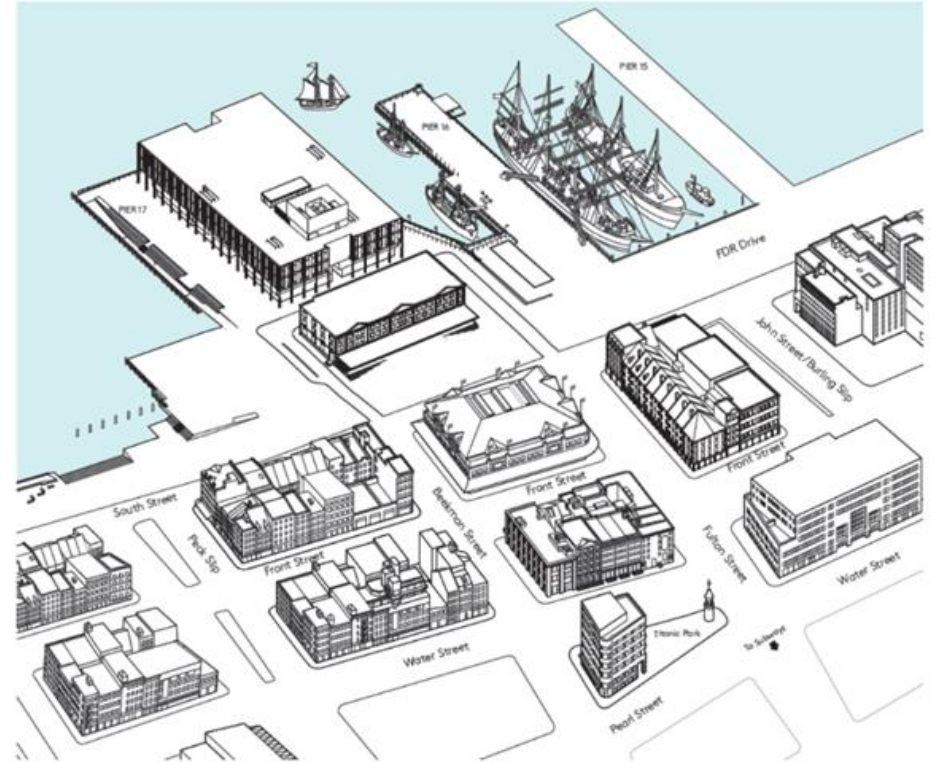
Next Steps

ULURP Process

- Community Board Review
- Borough President Review
- City Planning Commission Review
- City Council Review

Other Processes

- Disposition approval for properties owned by DSBS under charter section 1301(2)g



MANHATTAN COMMUNITY BOARD 1

Environmental & Protection Committee - W. Chapman

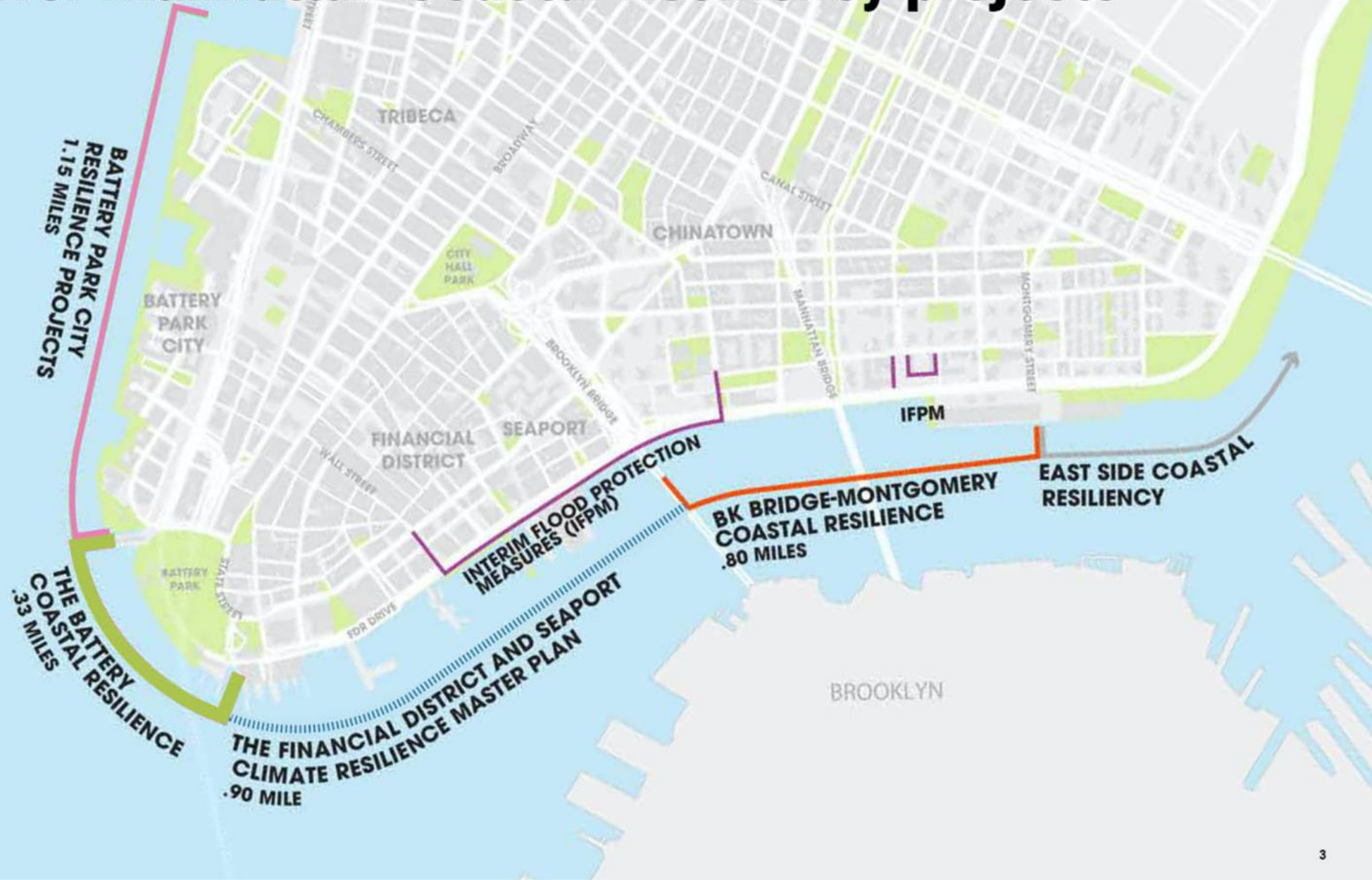
1. Lower Manhattan Coastal Resiliency, Battery Wharf - Resolution
2. 250 Water Street Brownfield Cleanup Program Remedial Action Work Plan (RAWP) - Report

LOWER MANHATTAN COASTAL RESILIENCY PROJECT – BATTERY

CB1 Environmental Committee Meeting
Sept 21, 2021



Lower Manhattan Coastal Resiliency projects



LMCR project coordination

DESIGN CRITERIA

EL.
+18.5

SOUTH BATTERY PARK CITY RESILIENCY PROJECT

100-YEAR STORM SURGE +
2050 SEA LEVEL RISE (30")

COORDINATION
POINT

FINANCIAL DISTRICT AND SEAPORT
CLIMATE RESILIENCY MASTER PLAN
CRITERIA AND DESIGN TBD

EAST END TIE-IN OPT 1

DESIGN
ELEVATION
AT +11 TO
PROTECT FROM
2100 SEA LEVEL
RISE (75")

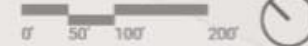
EL.+11

LOWER MANHATTAN COASTAL
RESILIENCY PROJECT - BATTERY
DESIGN ELEVATION AT +11 TO PROTECT
FROM 2100 SEA LEVEL RISE (75")

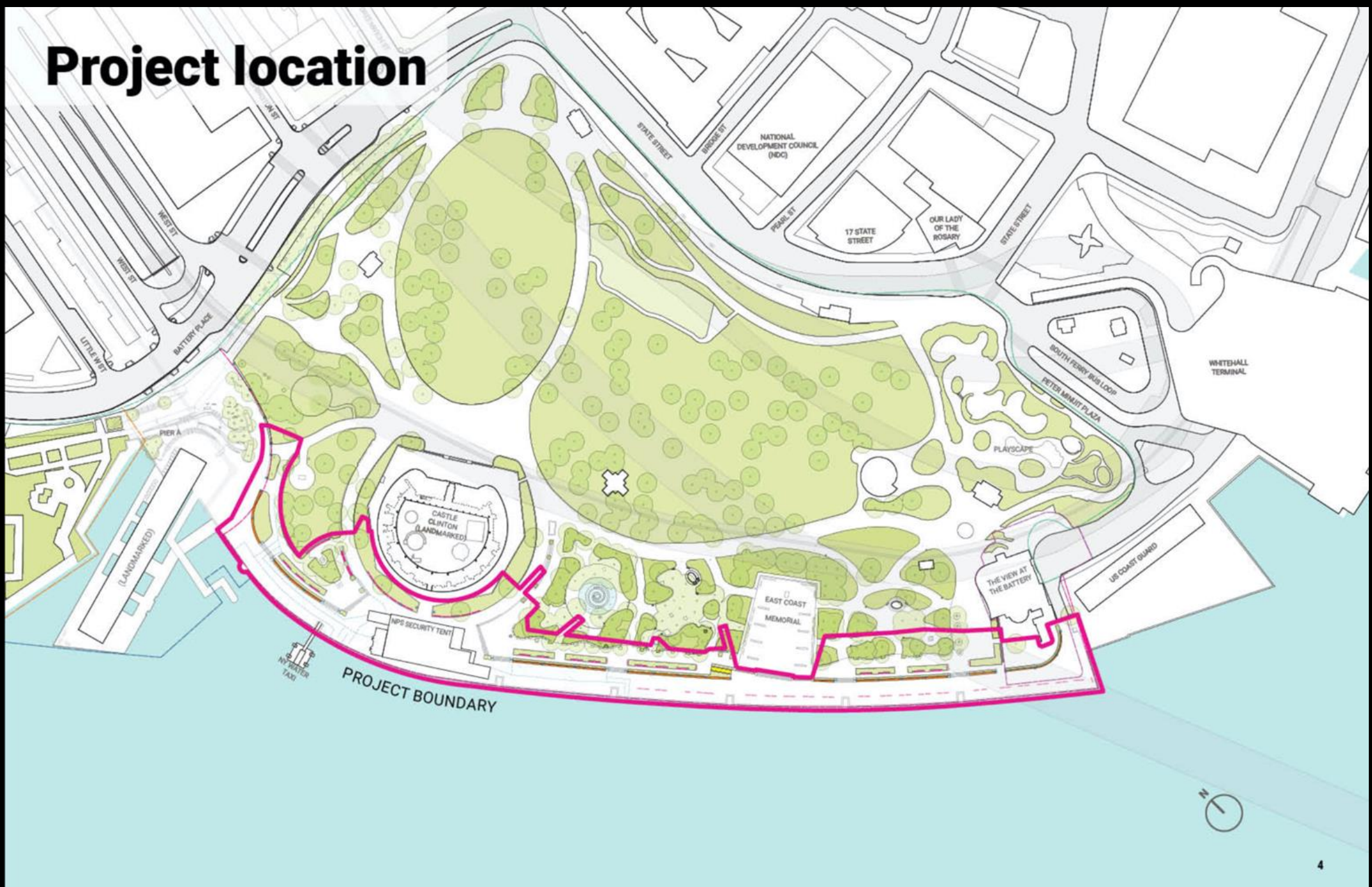
EAST END TIE-IN OPT 2

DESIGN
ELEVATION
AT +11 TO
PROTECT FROM
2100 SEA LEVEL
RISE (75")

EL.+11



Project location



Design goals



Prepare for Climate Change

1. Reconstruct and elevate the wharf approximately 5 feet to address its deteriorating condition while also taking into account future sea level rise.
2. Tie into adjacent resilience projects.
3. Improve drainage.



Support Site Uses

1. Accommodate Statue of Liberty, Ellis Island, and Water Taxi vessels during and after construction.
2. Prioritize universal design.
3. Maintain sufficient seating.



Preserve and Enhance Park Character

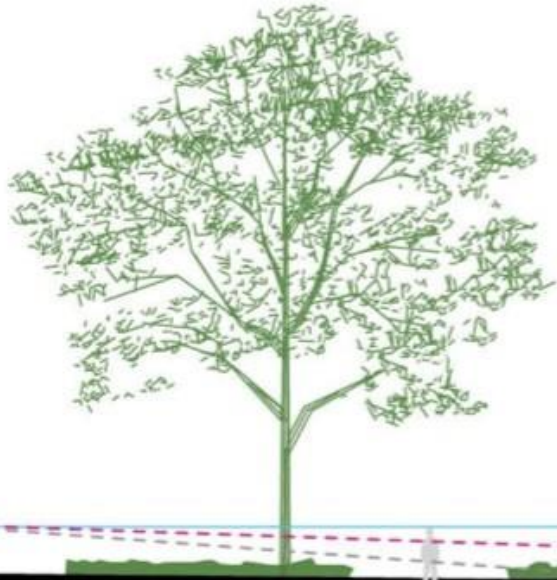
1. Maximize visibility of water/edge.
2. Minimize disturbance to physical structures, view corridors, and character of park.
3. Conserve existing artworks.
4. Minimize adverse impacts on historic structures and trees.
5. Reuse existing site materials.
6. Maximize sustainability of design/construction.
7. Provide new planting and public amenities.
8. Protect the park's historic resources.

Drainage Approach



View of the water horizon

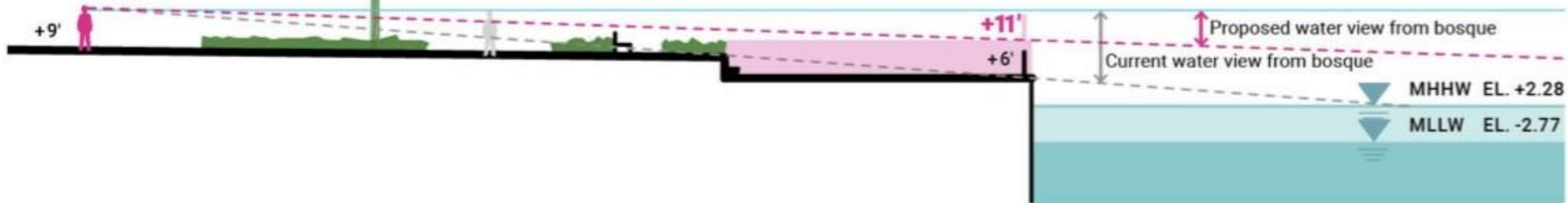
UNDERSTANDING
THE SITE



Current water view from bosque



Proposed reduced view of water,
with preserved water horizon



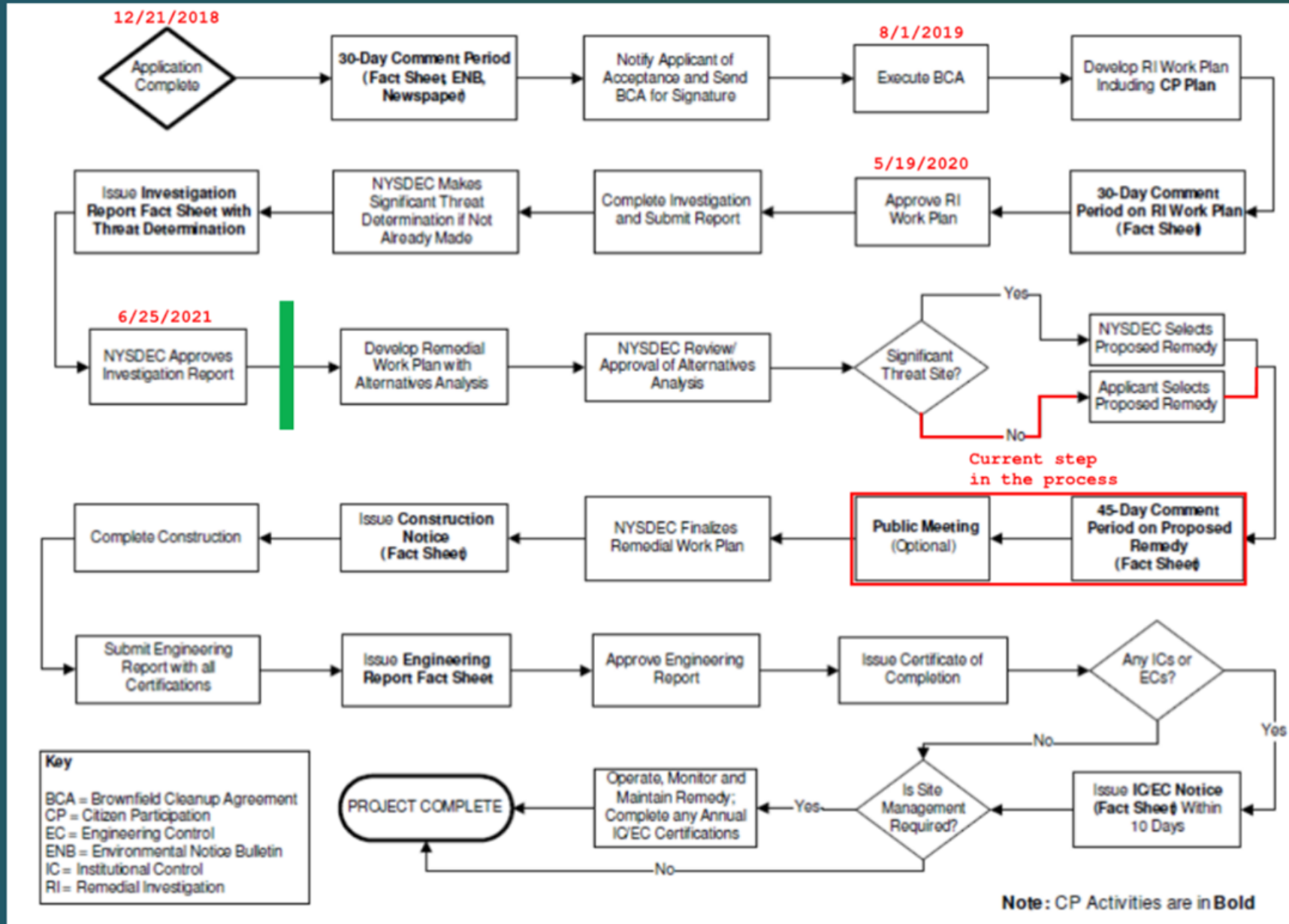
250 Water Street and the New York State Department of Environmental Conservation Brownfield Cleanup Program

Draft Remedial Action Work Plan

250 Water Street, New York, New York
Manhattan Community Board 1
NYSDEC BCP Site No. C231127

September 21, 2021

BCP Process



Remedial Action Overview

The proposed remedy includes:

- Remedial Design Investigation (RDI)
- Excavation of soil exceeding Restricted-Residential soil cleanup objectives (about 15 to 18 feet below grade)
- Remediation of groundwater
- Institutional Controls

Remedial Design Investigation

- Submit RDI work plan for NYSDEC/NYSDOH review and approval
- Soil borings and sampling to obtain disposal facility approvals
- Groundwater sampling to characterize the groundwater that will be dewatered, treated and discharged
- Air quality evaluation consisting of test pitting in mercury-impacted soil to evaluate the potential for mercury vapor in ambient air during remedial excavation.

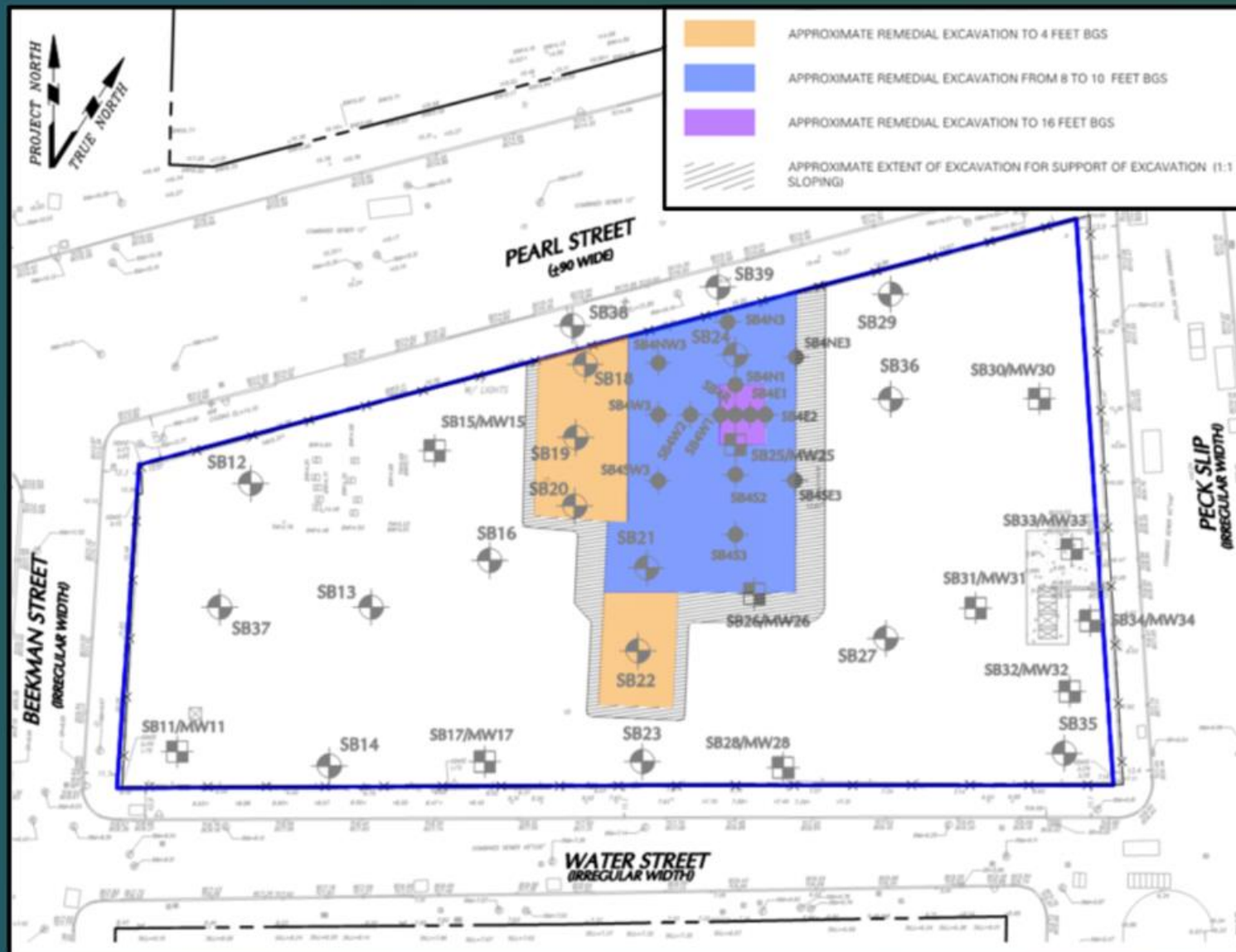


Remediation Mobilization

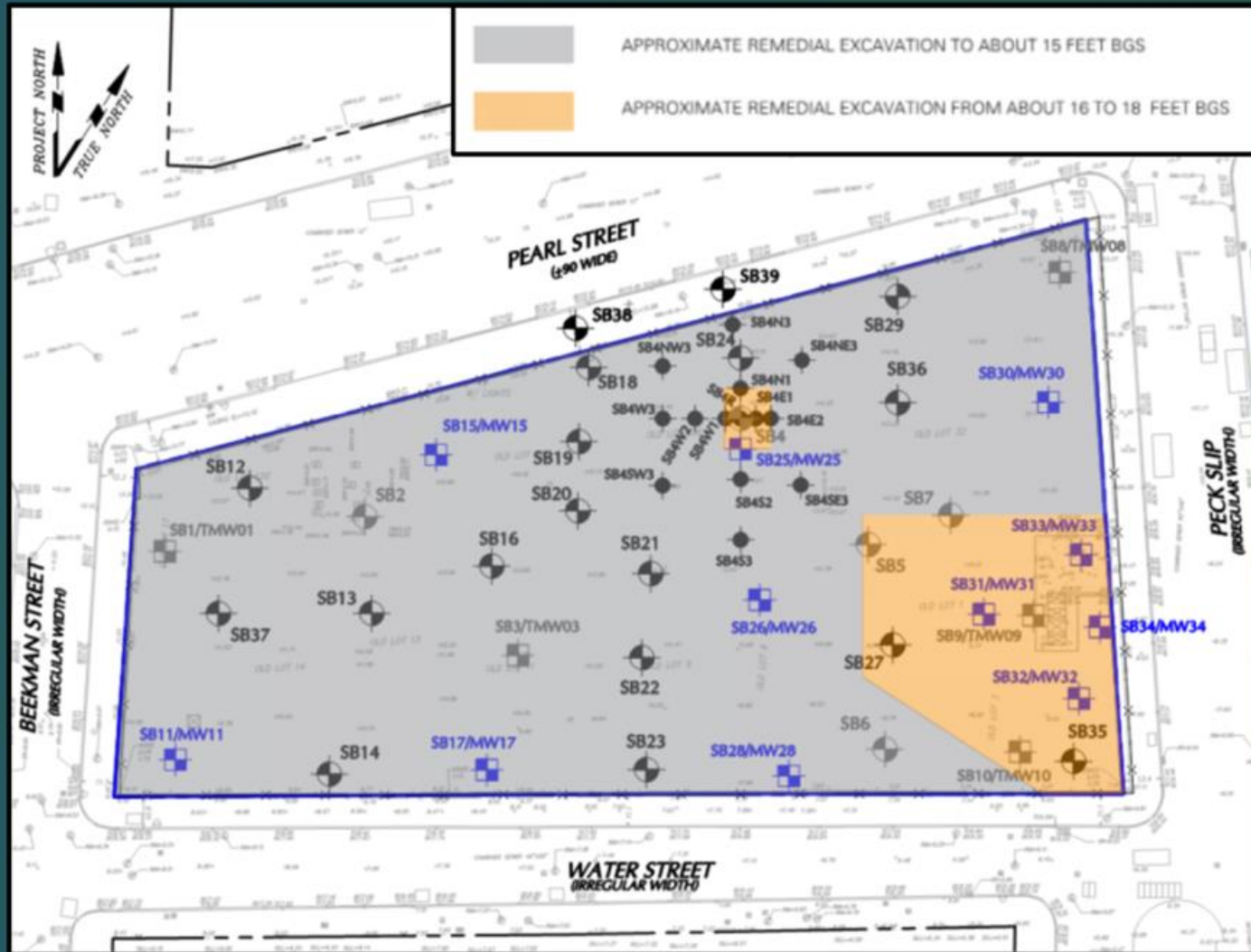
- Construction fencing
- Erosion and sediment controls
- Monitoring, odor, dust and vapor controls
- Stabilized truck entrance/exit
- Support of Excavation (SOE) installation



Phase 1 - Mercury-Impacted Soil Removal



Phase 2 - Site-Wide Excavation, UST Removal, and Groundwater Remediation



Remedial Action Ancillary Plans

The following plans are included in the RAWP :

- Construction Health and Safety Plan (CHASP)
- Community Air Monitoring Plan (CAMP)
- Quality Assurance Project Plan (QAPP)
- Soil/Fill Management Plan (SFMP)
- Erosion and Sediment Control Plan

Final Reports

- Site Management Plan
- Environmental Easement
- Final Engineering Report

County: Automatic Site No: Automatic Automatic Document Type: Automatic

**ENVIRONMENTAL EASEMENT GRANTED PURSUANT TO ARTICLE 71, TITLE 36
OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW**

THIS INDENTURE made this _____ day of _____, 20____, between
Owner(s) Enter property owner(s) name, having an office at Enter property owner's address,
County of Dutchess, State of New York (the "Grantor"), and The People of the State of New York
(the "Grantee"), acting through their Commissioner of the Department of Environmental
Conservation (the "Commissioner", or "NYSDEC" or "Department" as the context requires) with
its headquarters located at 625 Broadway, Albany, New York 12233,

WHEREAS, the Legislature of the State of New York has declared that it is in the public
interest to encourage the remediation of abandoned and likely contaminated properties ("sites")
that threaten the health and vitality of the communities they burden while at the same time
ensuring the protection of public health and the environment; and

WHEREAS, the Legislature of the State of New York has declared that it is in the public
interest to establish within the Department a statutory environmental remediation program that
includes the use of Environmental Easements as an enforceable means of ensuring the
performance of operation, maintenance, and/or monitoring requirements and the restriction of
future uses of the land, when an environmental remediation project leaves residual contamination
at levels that have been determined to be safe for a specific use, but not all uses, or which includes
engineered structures that must be maintained or protected against damage to perform properly
and be effective, or which requires groundwater use or soil management restrictions; and

WHEREAS, the Legislature of the State of New York has declared that Environmental
Easement shall mean an interest in real property, created under and subject to the provisions of
Article 71, Title 36 of the New York State Environmental Conservation Law ("ECL") which
contains a use restriction and/or a prohibition on the use of land in a manner inconsistent with
engineering controls which are intended to ensure the long term effectiveness of a site remedial
program or eliminate potential exposure pathways to hazardous waste or petroleum; and

WHEREAS, Grantor, is the owner of real property located at the address of Enter street
address of property in the Choose municipality type of Enter property municipality, County of
Enter property county and State of New York, known and designated on the tax map of the County
Clerk of Enter clerk county as tax map parcel numbers: Section Enter Tax ID Section #, Block
Enter Tax ID Block # Lot Enter Tax ID Lot #, being the same as that property conveyed to Grantor
by deed dated Enter Deed Date and recorded in the Enter county name or leave blank for NY City
deeds County Clerk's Office in Liber and Page Enter Instrument # or Liber and Page #s. The
property subject to this Environmental Easement (the "Controlled Property") comprises
approximately Enter Acreage +/- acres, and is hereinafter more fully described in the Land Title
Survey dated Enter original survey date and, if applicable, "and revised on" and revised survey
date prepared by Enter revised surveyor's name or original surveyor's name if not revised, which
will be attached to the Site Management Plan. The Controlled Property description is set forth in
and attached hereto as Schedule A; and

Schedule

- RAWP approval before end of year
- RDI upon RAWP and RDIWP approval
- Start of remedial action in 2022
- Estimated duration of remedial action about 10 months

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee – J. Cuccia

1. Questions for Inclusion & Equity - Report
2. Allied Ambassador Contract Expectations - Report
3. BPC Security Update – Report
4. Introducing Esplanade Volleyball - Report
5. BPCA - Report

MANHATTAN COMMUNITY BOARD 1

Youth & Education Committee – T. Joyce

1. COVID-19 Vaccine Mandate for NYC Students Ages 12 & Above - Resolution
2. High School Admissions Results Update - Report
3. Trinity Place Gymnatorium Updates - Report

MANHATTAN COMMUNITY BOARD 1

Quality of Life & Delivery Services Committee – P. Moore

1. Affordable Housing Basics - Report
2. Capital and Expense Budget Items for FY 2023 - Report

MANHATTAN COMMUNITY BOARD 1

Old Business

1. Street Activity Permit for the Stephen Siller Tunnel to Towers 5K Run & Walk - Presentation by Susan Starr - Resolution
2. 109 West Broadway, application for liquor license for 109 West Broadway TBD LLC d/b/a TBD - Resolution
3. 412 Greenwich Street, application for liquor license for Kuma Ears LLC d/b/a l'abeille - Resolution

MANHATTAN COMMUNITY BOARD 1

New Business

MANHATTAN COMMUNITY BOARD 1

Adjournment

MANHATTAN COMMUNITY BOARD 1

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

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