

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!

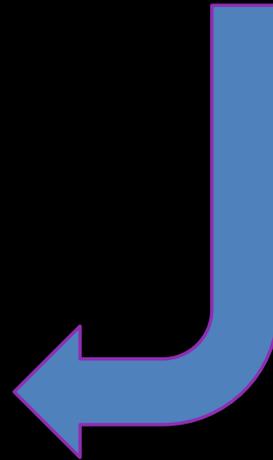
CB1 November 2021 - Sign in / Public Comment

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.

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





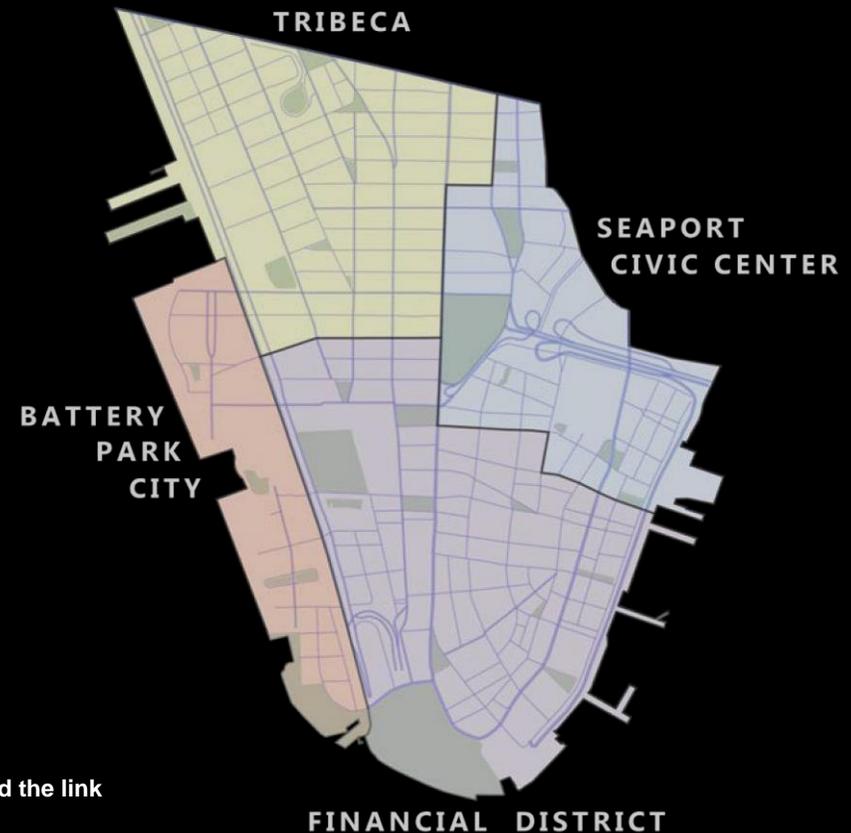
The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, November 23, 2021
6:00PM

<https://live.mcb1.nyc>

Tammy Meltzer, Chairperson
Alice Blank, Vice Chairperson
Lucian Reynolds, District Manager
Lucy Acevedo, Community Coordinator
Diana Switaj, Director of Planning & Land Use
Jennifer Maldonado, Consultant



“All meetings are recorded to the extent practicable and posted on our Youtube page as soon as possible. You may find the link [here.](#)”

“If there are any relevant draft resolutions that will be considered at this meeting, they may be found [here.](#)”

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 – 7:00 PM)
(1-2 minutes per speaker)



MANHATTAN COMMUNITY BOARD 1

- A. Adoption of October 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

November 2021



Manhattan Community Board 1 Chairperson's Report

NOVEMBER 2021 Updates

NOVEMBER UPDATES....

THANK YOU FOR YOUR TIME & ENERGY

SINCE LAST MONTH

- BUSINESS DISTRICT RECOVERY INITIATIVE- STAKEHOLDER MEETING
- CLIMATE COALITION FOR LOWER MANHATTAN
- ALLIANCE FOR DOWNTOWN NY ANNUAL BOARD MEETING
- CITI RIBBON CUTTING NEW SPACE WITH AM GLICK
- DRI FUNDING ANNOUNCEMENT – 62 MOTT STREET
-
- BPCA WORKSHOP – WALKING TOUR 11/13

- FLYBOY RIBBON CUTTING THE BATTERY 11/14 - Designed by artist Hebru Brantley, the artwork, called **The Great Debate**, is part of a series featuring the character Flyboy, an aviator goggle-wearing, crime-fighter

- ESCR – ALICE BLANK: PROJECT 2 SITE VISIT WITH CBS AND REBUILD BY DESIGN
- 250 WATER STREET DISCUSSIONS
- ATTENDED THE MBPO TRAININGS
- BOROUGH BOARD –10.18
- LMCR: FiDi-Seaport Climate Plan Virtual Open House
- 2023 BUDGET REQUESTS HAVE BEEN SUBMITTED!!!
- 240 Greenwich Street FOIL REQUEST- CITY AGENC FAILURE OF PUBLIC RESPONSIBILITY – POSTPONED TO FEBRUARY 1 YEAR FROM REQUEST

WHAT DOES \$110MILLION FUND FOR US



• **LOOK AHEAD:**

• THROUGH 12/31/21 - ALL MEETINGS WILL BE HELD VIRTUALLY.

• ***250 WATER ST COMMUNICATIONS ON WORK****

• 5 WTC = 3 Public Opportunities

CB1 December Meetings: EPC and Land Use...

• Co-sponsored with Elected Officials, Senator Kavanagh is

leading on 12/9 Public forum on Affordable Housing for 5WTC

• **HOT TOPICS FOR DEC:**

• OPEN RESTAURANTS – What do we want to see?

• **IN THE WORKS & WAITING TO HEAR:**

• DOT NOTES/BROOKLYN BRIDGE BANKS MEETING - STILL WAITING

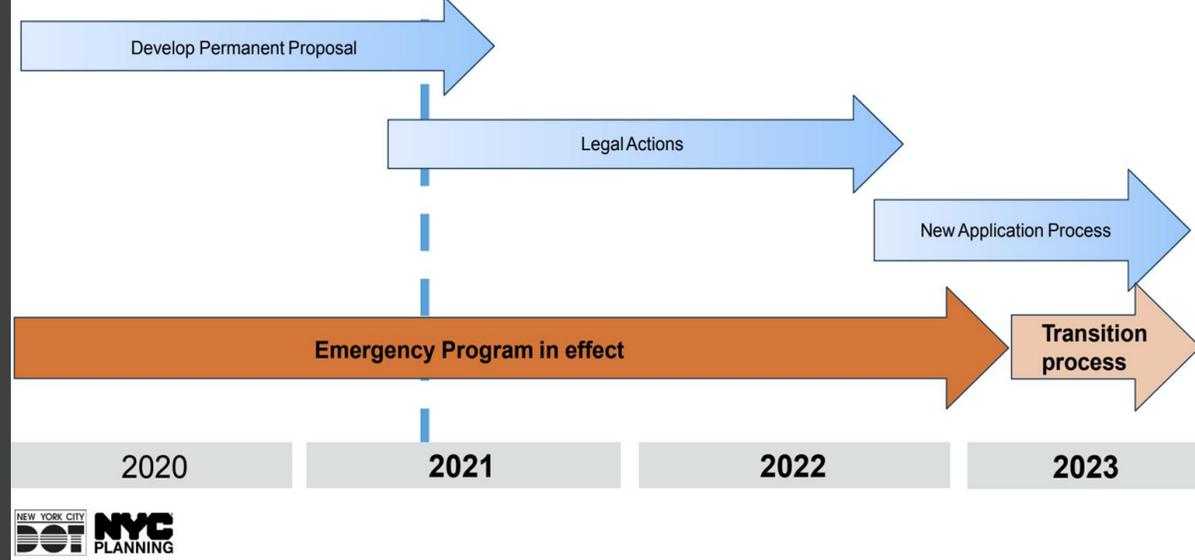
• 5WTC ANSWERS TO QUESTIONS – MORE TO COME

• BBJ ANSWERS TO QUESTIONS - still waiting – NO CAC MEETINGS SCHEDULED AS FAR AS WE KNOW

• BPCA – NEXT STEPS WITH PDC AND OTHERS

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



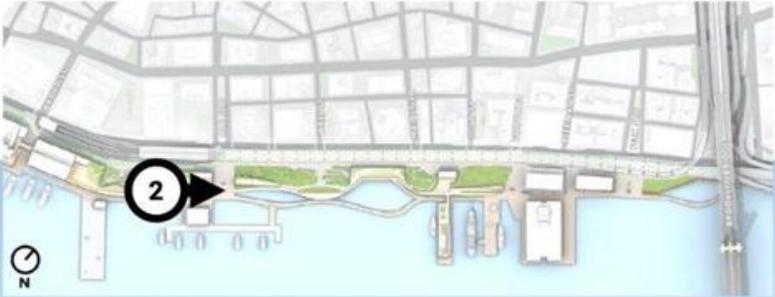
Upper Walkway (Facing North)

Experiential Walkthrough



Restaurant & cafes could be on the upper level.

Seamless connections between upper and lower levels.



Birds-eye View (Facing South)

Experiential Walkthrough



Grand new entrances to the waterfront

Upper level with expansive views of the East River

Flexibility to add open space, cafes, gardens, playgrounds, and more

Places to get close to the water and learn about aquatic ecology

Presentation in-progress, please go to the livestream on FidiSeaportClimate.NYC to watch from the beginning. Join Zoom meeting for discussion from 6:00 - 7:30pm



REMEMBER:
Flu season is upon us!

Look out for the latest
Vaccine Info

Take Care of Yourselves!

HAPPY THANKSGIVING

Thank you for your time and
energy!

Be Safe & Have Fun!

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. Request for Modernization of New York State Notification Requirements - Resolution
2. Impacts of Local Law 114, Suggestions for Future Open Restaurants Law Agency Rulemaking - Report
3. Length of Time for Speakers During the Business Session of the Monthly Meeting - Report

MANHATTAN COMMUNITY BOARD 1

Street Fair Task Force – D. Charkoudian

1. CB 1's Street Fairs for 2021 and Outlook for 2022 – Report

MANHATTAN COMMUNITY BOARD 1

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

1. Future of the Open Restaurants Program - Report
2. Questions about Inclusion and Equity – Report

MANHATTAN COMMUNITY BOARD 1

Quality of Life & Delivery Services Committee – P. Moore

1. Questions about Inclusion and Equity - Report
2. Swapping Meeting Dates with the Executive Committee - Report
3. District Updates - Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Battery Park City area

1. 250 Vesey Street, application for method of operation change of liquor license to add DJ, recorded and live music, patron dancing, and games for Tartinery Liberty LLC d/b/a TBD - Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Tribeca area

1. 77 Warren Street, application for liquor license for Tribeca FB Project LLC d/b/a TBD - Resolution
2. 200 Church Street, application for method of operation change of liquor license to incorporate DJ and live music for special or private events, and to extend closing hours to 1 AM on Fridays and Saturday for 200 Tribeca Restaurant LLC d/b/a Tribeca's Kitchen - Resolution
3. 456 Greenwich Street, application for liquor license for CBCS Washington Street LP, 456 F&B LLC, and Hotel Barriere Management USA Company LLC d/b/a TBD - Resolution
4. 293 Church Street, application for liquor license for Michael Barrett or Entity to be Formed d/b/a TBD – Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Financial District area

1. 33 Vesey Street, application for liquor license for Legends Hospitality LLC d/b/a TBD – Resolution
2. 333 C King Avenue, Governors Island, application for liquor license for SFL Recreation LLC d/b/a Carreau Club - Resolution
3. 91-97 Pearl Street, re-notification of application for liquor license for One Hanover LLC d/b/a Ulysses' Folk House - Report
4. 62 Stone Street, re-notification of application for liquor license for One Hanover LLC d/b/a Harry's Cafe - Report

MANHATTAN COMMUNITY BOARD 1

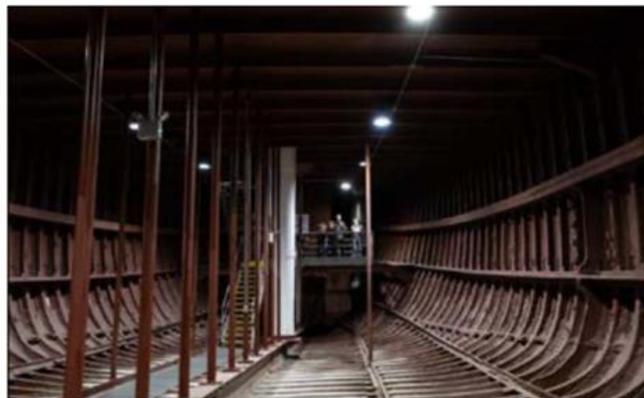
Waterfront, Parks & Cultural Committee – P. Goldstein

1. South Street Seaport Museum - Report
2. Questions about Inclusion and Equity - Report



2021 SEASON HIGHLIGHTS

FREE TOURS OF WAVERTREE



FREE PIER 16 EXHIBITION



WHERE NEW YORK BEGINS.

Welcome to the South Street Seaport Museum, located just south of the Brooklyn Bridge. The Seaport Museum brings to life the promise and prosperity of the city as a maritime hub both yesterday and today. The Museum celebrates people of all backgrounds who lived and worked in this neighborhood over throughout the city's waterfront. With a fleet of historic ships, the landmark buildings of Esplanade Row (across the street behind you), and the printing office of Fowler & Co. on Water Street, the Museum invites you to discover how the port nurtured the life and culture of New York City for centuries. Experience it through our rich collections of art, artifacts, and archives.

Join us here, Where New York Begins.

Discover More!

Make a donation, become a member, discover our education and public programs, or volunteer.

Get involved at:
seaportmuseum.org

The Seaport is supported by a coalition of New Yorkers and New York's leading business, education, and arts organizations. We are grateful to our sponsors and supporters.

NYC 100 | *Where New York Begins*

© 2014 South Street Seaport Museum
#SeaportMuseum
@SeaportMuseum
www.seaportmuseum.org

Visitors have the opportunity to discover NYC's history through reproduced photographs, prints, lithographs, and paintings from the Seaport Museum's collection

Schooner *Pioneer* is back at Pier 16. *Pioneer* is a wonderful training platform, venue for education programs, and sailing ambassador.

Volunteers can be seen participating on Training Sails throughout her sailing season.

PIONEER IS BACK







“WHAT LIES BENEATH” WITH ON SITE OPERA

Specifically designed for *Wavertree*

The sold out musical experience invited small groups to travel around the ship's main deck to experience stories surrounding American maritime history, both through the enslavement of African people and novelist Herman Melville's tragic heroes.



CITY OF WATER DAY



On July 10, the Seaport Museum participated in City of Water Day celebrating New York City's relationship with the waterfront, past present and future



A mobile vaccine clinic on Pier 16.



Art at the Blue Line artists created films that highlight the risk we face from sea level rise and coastal storms projected on 171 John St.

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Activity Permits Committee – B. Kay

1. Homerule Authority for Traffic Cameras - Report
2. OMNY Fare Capping - Report
3. Citibike Infill - Report
4. Bicycle/Scooter Parking in Lower Manhattan - Report
5. Access-A-Ride Metrocard - Report

MANHATTAN COMMUNITY BOARD 1

Environmental Protection Committee – A. Blank

1. Protecting birds from Window Collisions in Community District 1 - Resolution
2. 250 Water Street Brownfield Cleanup Program - Report

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee – J. Cuccia

1. The Theresienstadt Tree - Report
2. Local Law 97 and What it Means for BPC - Report
3. Brookfield Public Art Installation on the Lower Plaza for December - Report
4. Legislation to Create a Resident Majority on the Battery Park City Board of Directors - Report
5. BPC Security Update – Report
6. BPCA Report – Report

MANHATTAN COMMUNITY BOARD 1

Youth & Education Committee – T. Joyce

1. Safe school bus loading at PS 150/Edgar Street Plaza Updates - Report
2. Establishing CB1 Youth Services Directory - Report
3. HS Admissions Results - Report
4. LMC/CSA New Street Closure Effort – Report

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee – J. Friedman

1. NYSE Fearless Girl Statue Permit Renewal - Report
2. Nolan Park, application for the replacement of windows at thirteen wood-framed buildings of similar type and construction with new aluminum/aluminum-clad replacement units that replicate the historic 6/6 configuration - Resolution
3. The Arts Center at Governors Island, application for alteration of exterior cafe signage using aluminum panel and attached letterform illuminated lamps - Resolution
4. 109 West Broadway, application for new entry portal design inspired by the maritime history of downtown Manhattan - Resolution
5. 157 Hudson Street, application for addition of penthouse to top-floor residential unit - Resolution

Nolan Park, Existing Window Conditions

EXISTING CONDITIONS

- Restoration is not the preferred option because windows are single pane and not energy efficient.
- The existing windows are in bad shape due to the corrosive marine environment and the strong winds from the harbor.
- The decay of the existing wood windows is causing leaks, drafts and are difficult to operate.
- United States Coast Guard would regularly install aluminum storm windows outside the existing wood windows as a band aid. Most remain installed on the island.



Nolan Park, Window Master Plan Overview

NOLAN PARK WINDOW MASTER PLAN

This Window Master Plan application is for the replacement windows at 14 wood frame buildings of similar type and construction across Nolan Park.

- This application proposes the replacement of 642 existing windows across 14 buildings with new aluminum units that replicate the historic 6/6 window configuration.
- Replacement windows will allow for easier ongoing maintenance and increased durability in the marine harbor environment.
- This Master Plan will ensure aesthetic uniformity across the individual renovations which will occur over a number of years by multiple cultural tenants.
- This Master Plan will allow for larger orders/ economies of scale to maximize limited capital resources.



Nolan Park, Window Replacement Type A, B, C

REPLACEMENT A - PROPOSED ALUMINUM WINDOW

TYPE A,B,C



GRAHAM
ARCHITECTURAL PRODUCTS

2200 Series
4" Frame Depth
Single Hung w/Side-Load Sash

2200 SERIES DATA SHEET

| TYPE | AAMA RATING & TEST SIZE | AIR (in./h) @ 20 mph | WATER (gph) | DESIGN PRESSURE (psf) | STRUCTURAL OVERLOAD (psf) | U-VALUE (BTU/h·ft ² ·°F) | CFM | SSC |
|--------------------------|-------------------------|----------------------|-------------|-----------------------|---------------------------|-------------------------------------|-----|---------|
| DOUBLE HUNG SIDE LOAD | AW-PG65 60 x 99 | 0.12 | 12.11 | 65.16 | 97.74 | 0.38 - 0.44 | 44 | 31 - 36 |
| | AW-PG100 60 x 99 | | | 100.25 | 150.38 | 0.38 - 0.44 | 44 | 31 - 36 |

*Values will vary depending upon glazing selected.

2200 SERIES QUICK VIEW:
A single-hung window with side-load sash that mulls to 4" frame products. Sash easily removes from frame for cleaning.



STANDARD FEATURES

- Block & tackle balances for superior operation
- Mulls to 4" frame fixed and operable products
- Sash easily removes from frame for maintenance & cleaning
- Removable take-out clips to prevent unauthorized sash removal
- Full-length extruded lift handles

OPTIONAL FEATURES

- Applied-profile muntin grids
- Dual-glazed split sash to permit high-performance glazing combinations
- Dual window available in some configurations
- Extruded automatic sill latches
- High-performance balances up to 120 lbs. per sash (larger sightlines at jambs)
- Exterior-beveled (putty) glazing leg on historic models
- True colonial muntins
- White bronze hardware

Window series: 2200 Double Hung — General Specifications & Details

- Nominal Frame/Sill Wall Thickness: 0.080/0.125"
- Applications: Industrial, Educational, Hospitals, Ancestral, and Historic
- Mulls to operable and fixed units with 4" frame depth
- Max. Test Size: 30" x 82"
- Glazing thickness: Single lite to 1/2", insulating to 1", bead and frame-glazed options available
- Clazing Options:
 - AAMA 2603 — Standard acrylic or polyester
 - AAMA 2604 — 2 coat 50% fluoropolymer
 - AAMA 2605 — 2 coat fluoropolymer 70% tyner
 - Powder Coat Available
- Dual-Glazed/Clean:
 - Guardian™ option with interior access panels for cleaning and maintenance
 - Muntin: Glaze between lites of IG or double-glazed unit or exterior applied in conjunction with 1/2" IG unit or 1" IG. True colonial muntins with contour bead or flat bead with 1" IG
- Curved Shapes: Radius tops and arches available with mullied fixed units (Series 1400)
- Maximum Sash Weight: Standard balancing of both sash to 80 lbs. Optional heavy-duty system to 120 lbs. Depends on height-to-width ratio (please contact factory)
- Finish Options:
 - White bronze hardware
 - Accessories:
 - Frame Family: 4"
 - Fixed Lite Option System: 1400
 - Multis:
 - Stacking: Integral & fixed stack mull
 - Side: 3-groove mull
 - Panning/Trim: Available
 - Receptor Systems: Available
 - Screen, Security/venetian screen available

Our products are tested to the standards of and certified by the American Architectural Manufacturers' Association and the National Fenestration Rating Council.



Check website for most current information including other installation and hardware options: www.grahamwindows.com
1551 Mt. Rose Avenue, York, Pennsylvania 17403-2909 (800) 755-6274 (717) 849-8100



BUILDING #111



BUILDING #333



BUILDING #515

GRAHAM 2200 SERIES ALUMINUM DOUBLE HUNG WINDOWS

Nolan Park, Proposed Replacement Type D, E

PROPOSED ALUMINUM WINDOW REPLACEMENT

TYPE D,E



GT6800 Series
3-3/8" Frame Depth
Casement/Projected/Fixed

GT6800 SERIES DATA SHEET

| TYPE | AAMA RATING & TEST SIZE | AIR 14in/9ft at 50 mph | WATER PRESSURE (psf) | DESIGN PRESSURE (psf) | STRUCTURAL OVERLOAD (psf) | U-VALUE (BTU/hr/ft ² /°F) | CR ² |
|--------------------------|-------------------------|------------------------|----------------------|-----------------------|---------------------------|--------------------------------------|-----------------|
| CASEMENT ¹ | AW-PG100 36 x 60 | <0.10 | 12 | 100 | 150 | 0.25 - 0.37 | 66-72 |
| PROJECTED | AW-PG100 60 x 36 | <0.10 | 12 | 100 | 150 | 0.25 - 0.37 | 66-72 |
| FIXED | AW-PG100 60 x 99 | <0.10 | 12 | 100 | 150 | 0.25 - 0.37 | 66-72 |
| DUAL ACTION ² | AW-PG75 60 X 99 | <0.10 | 12 | 75 | 112 | 0.20 - 0.35 | 66-72 |

NOTE: Performance of our products in the field will vary depending on product configurations, installation methods, and ambient conditions. AAMA 502 "Voluntary Specification for Field Testing of Newly Installed Fenestration Products" should be adhered to for testing installed products.
¹ Values will vary depending upon glazing selected and sample size.
² Performance results based on projected window.

GT6800 SERIES QUICK VIEW:

New and improved highly energy efficient commercial window with a historic window profile. The newly designed GT6800 incorporates European thermal stud technology for optimum thermal efficiency and low U-values. Achieving AAMA AW rated in all configurations with minimum air infiltration, high water resistance and impressive design pressures.

STANDARD FEATURES

- 3-3/8" Frame Depth
- Special euro-grooves to accommodate multiple hardware options and accessory applications
- Superior joinery allows for larger units and more configurations
- Deep sloped exterior glazing leg
- Multiple glazing depths available
- Fixed/Operable intermediate design offers minimal sightlines
- Design allows multiple units into one opening simplifying installation
- Larger thermal stud technology for excellent thermal performance
- Dual finish (two-tone color) capability
- Concealed hinges
- 4-inch limited opening device

OPTIONAL FEATURES

- True and exterior applied muntin grids
- Concave frame and muntins
- Flush-face vent/frame
- Equal sightline frame
- Roto operators
- Single lever operator
- Eliminates need for wicket screens
- Can exist with meeting ADA operational forces
- Multi-point locking system



Window series: GT6800 Casement/Projected/Fixed — General Specifications & Details

- Applications: Industrial, Educational, Hospitals and Historic
- Max. Structural Test Size:
Casement: 3'0" x 5'0"
Projected: 5'0" x 3'0"
Fixed: 5'0" x 8'3"
Dual Action: 5'0" x 8'3"
- Glazing Options:
Insulating: Multiple glazing depths available
- Muntins:
Insulating: Multiple glazing depths available
- Finish Options:
AAMA 2603 — Standard acrylic or polyester
AAMA 2604 — 2 coat 50% fluoropolymer
AAMA 2605 — 2 coat fluoropolymer 70% kynar
Powder Coat
Anodized

Our products are tested to the standards of and certified by the American Architectural Manufacturers Association and the National Fenestration Rating Council.



Check website for most current information including detail drawings and hardware options:
www.grahamwindows.com - 1551 Mt. Rose Avenue, York, Pennsylvania 17403-2909 - (800) 755-6274 (717) 849-8100

- Hardware Options (Operable Units):
Hinges: 4-bar stainless steel or stainless steel concealed hinges (casement only)
Lock/Latch: White bronze cam handles or multi-point
Optional: Roto-operator option, single lever operator, limit devices, and custodial use
- Accessories:
Frame Family: 3-3/8"
Muntins:
Stacking: Integral & fixed-stack mull
Side: 3-piece-mull
Parting: Available
Trans: Available
Receptor System: Available
- Exceptions: Call Graham sales rep or see website for more information

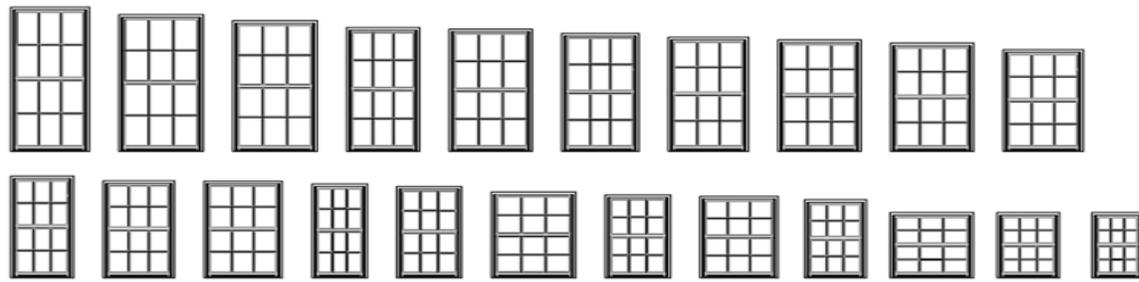
Updated 2-19

GRAHAM GT6800 SERIES ALUMINUM AWNING +CASEMENT WINDOWS

Nolan Park, Proposed Window Types

PROPOSED WINDOW TYPES

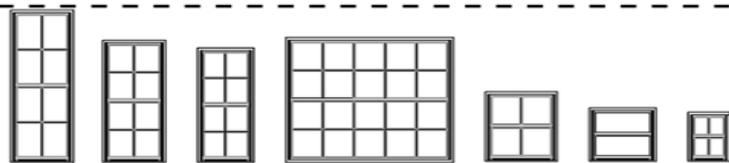
SIZE VARIATION EXIST WITHIN EACH TYPE



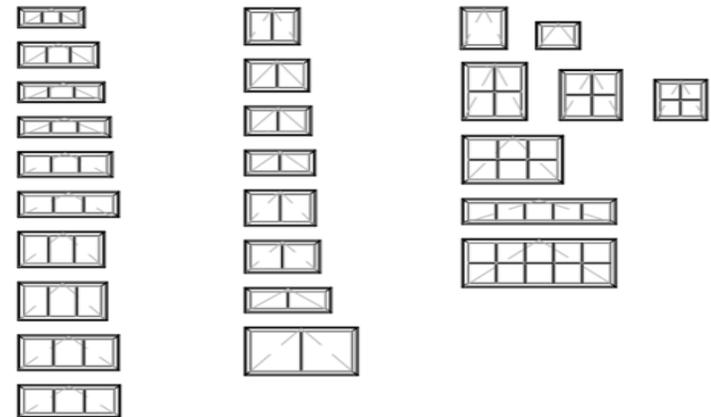
TYPE A



TYPE B



TYPE C



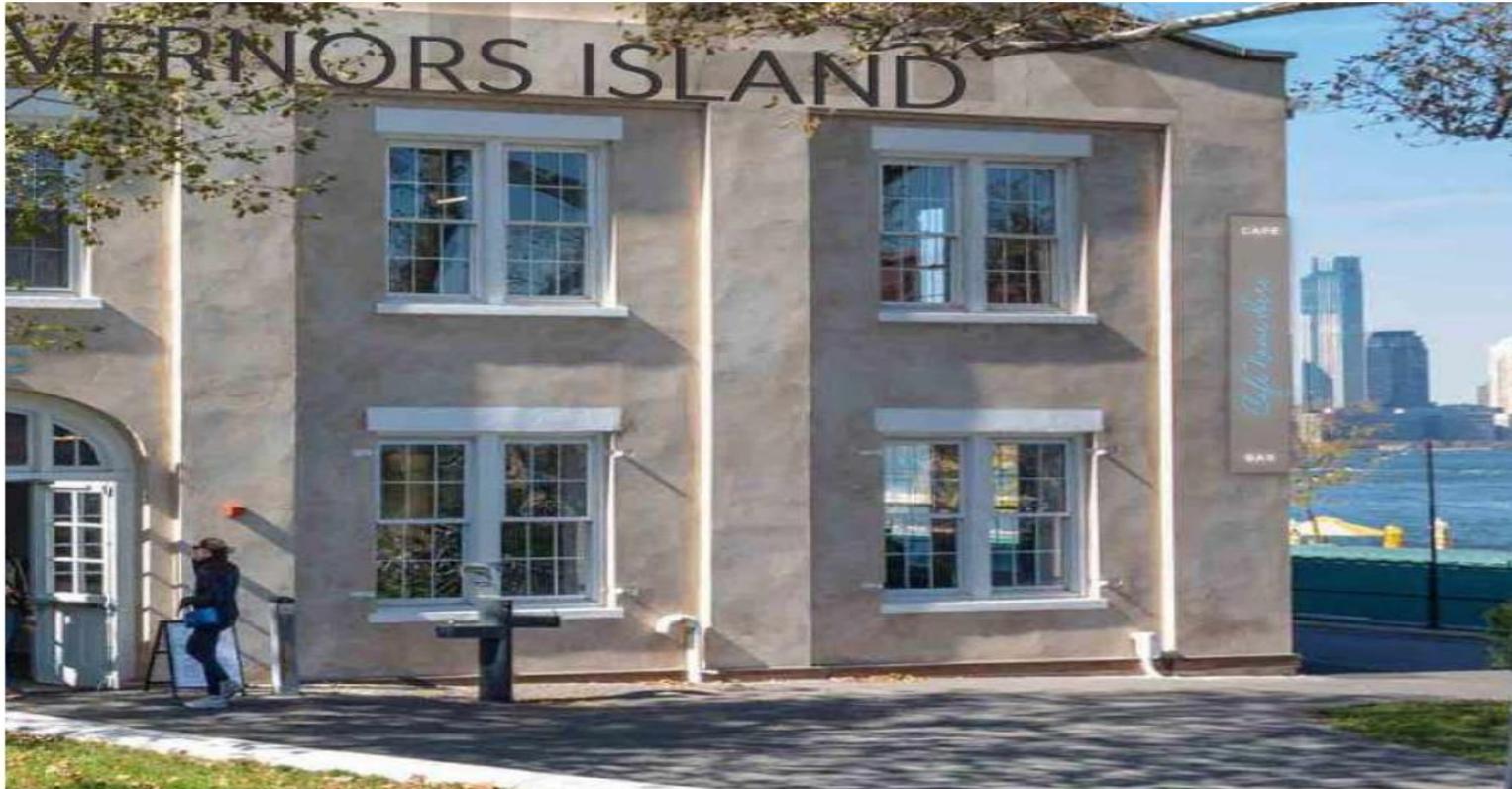
TYPE D



TYPE E

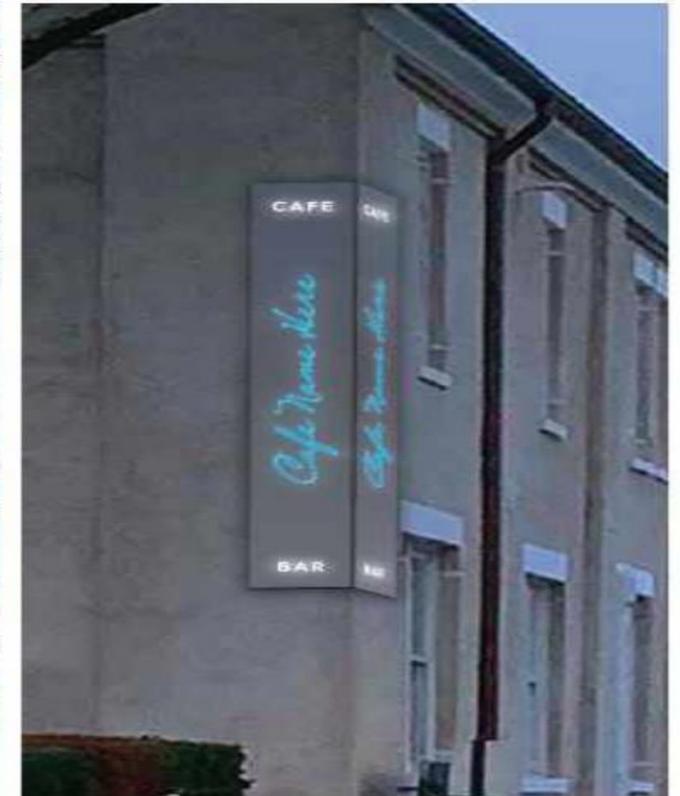
LMCC Arts Center, Proposed Type 1 Letterform/Panel in Daytime

TYPEFACE OPTION 1 MR LEOPOLD PRO



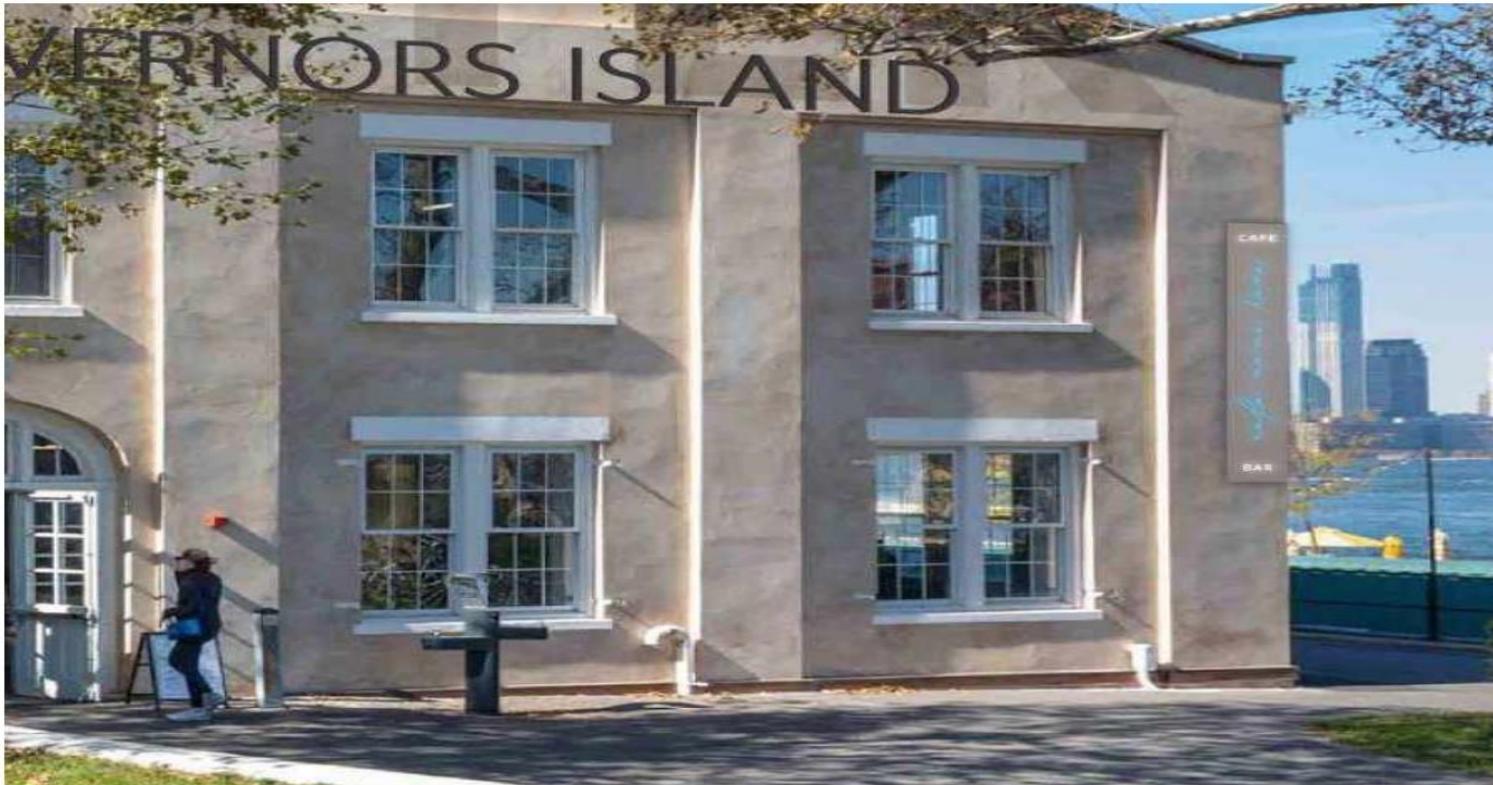
LMCC Arts Center, Proposed Type 1 Letterform/Panel in Nighttime

TYPEFACE OPTION 1 MR LEOPOLD PRO



LMCC Arts Center, Proposed Type 2 Letterform/Panel in Daytime

TYPEFACE OPTION 2 MINA REGULAR



LMCC Arts Center, Proposed Type 2 Letterform/Panel in Nighttime

TYPEFACE OPTION 2 MINA REGULAR



109 West Broadway, Historical Site Conditions

109 W Broadway

Building Information - Historic Photographs



Year: 1940s
Source: NYC Municipal Archives



Year: 1980s
Source: NYC Municipal Archives

Address: 109 West Broadway, New York, NY (aka 112 Reade Street)

Landmark Designation: Tribeca South Historic District | LP-1712

Construction Date: 1860

Architect / Builder: Not determined

Owner / Developer: Thatcher T. Payne

Major Alteration(s): None

Alteration Architect(s): None

Style(s): Italianate

Material(s): Masonry, Sandstone, Stone, Cast Iron, Cast Concrete

Building Type: Store and Lofts

Original Use: Commercial, store and lofts

Tax Block: 146 **Tax Lot:** 11

109 West Broadway, Existing Site Conditions

109 W Broadway

Photographs - Existing Building Facade



Current Condition
Looking NE from West Broadway



Current Condition
Looking N from Reade Street

Area of Proposed Work

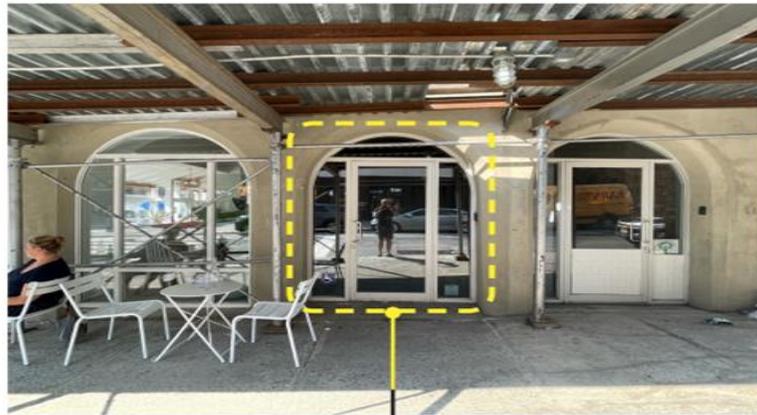
109 West Broadway, Existing Storefront

109 W Broadway

Photographs - Existing Storefront



Area of Proposed Work



Area of Proposed Work



109 West Broadway, Proposed Storefront

109 W Broadway

Render Views | Elevation



109 West Broadway, Proposed Storefront

109 W Broadway

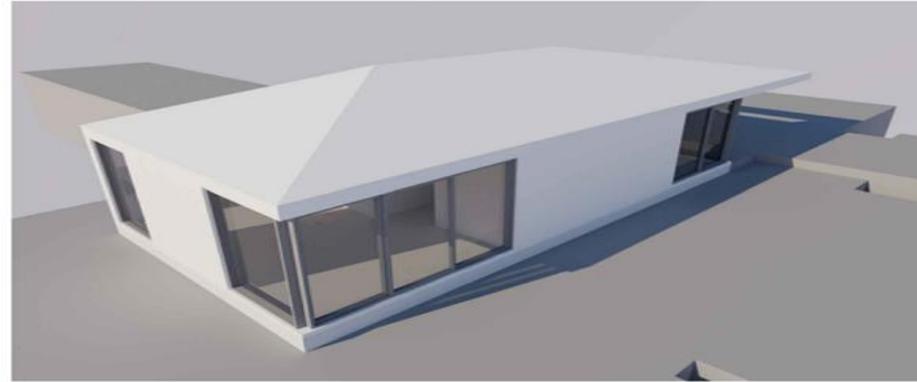
Render Views | Street View



157 Hudson Street, Mock-up View and Rendering



1 MOCK-UP VIEW LOOKING NORTHWEST
1/15



2 RENDERING - VIEW LOOKING SOUTHEAST
1/15



3 SITE PLAN WITH PHOTO KEYS OF MOCK UP
1/15

157 HUDSON ST.
PENTHOUSE
NEW YORK, NY
10013

ARCHITECT:
BRIAN KAMEN ARCHITECTS
875 CANNON STREET, SUITE 410
NEW YORK, NY 10019
212.228.8058 FAX
212.228.8058 FAX
WWW.BRIANKAMEN.COM

EXPIRATION:
WILLIAM MITCHELL ASSOCIATES
330 BROADWAY, 15TH FLOOR
NEW YORK, NY 10007
212.269.6616 FAX
212.213.0827 FAX



| DATE | ISSUE | REV |
|-------------|-------|-----|
| LPC HEARING | | |

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DRAWN: KJ
CHECKED: BM
DATE: 10/18/2015
SCALE: AS NOTED

TITLE:
SITE PLAN

SHEET NO.:
LPC-001.0

157 Hudson Street, Views of Mock-up Built



1 PHOTO
MTS



2 PHOTO
MTS



3 PHOTO
MTS



4 PHOTO
MTS



5 PHOTO
MTS

157 HUDSON ST.
PENTHOUSE
NEW YORK, NY
10013

ARCHITECT:
BEN HANDEL ARCHITECTS
115 E. 10TH STREET, SUITE 810
NEW YORK, NY 10013
212.279.9100 FAX
212.279.9100 FAX
WWW.BENHANCEL.COM

EXHIBITOR:
WILLIAM DEFRASCO ASSOCIATES
175 W. 4TH STREET, SUITE 1000
NEW YORK, NY 10014
212.279.4478 FAX
212.279.4478 FAX



DATE: ISSUE: REV:

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DATE: 05/19/2015
SCALE: AS NOTED

TITLE:
**PHOTOS WITH
MOCK-UP BUILT**

SHEET NO.:
LPC-002.0

157 Hudson Street, Views of Mock-up Building



1 PHOTO
NYC



2 PHOTO
NYC



3 PHOTO
NYC

ONLY VISIBLE FROM PEDESTRIAN
OVERPASS IN ZOOMED PHOTOGRAPHIC

157 HUDSON ST.
PENTHOUSE
NEW YORK, NY
10013

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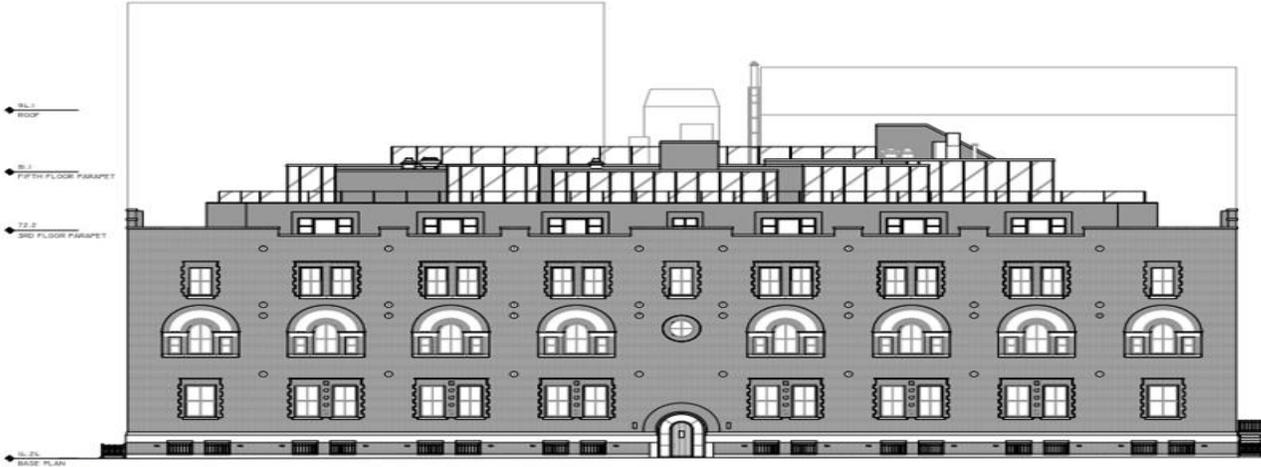
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DATE: 10/19/2015
SCALE: AS NOTED

TITLE:
**PHOTOS WITH
MOCK-UP
BUILDING**

SHEET NO.:
LPC-003.0

157 Hudson Street, Existing Building Elevations

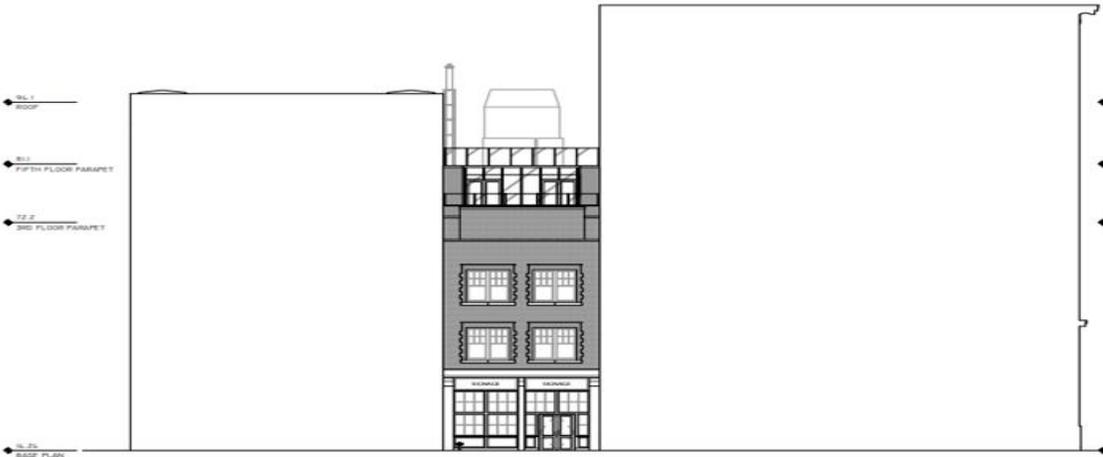


1 BUILDING ELEVATION
3/32" = 1'-0"



2 BUILDING ELEVATION
3/32" = 1'-0"

ALL ELEVATIONS REFER TO NAHD 1988



3 BUILDING ELEVATION
3/32" = 1'-0"



4 BUILDING ELEVATION
3/32" = 1'-0"

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SCALE: AS SHOWN

TITLE:
**EXISTING
BUILDING
ELEVATIONS**

SHEET NO.:
A-202.00

MANHATTAN COMMUNITY BOARD 1

Old Business

MANHATTAN COMMUNITY BOARD 1

New Business

MANHATTAN COMMUNITY BOARD 1

Adjournment

MANHATTAN COMMUNITY BOARD 1

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"