



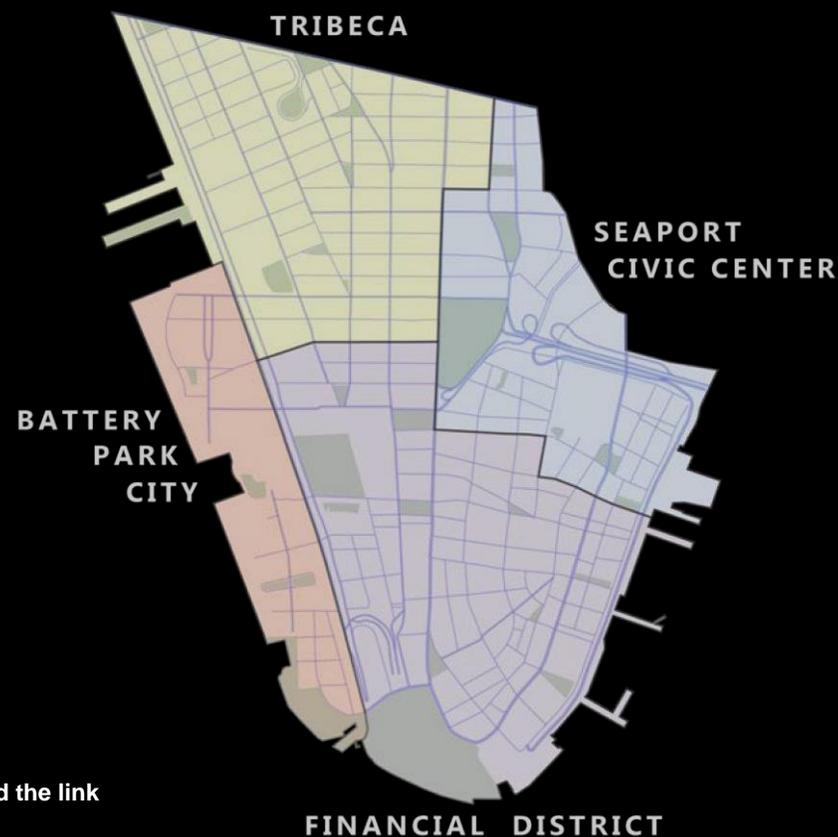
The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Tuesday, December 21, 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](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 (6:00 PM – 6:20 PM)  
(1-2 minutes per speaker)



# MANHATTAN COMMUNITY BOARD 1

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## Public Hearing (6:20 PM – 7:00 PM)

Public Design Commission Application for Preserving Existing Art at Manhattan Detention Complex Site - Presentation by Kendal Henry, Assistant Commissioner, Public Art, NYC Department of Cultural Affairs



# MANHATTAN COMMUNITY BOARD 1

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

MANHATTAN  
COMMUNITY BOARD 1

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**DISTRICT MANAGER'S REPORT**

December 2021



# Manhattan Community Board 1 Chairperson's Report

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DECEMBER 2021 Updates

# DECEMBER UPDATES....

## Where is our Chair?

### SINCE LAST MONTH

- 250 WATER STREET ENVIRONMENTAL AND CONSTRUCTION TASK FORCE CREATION – START JANUARY 2022
- WTC – CAC 12.1
- 5 WTC - CAC & PUBLIC HEARINGS
- BPCA WORKSHOP – WALKING TOUR 11/13
- TBC ANNUAL BOARD MEETING 12.8
- 5 WTC HOUSING FORM – FOR AFFORDABILITY – 12.9
- 12.10 NEIGHBORHOOD COMPOSTING PILOT PRESS CONFERENCE
- 12.14 DOE/DOT PS 150 MEETING RE:ACCESS FOR DROP OFF & PICK UP
- 12.14 NYC STREET PLAN LISTENING SESSION – FEEDBACK IS NEEDED!!
- 12.16 BOROUGH BOARD
- 12.16 BATTERY PLAYScape GRAND OPENING
- 12.16 North/West Battery Park City Resiliency Project Community LISTENING SESSIONS
- 12.19 CM ELECT CHRISTOPHER MARTE
- Welcome new board member!! Michelle Arroyo Mullen
- 240 Greenwich Street FOIL REQUEST – POSTPONED TO FEBRUARY 1 YEAR FROM REQUEST – CAN OUR NEW ELECTED TEAM HELP?



<https://downtownny.com/compost/>

## Sign Up For 24/7 Access To Compost

Here's your chance to do some good for the planet: Participate in the Downtown Public Compost Pilot, the first-of-its-kind, secured, unmanned, public composting program! These 10 bins located across Lower Manhattan are accessible 24/7 and can be unlocked through a mobile app, [eGate digi](#).

Click or scan this QR Code with your phone to get started



### It's simple to use.

1. Download the [eGate Digi app](#) from the QR code above, or on any of our bins.
2. Sign up for an account.
3. Allow app to use Bluetooth.
4. Unlock the bin and drop your compost in. (Unsure what goes in? [See our FAQ below.](#))
5. Please close the bin behind you. (This isn't a barn.)

• **LOOK AHEAD:**

- BBJ – MANHATTAN MEETING IS TOMORROW: POTENTIAL AGENDA 
- THROUGH JAN 15, 2022 - VIRTUAL MEETINGS
- STARTING JAN 18 WILL BE HELD IN CB MEETING SPACES. (EPC, EXEC, QOL, EPC)  
FULL BOARD: LOCATION TBD & HYBRID OPTIONS WILL BE FOR THE PUBLIC
- JANUARY STARTS 250 WATER TASK FORCE RE: ENVIRONMENTAL & CONSTRUCTION - 1<sup>ST</sup> MEETING DATE TBA – SIGN UP WITH THE OFFICE IF INTERESTED
- 5 WTC - PUBLIC HEARING ON ENVIRONMENTAL ASSESSMENT JANUARY 12 – DEADLINE FOR COMMENTS FEBRUARY 15 - ALL OF THE MATERIALS CAN BE ACCESSED HERE: [HTTP://R ENEWNYC.COM/](http://r.enewnyc.com/)

• **HOT TOPICS FOR JANUARY:**

- OPEN RESTAURANTS – What do we want to see?
- VEHICLE FOR HIRE LANE FOR WTC PAC
- LMCR MASTER PLAN
- BBJ - PDC – JAN 18 FOR BBJ SALLY PORT AND ART

• **IN THE WORKS & WAITING TO HEAR:**

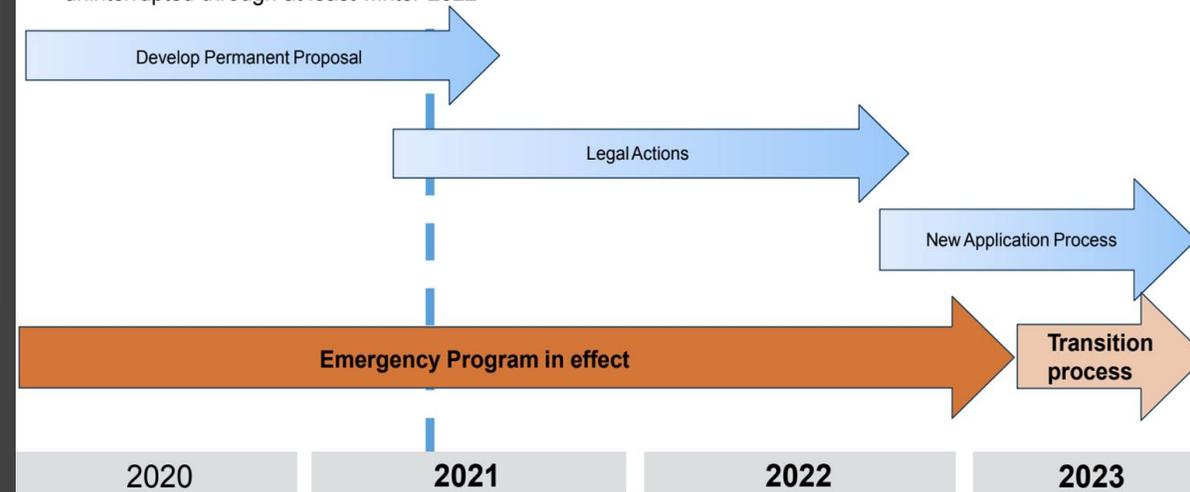
- DOT NOTES/BROOKLYN BRIDGE BANKS MEETING - STILL WAITING
- 5WTC ANSWERS TO QUESTIONS – MORE TO COME
- BBJ ANSWERS TO QUESTIONS - still waiting – NO CAC MEETINGS SCHEDULED AS FAR AS WE KNOW

12.22 BBJ MANHATTAN AGENDA:

- Welcome, Introductions and Meeting Purpose
- Schedule Update
- Interim Sally Port and Dismantle Project Updates (including information on phasing, site layout and mitigation measures)
- Engagement Opportunities and Community Construction Liaison Role
- Q&A

**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





REMEMBER:  
Enjoy the city landscape!

Support local businesses!

Look out for the latest Vaccine  
Info & Testing Sites

Take Care of Yourselves!

We cannot not do this work  
without you!

HAPPY HOLIDAYS

Thank you for your time and energy!

Be Safe & Have Fun!



# MANHATTAN COMMUNITY BOARD 1

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## **New Business**

1. Public Design Commission Application for Preserving Existing Art at Manhattan Detention Complex Site - Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Executive Committee – T. Meltzer

1. Request for Annual Diversity, Inclusion & Equity Trainings - Resolution
2. Reforming Open Meetings Law to Allow for Remote Quorum & Voting Beyond January 15th - Resolution
3. Impacts of Local Law 114, Suggestions for Future Open Restaurants Law Agency Rulemaking - Report

# MANHATTAN COMMUNITY BOARD 1

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## Landmarks & Preservation Committee – J. Friedman

1. 55 North Moore Street, application for storefront renovation of glass and doors, shutters and louvers to be refinished in reference to neighborhood and historic conditions - Resolution

# 55 N. Moore Street, Historical Conditions

metamechanics



No. 55-57 NORTH MOORE STREET  
between Hudson Street & Greenwich Street (North Side)  
Tax Map Block/Lot: 188/1  
Date: 1890 [NB 527-1890]  
Architect: Charles C. Haight  
Owner/Developer: Protestant Episcopal Society  
Builder: L.N . Crow, John L. Hamilton  
Type: Warehouse  
Style/Ornament: Romanesque Revival  
Method of Construction: Masonry with cast-iron supports  
Number of stories: 6

HISTORICAL CONTEXT



LANDMARKS PRESERVATION COMMISSION DESIGNATION PHOTOS AND DESCRIPTION



55 North Moore Street  
New York, NY  
10013

# 55 N. Moore Street, Existing Conditions

metamechanics

EXISTING CONDITIONS



55 North Moore Street  
New York, NY  
10013

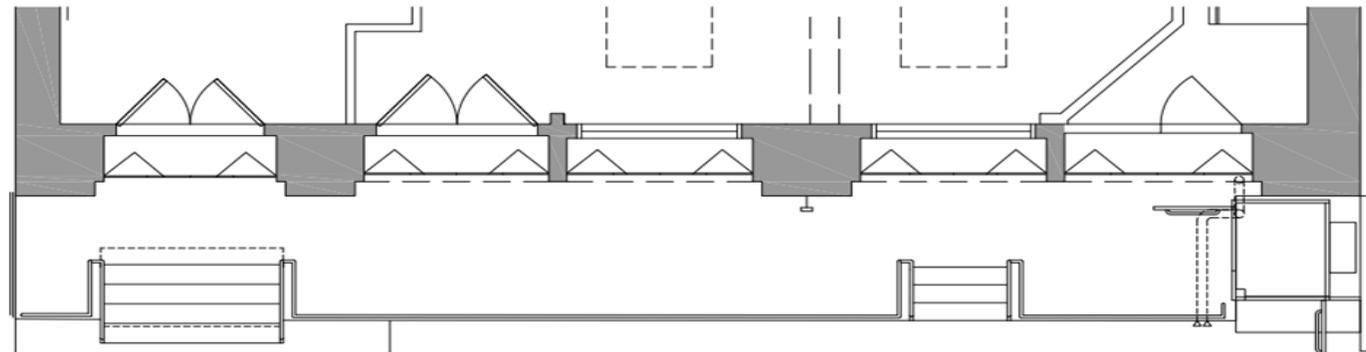
# 55 N. Moore Street, Existing Elevations

metamechanics

EXISTING CONDITIONS



EXISTING ELEVATIONS



EXISTING PLANS

55 North Moore Street  
New York, NY  
10013

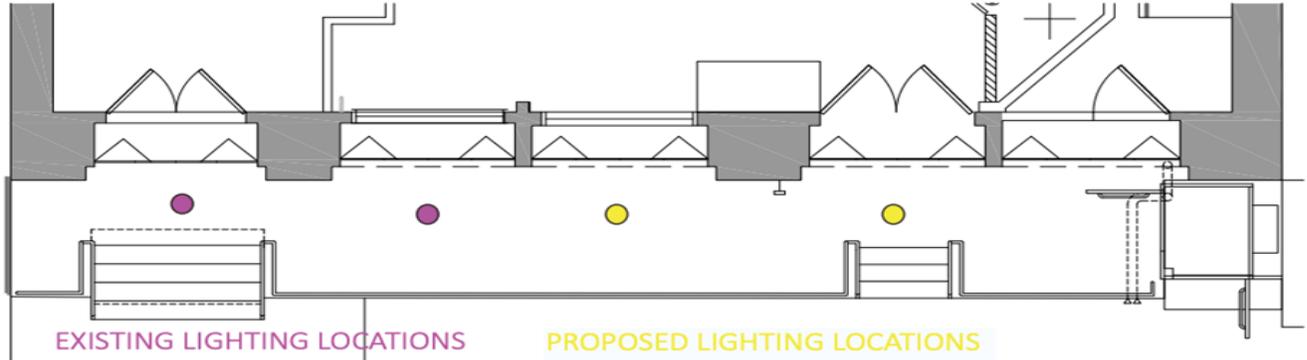
# 55 N. Moore Street, Proposed Elevations

metamechanics

PROPOSED CONDITIONS



PROPOSED ELEVATIONS



PROPOSED PLANS

55 North Moore Street  
New York, NY  
10013

# 55 N. Moore Street, Proposed Signage

metamechanics



PROPOSED SIGNAGE LOCATION & LOGO

LIGHTING AND LOGOS



MATCH EXISTING LIGHTING AT NEW LOCATIONS

55 North Moore Street  
New York, NY  
10013

# MANHATTAN COMMUNITY BOARD 1

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## Land Use, Zoning & Economic Development Committee – L. Starr/P. Kennell

1. 195 Application (Notice of Intent to Acquire Office Space): NYPD WTC Command relocation from 19 Varick St to 27 Cliff St (office space) & 80 John St (accessory parking) - Resolution
2. Manhattan Detention Complex Construction Update & Sally Port Public Design Commission Application - Resolution
3. WTC Site 5, proposed Modified General Project Plan (MGPP) - Report



**NYC** Criminal Justice

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

# COMMUNITY BOARD 1 LAND USE COMMITTEE BOROUGH-BASED JAILS INTERIM SALLY PORT

MANHATTAN

DECEMBER 13, 2021

6:00 – 8:00 PM

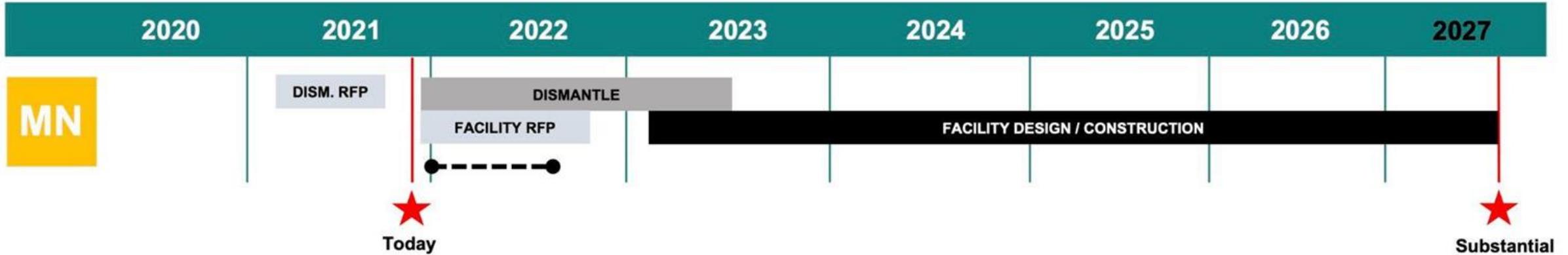


# Manhattan Site Schedule Update



**NYC** Criminal Justice

**NYC** Department of Design and Construction



## Key Dates

- Dismantle RFQ Release
- Dismantle RFP Release
- Dismantle NTP

## Sally Port Construction

- Facility RFQ Release
- Facility RFP Release
- Facility NTP

- February 2021
- April 2021
- December 2021
- January to July 2022**
- September 2021
- Q4 2021
- Q1 2023

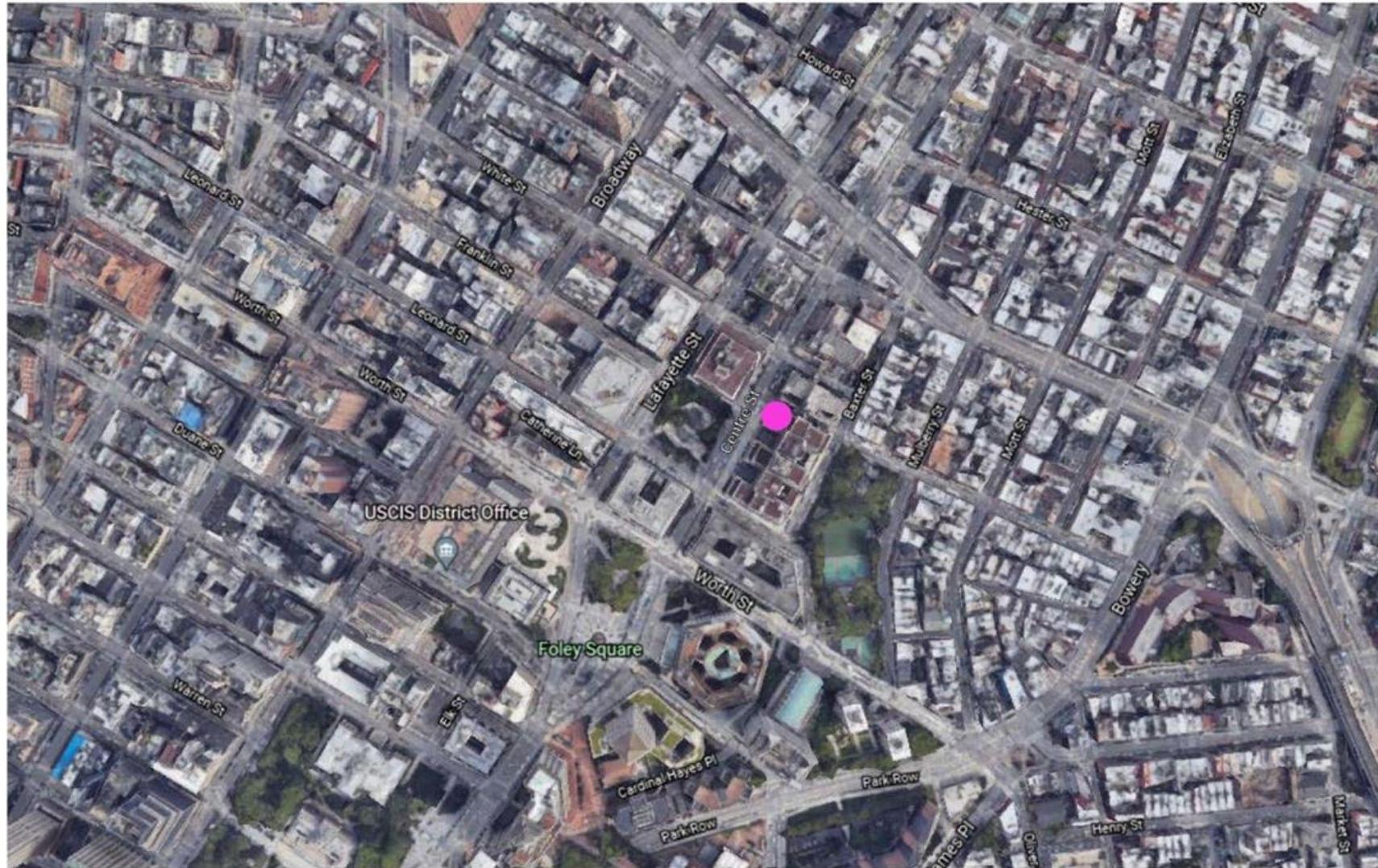
*Note: Program Schedule is projected based on best available information and subject to change*

# Location Plan



**NYC** Criminal Justice

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



 INTERIM SALLY PORT LOCATION



# Site Photos

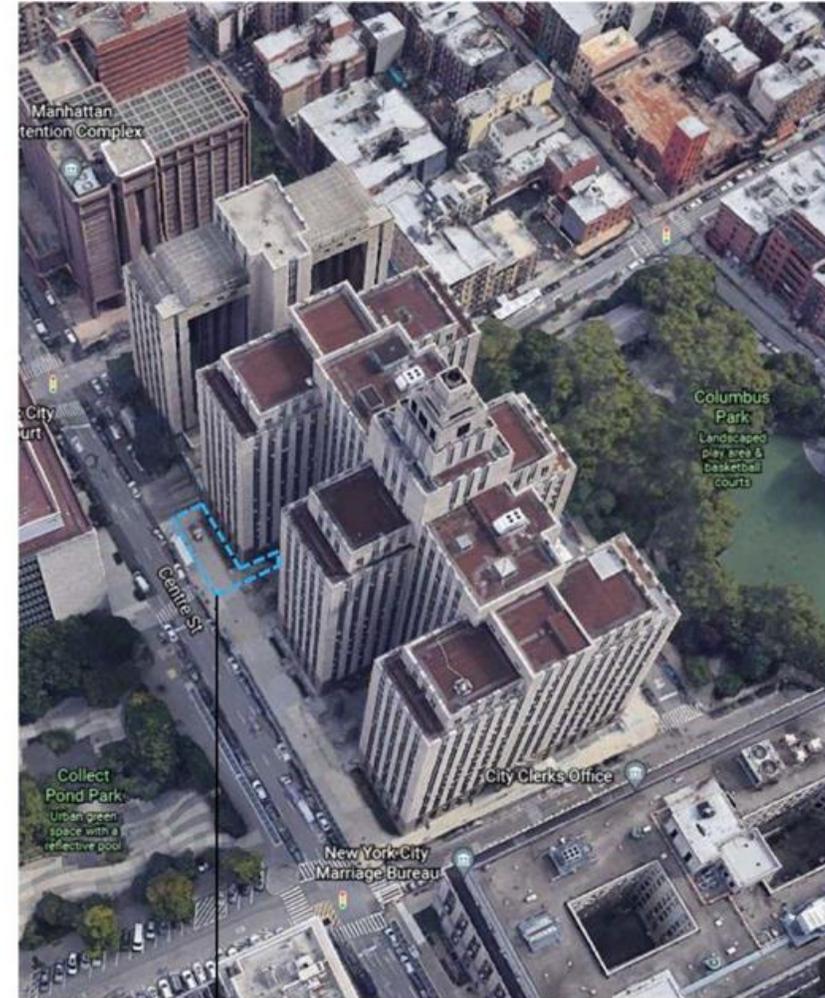


**NYC** Criminal Justice

**NYC DDC** Department of Design and Construction



PROPOSED INTERIM SALLY PORT



PROPOSED INTERIM SALLY PORT

# Site Photos



**NYC** Criminal Justice

**NYC DDC** Department of Design and Construction



December 2021

# Site Photos



**NYC** Criminal Justice

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



# Site Plan



**NYC** Criminal Justice

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



 **PROPOSED INTERIM SALLY PORT**

# Existing Building West Elevation



**NYC** Criminal Justice

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

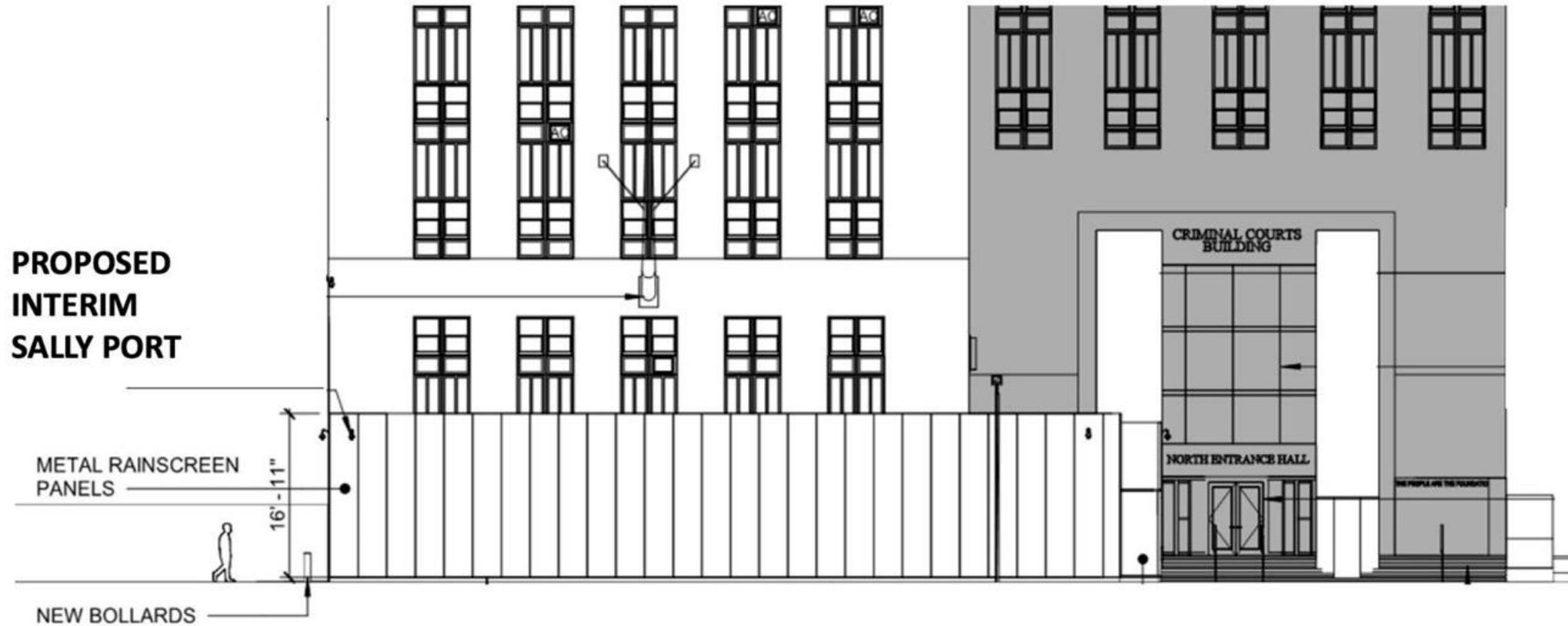


# Proposed Building West Elevation



**NYC** Criminal Justice

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



# Renderings



**NYC** Criminal Justice

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



# Renderings



**NYC** Criminal Justice

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



# Renderings



**NYC** Criminal Justice

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



# Renderings



**NYC** Criminal Justice

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



# MANHATTAN COMMUNITY BOARD 1

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## Quality of Life & Delivery Services Committee – P. Moore

1. Temporary Protection for Feral Cats on Property Under EDC Jurisdiction - Resolution
2. Support for 100% Income-Restricted Housing in 5 WTC - Resolution
3. DDC Street Reconstruction Project Updates - Report
4. Public Safety Update - Report
5. Changing the of the Meeting Day - Report

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

1. Adoption of Stipulations for Large Venue Establishments  
- Resolution
2. Transportation Impacts of Local Law 114, Suggestions  
for Future Open Restaurants Law Agency Rulemaking –  
Report

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

### Tribeca area

1. 62 Thomas Street, application to obtain New Year's Eve Permit for liquor license for Elmwood Ventures LLC d/b/a Buddha Bar – Resolution
2. 293 Church Street, application for liquor license for Michael Barrett or Entity to be Formed d/b/a TBD – Report

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

### Financial District area

1. 28 Liberty Street, application for liquor license for Alamo Liberty Buyer, LLC d/b/a Alamo Drafthouse Cinema - Resolution
2. 30 Broad Street, application for liquor license for Serafina To Go 30 Broad LLC d/b/a TBD - Resolution
3. Building 110, Andes Road, Governors Island, application for liquor license for Lower Manhattan Cultural Council Inc. d/b/a LMCC - Resolution
4. 2 Hay Park, Governors Island, application for seasonal winter license for Salmon East Seven Corp. d/b/a TBD – Resolution

# MANHATTAN COMMUNITY BOARD 1

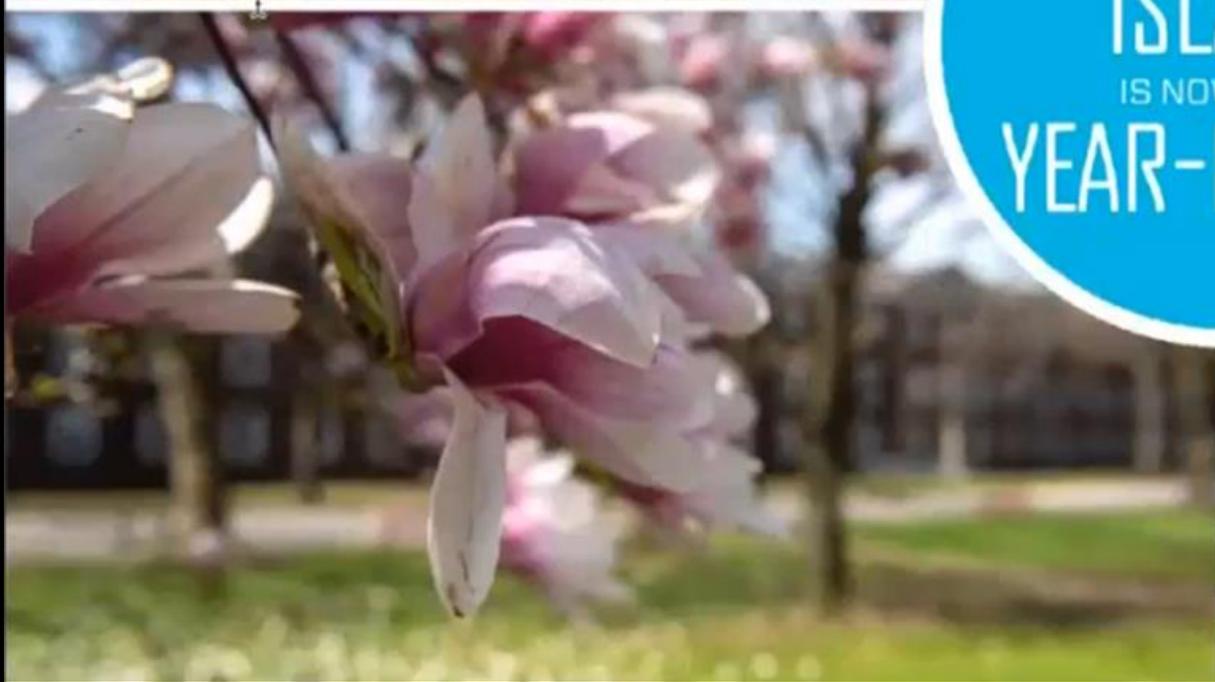
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## Waterfront, Parks & Cultural Committee – P. Goldstein

### 1. Winter Activities on Governors Island - Report



GOVERNORS  
ISLAND  
IS NOW OPEN  
YEAR-ROUND



## Governors Island Year-Round Access: What to Know

- Open daily from 7AM-6PM
- Daily ferry service in the “off-season” from Lower Manhattan (10 South Street)
- Park space & outdoor amenities open
- Outdoor public art on display daily
- Ferries \$3 roundtrip, free for all visitors before noon on weekends
- Ferries free at all times for residents of NYCHA, IDNYC holders, children under 12, seniors, & veterans
- Food available daily, including new indoor Joe Coffee café at LMCC’s Arts Center
- 7 day/week NYC Ferry Service to launch soon



# Opening December 17- Governors Island Winter Village

- Ice skating rink
- Festive lights
- Food and warm drinks served daily
- Warm fire pits with outdoor seating
- Outdoor games including cornhole, giant jenga, bocce and more
- Sled rentals from Blazing Saddles
- Photo ops with a historic Coast Guard-era Fire Truck
- Other pop-up activations, music, and cultural events throughout the season



# Ice Rink Details

- Open Fridays 12-5, Weekends 10-5
- Additional hours during public school vacation (winter break, mid-winter recess)
- Open holidays including MLK Jr. Day, President's Day, Lunar New Year
- Free admission every Friday
- Skate rentals available for purchase
- Rental opportunities for hockey leagues on open days before public hours



## Coming Soon

- Dog Days Pilot – Dogs allowed Saturdays from 7AM-3PM starting December 11
- Artist Ice Sculpture Competition in partnership w/ Lower Manhattan Cultural Council – February



### **Help us spread the word!**

- Enjoy the park, winter village and invite your friends and neighbors
- Hockey leagues, schools, and other groups to rent ice rink
- Seeking programming and partnerships ideas. Musical performances, figure skating, more
- Sponsorship opportunities
- Fliers available in multiple languages





Warrie Price watches her grandson, Field Price, try out the tallest of the slides in The Battery Playscape. Price, the founder and president of The Battery Conservancy, has been shepherding the redesign and renovation of the park for nearly 30 years. Photo: Carl Glassman/Tribeca Trib

**Photo: Carl Glassman,  
Tribeca Trib**

# MANHATTAN COMMUNITY BOARD 1

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

1. Homerule Authority for Traffic Cameras - Resolution
2. Citibike Infill - Resolution
3. Partially Converting Bus Parking Zone on West Street into a For-Hire Vehicle Pickup/Dropoff Zone - Report

# Resolution - Home Rule Authority for Speed Cameras

Therefore Be It Resolved That: Manhattan Community Board 1 (MCB1) implores Governor Hochul and our state representatives to pass a law that allows local control of traffic enforcement cameras in New York City (NYC)

# Citi Bike Resolution

Therefore Be It Resolved That: Manhattan Community Board 1 (MCB1) strongly urges the New York City (NYC) Department of Transportation (DOT)

- To not place Citi Bike stations on sidewalks in our district without compelling justification,
- To position docks, when possible, by bike lanes with the bikes positioned toward that lane, and
- To place international signage at all stations to inform and to emphasize that bike riding is not permitted on sidewalks.

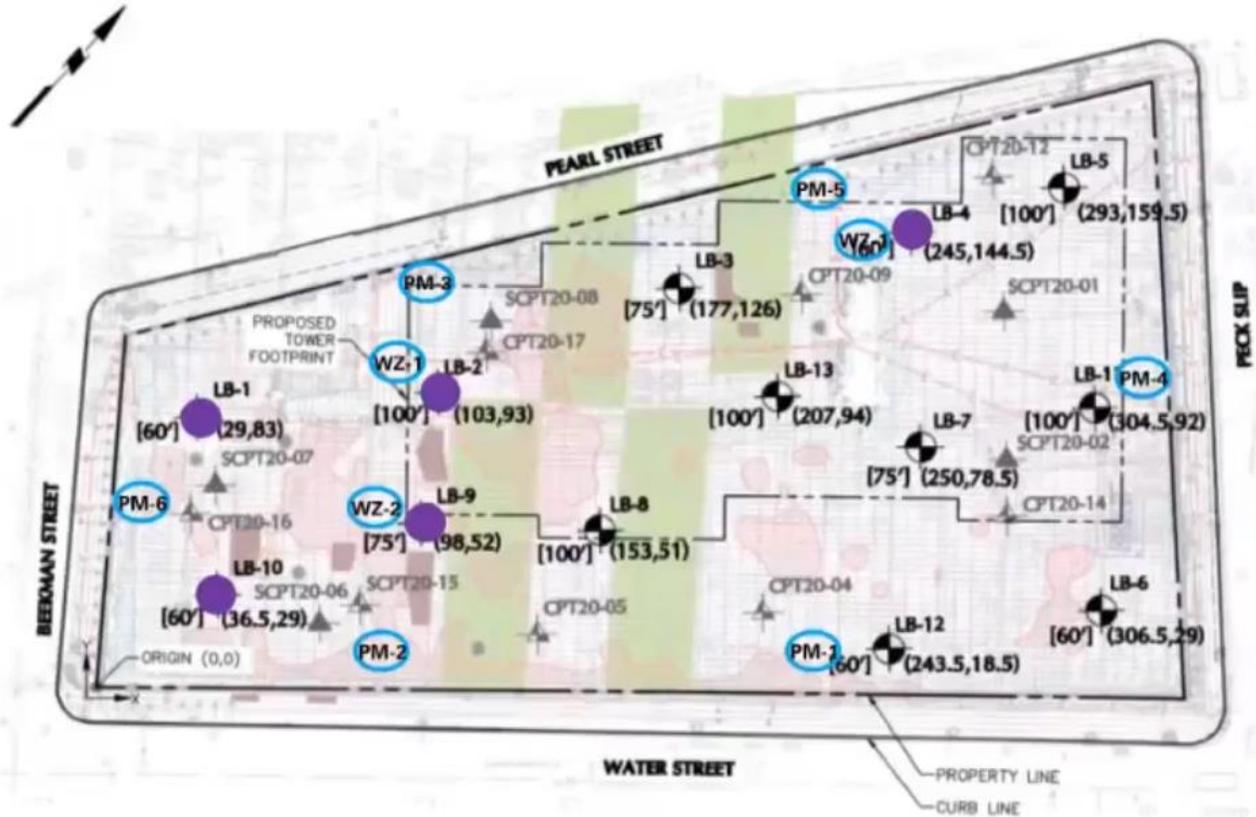
# MANHATTAN COMMUNITY BOARD 1

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

1. 250 Water Street Brownfield Cleanup Program - Report
2. WTC Site 5 Environmental Assessment - Report

Figure 1: Geotechnical Investigation Location Map



**Legend:**

- Approximate location of in progress soil boring location
- Approximate location of completed soil boring location
- PM-1 Approximate location of air monitoring station (on-site)
- WZ-1 Approximate locations of work zone air monitoring station

**Notes:**

1) Air monitoring station were relocated based on work area and wind direction. Locations shown above identify the predominant area of the air monitoring station.

**250 Water Geotechnical Investigation Location Map**

**250 Water Street**

**Geotechnical Investigation**

**Report by Lawra Dodge, President of Excel Environmental Resources, Inc. and Independent Community Monitor**

**12/20/2021**

My updated summary is as follows:

As you know, one of our Project Scientists was onsite this Saturday morning from 7:30 AM to just before 12 Noon to inspect the last weekend of drilling for the Langan/HHC Geotechnical Investigation. We also received the Langan Daily Reports late this afternoon and have reviewed them and the CAMP Air Quality Monitoring results. The following are our key observations and findings:

1. Langan and their CAMP subcontractor, Emilcott, set up all 6 CAMP stations around the perimeter of the site per the CAMP in the RIWP, 2 each along Pearl and Water Streets and one each along Beekman and Peck Slip. Each CAMP has a PID for VOC monitoring, a dust/particulate meter and a Jerome J405 mercury vapor analyzer.
2. Two additional CAMP units were set up in the Work Zone with the two drill rigs—the two drill rigs set up at the soil boring locations on the Beekman Street end of the Site as Langan had stated during Tuesday’s meeting. Both Work Zone CAMP units have the Jerome J405 mercury vapor analyzer along with the PID for volatile organics and a dust/particulate meter.
3. Langan had a dedicated air monitoring technician with the hand held meters for VOCs, dust/particulates, and mercury vapor, including the Jerome J505 and the wind indicator tape was set up at each CAMP station and at other locations around the site, although it was raining on Saturday morning and there was very little if any wind this morning while Brian was onsite.
4. Once drilling began, Brian Nale checked air quality using our hand held meters for VOCs, dust and mercury vapor (Jerome J405), and all readings were non-detect for all parameters, including mercury

**Final report by Lawra Dodge  
circulated via email and link  
provided in chat**

**FOR IMMEDIATE RELEASE:** December 14, 2021

**Contact:**

Stanley Davis; [daviss@nysenate.gov](mailto:daviss@nysenate.gov); 646-838-2949 (Sen. Kavanagh)

**Elected Officials and Community Board Convene Working Group  
On 250 Water Street Environmental Cleanup and Construction Impacts**

New York, NY — State Senator Brian Kavanagh, Congressman Jerrold Nadler, Assemblymember Yuh-Line Niou, City Comptroller Scott Stringer, Manhattan Borough President Gale Brewer, Borough President-elect Mark Levine, Councilmember Margaret Chin, Councilmember-elect Christopher Marte, and Manhattan Community Board 1 are convening a working group on the environmental cleanup and construction proposed for 250 Water Street in Manhattan. The Working Group will meet regularly to ensure transparency, public awareness, community input, and environmental safety, and to minimize negative impacts on the quality of life in the area, of any environmental remediation and construction work at the site.

In addition to the elected officials and the Community Board, the Working Group will include representatives of the New York State Department of Environmental Conservation, the Howard Hughes Corporation, Langan Environmental, independent community monitor Lawra Dodge of Excel Environmental Resources, Tom Fusillo of the Ramboll Group, the Peck Slip School, the Blue School, the groups that comprise the Seaport Coalition (Southbridge Towers, Save Our Seaport, Children First, and Friends of the South Street Seaport), and the South Street Seaport Museum; all of these organizations have agreed to participate. Other public agencies and community stakeholders will be invited to join.

###

**250 Water Street Working Group announced;  
first meeting anticipated early January**



**Empire State  
Development**



**Lower Manhattan  
Development  
Corporation**

# **WTC Site 5 Manhattan Community Board 1 Environmental Protection Committee Meeting**

**Tuesday, December 7, 2021**

- LMDC (Nov. 17) & ESD (Nov. 18) Boards approved the start of the public review process for the Modification to the WTC General Project Plan (MGPP) and Finding of No Significant Impact and Determination of Non-Significance (FONSI), based on an Environmental Assessment (EA)
- Issue notice to collect public comments on the FONSI prepared pursuant to SEQRA / NEPA and publish second Floodplain Notice (December 10 - starts public comment period)
- Issue 30-day notice for public hearing to gather public comments on the proposed MGPP (December 10 - starts public comment period)

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Development

# MGPP & Public Approvals Preliminary Timeline

- Hold virtual Public Hearing on the MGPP – **January 12, 2022**
  - Members of the public can comment in real time during the hearing via Zoom or phone and/or submit written comments\* before or after the hearing during the comment period (\*via mail & email)
  - Comments on the FONSI will be accepted during the same comment period
  - Per electeds' request, public comment period will be held open until the later of 30 days after the date of public hearing or **February 15, 2022**
- Continue public engagement and community outreach efforts  
(**Winter-Summer 2022**)



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Corporation



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Development

- The impacts of the currently Approved Plan for a commercial/office tower on Site 5 were studied in the 2004 Final Generic Environmental Impact Statement (FGEIS)
- The Site 5 Environmental Assessment (EA) was prepared pursuant to the National Environmental Policy Act (NEPA) and the State Environmental Quality Review Act (SEQRA) and considers any new potential environmental impacts of the Proposed Amendment to permit the development of a mixed-use residential tower at Site 5
- The EA generally follows the methodology recommended by New York City's CEQR Technical Manual, as applied to the specific uses and conditions of the WTC site and surroundings
- The Site 5 EA analyzes the proposed change of use, and studies various categories which were previously analyzed in the 2004 FGEIS including Shadows, Hazardous Materials, Air Quality, Natural Resource, and Traffic

# MANHATTAN COMMUNITY BOARD 1

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## Battery Park City Committee – J. Cuccia

1. Request for Legislation to Create a Resident Majority on the Battery Park City Board of Directors - Resolution
2. Request to Include Community Board 1 in Discussions for the Formulation of Future Joint Purpose Fund Targets - Resolution
3. Prohibition of Coop Conversions in Battery Park City - Report
4. Tunnel2Towers Post-Race Debrief - Report
5. Temporary Relocation of Battery Park City Public Art - Report
6. BPC Security Update – Report
7. BPCA Report – Report

# MANHATTAN COMMUNITY BOARD 1

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## Youth & Education Committee – T. Joyce

1. Advocating for a Full Size Gym for P.S. 150 - Report
2. Establishing CB1 Youth Services Directory Updates - Report
3. LMC/CSA New Street Closure Effort - Resolution

# MANHATTAN COMMUNITY BOARD 1

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## **Old Business**

# MANHATTAN COMMUNITY BOARD 1

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## **New Business**

# MANHATTAN COMMUNITY BOARD 1

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**Adjournment**

# MANHATTAN COMMUNITY BOARD 1

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**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"**