



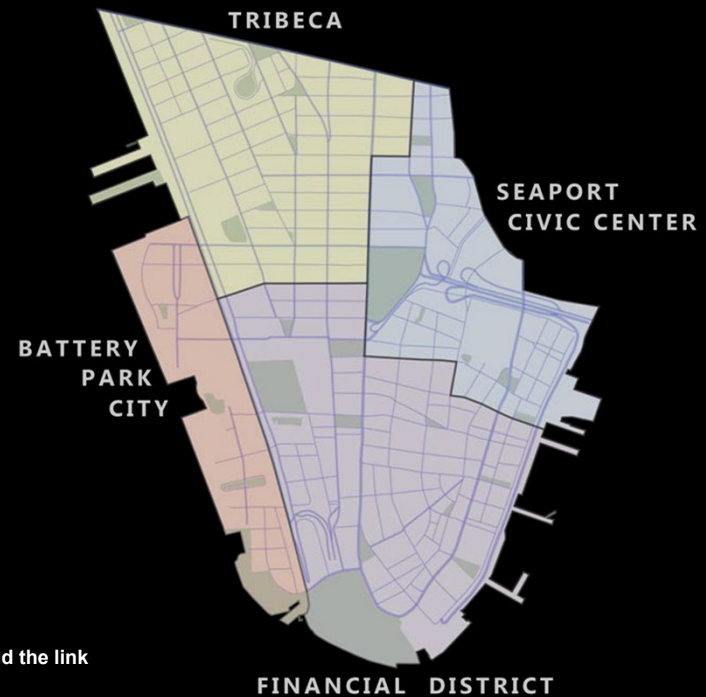
The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Tuesday, January 25, 2022**  
**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



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 – 6:45 PM)  
(1-2 minutes per speaker)



# MANHATTAN COMMUNITY BOARD 1

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Public Hearing (6:45 PM – 7:00 PM)



# MANHATTAN COMMUNITY BOARD 1

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- A. Adoption of December 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

**Community Board #1 Treasurer's Report - Fiscal Year 2022 as of December 31, 2021**  
**July 1, 2021 to June 30, 2022**

OMB Budget Submitted by Mariama James, Treasurer on Tuesday, January 25, 2022							
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance	
Telephone	\$1,245.00	\$1,245.00	\$0.00				\$0.00
General Supplies	\$2,000.00	\$0.00	\$0.00				\$2,000.00
Food	\$0.00	\$0.00	\$0.00				\$0.00
Cleaning Supplies	\$0.00	\$0.00	\$0.00				\$0.00
Data Supplies	\$400.00	\$0.00	\$0.00				\$400.00
Office Equipment	\$0.00	\$0.00	\$0.00				\$0.00
Data Processing Equipment	\$0.00	\$0.00	\$0.00				\$0.00
Printing	\$2,000.00	\$610.00	\$0.00				\$1,390.00
Travel	\$0.00	\$0.00	\$0.00				\$0.00
Leasing	\$200.00	\$0.00	\$0.00				\$200.00
Service contract/Office Equipment Maintenance	\$1,600.00	\$0.00	\$0.00				\$1,600.00
Training/Consultant	\$0.00	\$0.00	\$0.00				\$0.00
Furniture	\$0.00	\$0.00	\$0.00				\$0.00
Rental Space	\$0.00	\$0.00	\$0.00				\$0.00
Postage	\$0.00	\$0.00	\$0.00				\$0.00
Personnel Services	\$248,193.00	\$56,778.46	\$54,920.63				\$136,493.91
TBD	\$5,581.00	\$0.00	\$0.00				\$5,581.00
<b>Totals</b>	<b>\$261,219.00</b>	<b>\$58,663.46</b>	<b>\$54,920.63</b>				<b>\$147,664.91</b>
<b>Street Fair Fundraising</b>							
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance	
To be scheduled	\$70,828.00	\$500.00	\$0.00				\$70,828.00
Data Processing Equipment	\$5,000.00	\$2,025.03	\$0.00				\$2,974.97
Leasing	\$100.00	\$0.00	\$0.00				\$100.00
Travel	\$500.00	\$38.50	\$0.00				\$461.50
General Supplies	\$2,000.00	\$725.00	\$0.00				\$1,275.00
Consultant Contract	\$40,000.00	\$3,897.50	\$0.00				\$36,102.50
<b>Totals</b>	<b>\$113,428.00</b>	<b>\$7,186.03</b>	<b>\$0.00</b>				<b>\$111,747.97</b>
<b>Grants</b>							
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance	
Consultant Contract	\$2,380.00	\$2,380.00	\$0.00				\$0.00
Equipment General	\$934.00	\$933.93	\$0.00				\$0.07
Travel	\$36.00	\$36.00	\$0.00				\$0.00
Service Contract	\$2,150.00	\$2,150.00	\$0.00				\$0.00
<b>Totals</b>	<b>\$5,500.00</b>	<b>\$5,499.93</b>	<b>\$0.00</b>				<b>\$0.07</b>

MANHATTAN  
COMMUNITY BOARD 1

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**DISTRICT MANAGER'S REPORT**

January 2022



# Manhattan Community Board 1 Chairperson's Report

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JANUARY 25, 2022 - VIRTUAL



REMEMBER:

BE SAFE AND ALERT

REPORT TO 311 AND 911

THANK YOU FOR YOUR SERVICE!

# JANUARY UPDATES....WHAT IS THE CB? Where is our Chair?

## SINCE LAST MONTH

- 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)
- 250 WATER STREET ENVIRONMENTAL AND CONSTRUCTION TASK FORCE – START JANUARY 13, 2022
- CHAT & CHEW WITH THE CHAIR – JANUARY 14, 2022
- HRPT ADVISORY COUNCIL MEETING (OPEN TO THE PUBLIC) 1.18
- BOROUGH BOARD MEETING 1.20
- CM MARTE 1.24
- WTC – CAC 1.26 – tomorrow
- BROOKLYN BRIDGE BANKS TOUR AROUND 1.27
- 240 Greenwich Street FOIL REQUEST –INFO WILL BE POSTED OUR WEBSITE
- THANK YOU TO SHELDON SILVER – ADVOCATE FOR LOWER MANHATTAN



Community Board 1 voted against the city's jail plan for 125 White St. Tuesday. (Sydney Pereira/Patch)



• **LOOK AHEAD:**

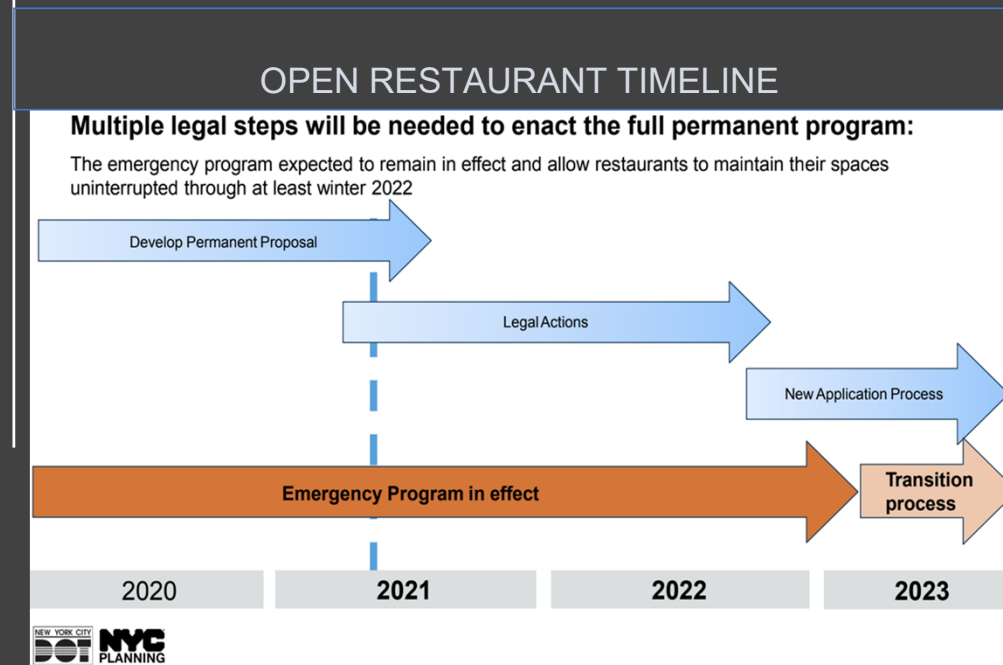
- BBJ – MANHATTAN MEETINGS – WE NEED THE MAYOR TO STEP IN!
- PUBIC RESTROOM WORKING GROUP MEETS
- VIRTUAL MEETINGS UNTIL EXEC ORDER IS LIFTED
- BATTERY CONSERVANCY BOARD MEETING
- DOWNTOWN ALLIANCE BOARD MEETING
- HRPT AC – 2/8
- CHAT & CHEW 2/11

• **HOT TOPICS FOR FEBRUARY:**

- CHINESE NEW YEAR!
- 2.7 BBJ - PDC –SALLY PORT AND ART & .....
- 2.8 HARBOR SCHOOL POOL AND GYM
- 2.14 NY & NJ Harbor & Tributaries Focus Area Feasibility Study (HATS) - Presentation by U.S. Army Corps of Engineers\*. \*All Manhattan Community Boards invited to attend for item #1
- 2/21 Office Closed – Presidents Day

• **IN THE WORKS & WAITING TO HEAR:**

- DOT NOTES/BROOKLYN BRIDGE BANKS OPTIONS
- BPCA – NEXT STEPS WITH PDC AND OTHERS/ TIMELINE FOR PARK CLOSURES AND ACCESS FOR THE BATTERY &\* WAGNER PARK 2022 – 2014
- CONGESTION PRICING PANEL - REPRESENTATION?



CELEBRATE AND  
SUPPORT OUR  
NEIGHBORS AND  
CONSTITUENTS

Enjoy the city landscape!

Support local businesses!

Take Care of Yourselves!

We cannot not do this work  
without you!

A festive banner for the Chinese New Year Online Family Festival. The background is a deep red with decorative elements including red and yellow lanterns, pink cherry blossoms, and stylized starburst patterns. The title "Chinese New Year Online Family Festival" is written in a bold, yellow, sans-serif font. Below the title, the year "2022" is displayed in a large, yellow, outlined font, with a stylized tiger head integrated into the zero. The date "Saturday, January 29 at 10:00 AM ET" is centered below the year. Two vertical yellow banners with Chinese characters are positioned on either side of the year: "阖家欢庆春节" (Celebrate the Spring Festival with the whole family) on the left and "虎年吉祥如意" (Tiger Year, good luck and happiness) on the right. At the bottom, a line of text invites participants to join for a free, interactive family festival with various activities.

**Chinese New Year Online Family Festival**

**2022**

Saturday, January 29 at 10:00 AM ET

Join China Institute for a free, interactive family festival with cartooning, art workshops, and storytime activities to celebrate the Year of the Tiger!

**Join CI Online January 29 from 10:00 AM – 12:00 PM for our Free Chinese New Year Family Festival!**

Experience an interactive cartooning workshop, a New Year read-aloud storytime, and a creative lantern art exercise from 10:00 AM – 12:00 PM ET to welcome and celebrate The Year of the Tiger. Register online- the participation link will be provided in advance- and gather materials to experience our immersive, engaging, cultural activities! *No previous Chinese language skills required.*

- THANK YOU TO JENNIFER MALDONADO



# MANHATTAN COMMUNITY BOARD 1

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## Executive Committee – T. Meltzer

1. Impacts of Local Law 114, Suggestions for Future Open Restaurants Law Agency Rulemaking - Resolution
2. Borough Based Jails/Manhattan Detention Complex – Resolution
3. Task Forces, Working Groups, & Appointments of Members to Boards of Directors - Report

# MANHATTAN COMMUNITY BOARD 1

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## Youth & Education Committee – T. Joyce

1. Recreation Space for Lower Manhattan (previously known as Advocating for a Full Size Gym for P.S. 150) - Resolution
2. Reporting COVID-19 At-Home Test Kit Results - Resolution
3. COVID-19 Protocols for NYC schools - Report
4. Discussion on Edgar Street Westbound Closure – Report

# MANHATTAN COMMUNITY BOARD 1

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

1. 250 Water Street Zoning Challenge – Resolution
2. 5 World Trade Center Proposed Modified General Project Plan - Resolution





George M. Janes  
& Associates  
250 E. 87<sup>th</sup> Street  
New York, NY 10128

Tel: 646.652.6498

[george@georgejanes.com](mailto:george@georgejanes.com)

## **250 Water Street Zoning Challenge**

January 10, 2022

## What is a zoning challenge?

- It is a challenge to the legality of DOB's zoning approval
- The legality of building permits could always be appealed to the Board of Standards and Appeals
- Zoning challenges were developed in 2009 as a way of allowing anyone to challenge the legality of a building *before* it gets a permit
- DOB reserves at least 75 days to respond
- Applicants can continue to progress through the permit process while DOB considers the challenge

## **We challenged 8 zoning issues, mostly relating to the Large-Scale General Development (LSGD) special permit**

1. Pier 17 and 250 Water Street are not on zoning lots that are *“contiguous or ... contiguous but for their separation by a street or a street intersection”*
2. The demapped streets are streets, not zoning lots
3. Part of the demapped streets include a partial tax lot, not a whole tax lot
4. The LSGD is not being used, developed, or enlarged as a unit
5. The LSGD is not under single fee ownership or alternative ownership arrangements
6. There is bulk distribution from LSGD zoning lots occupied by existing buildings
7. The existing buildings do not form an integral part of the LSGD
8. Pier 17 does not consist of a single zoning lot or two or more zoning lots

# 5 World Trade Center Proposed Modified General Project Plan

**Amendment to  
Lower Manhattan Development Corporation  
World Trade Center Memorial and Cultural Program  
General Project Plan  
November 17, 2021  
and  
Adoption by Empire State Development  
November 18, 2021**

The World Trade Center Memorial and Cultural Program General Project Plan (the “GPP”), a copy of which is attached hereto, is being modified by Lower Manhattan Development Corporation (“LMDC”) and adopted as modified by the New York State Urban Development Corporation, doing business as Empire State Development (“ESD”), to allow mixed-use development on the Southern Site. Also attached is an updated version of the World Trade Center Memorial and Redevelopment Plan, Proposed Site Plan as of November 2021. The modifications to the GPP described in this amendment relate only to the Redevelopment Site labeled “Tower 5” on such Proposed Site Plan (known as “Site 5”). Capitalized terms used but not defined herein have the meanings set forth in the GPP.

In view of Lower Manhattan’s transition from a predominantly office district to a mixed-use neighborhood, the GPP would be amended as follows to permit a building to be developed on Site 5 with residential, fitness and community facility uses, in addition to commercial office space and retail uses:

1. A mixed-use building on Site 5 could be up to approximately 1.345 million square feet, inclusive of commercial and retail uses, with an up to approximately 1.1 million square-foot residential component, of which a minimum of 25 percent of the units would be permanently affordable housing units; a connection to Liberty Park; and a minimum of approximately 10,000 square feet of community facility space if any residential component is included. The widths of sidewalks adjacent to any mixed-use building on Site 5 would be a minimum of 10 feet, with sidewalks and pedestrian zones to be provided as set forth in the mixed-use design guidelines



Source: KPF

# MANHATTAN COMMUNITY BOARD 1

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

1. In-depth Look at the Housing Component of 5 WTC – Resolution
2. Public Safety - Report
3. Update on the Dismantling Plan for the Manhattan Detention Complex – Report

# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – S. Cole

### TRIBECA

1. 293 Church Street, application for liquor license for Church Tribeca LLC d/b/a L'Entree - Resolution
2. 279 Church Street, application for alteration and method of operation change of liquor license to relocate main bar for TM Restaurant Group LLC d/b/a twiggy to go - Resolution
3. 50 Varick Street, renewal of liquor license for Spring Studios NY LLC Varick SP LLC as Mgr d/b/a Spring Place – Report
4. 200 Church Street, updates on 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 for 200 Tribeca Restaurant LLC d/b/a Tribeca's Kitchen - Report

# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – S. Cole

### FINANCIAL DISTRICT

1. 33 Vesey Street, re-notification of application for liquor license for Legends Hospitality LLC d/b/a TBD – Resolution
2. 1 Broadway, application for liquor license for Aramark Services, Inc. d/b/a TBD - Resolution
3. 94 Greenwich Street, application for liquor license for 94 Greenwich St LLC d/b/a Siena Pizza & Cannoli - Resolution
4. 10 South Street, application for alteration and method of operation change of liquor license to add 6th floor rooftop to the licensed premises, redesign layout of licensed 5th floor, and extend closing hours from 2AM daily to 4AM daily for 10 South Street Club Operator LLC d/b/a TBD - Report
5. 1 Liberty Plaza, Ground through 2nd Floor, application for renewal of expired license for Convene at 1 Liberty Plaza, LLC d/b/a Convene, For Five Roasters - Report
6. 52 William Street, application for renewal of expired liquor license for SCCQ Downtown LLC & Miljo LLC d/b/a Radisson Hotel New York Wall Street - Report

# MANHATTAN COMMUNITY BOARD 1

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

1. Request for Revocable Consent to Add an Accessible Ramp to the 159 Worth Street Entrance of 80 Centre Street – Resolution
2. Citibike Infill - Resolution
3. Request for Co-naming of Northeast Corner of Walker Street and Centre Street After Harold Lui - Report
4. Partially Converting Bus Parking Zone on West Street into a For-Hire Vehicle Pickup/Dropoff Zone - Report



# Resolution - Citi Bike & Riding on Sidewalks

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 convincing justification,
- To not place Citi Bike stations on POPS without convincing justification and community support,
- 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.

Resolution - Revocable consent for accessible ramp at 80 Center St. (159  
Worth St. entrance)



STATE OF NEW YORK

THE LOUIS J. LEFKOWITZ  
STATE OFFICE BUILDING

LOCATION PLAN  
1" = 50'



1. VIEW OF 159 WORTH STREET ENTRANCE



2. VIEW OF 159 WORTH STREET ENTRANCE



3. VIEW OF 159 WORTH STREET ENTRANCE



4. VIEW OF 159 WORTH STREET ENTRANCE

## Therefore Be It Resolved That

Manhattan Community Board 1 supports granting the revocable consent for an accessible ramp, if a sign with the location of the accessible entry (159 Worth St) can be read at sidewalk level at 80 Centre Street.

# MANHATTAN COMMUNITY BOARD 1

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## Battery Park City Committee – J. Cuccia

1. Update on the Downtown Alliance Downtown Connection Bus Service - Report
2. Battery Park City Seniors Update – Report
3. BPC Security Update – Report
4. BPCA Report – Report

# MANHATTAN COMMUNITY BOARD 1

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## Environmental Protection Committee – A. Blank

1. Lower Manhattan Quarterly Resiliency Update – Report
2. 250 Water Street Brownfield Cleanup Program – Report
3. 5 WTC Findings of No Significant Impact  
(FONSI)/Environmental Assessment – Resolution

# Lower Manhattan Coastal Resiliency Briefing

LMCR Quarterly January 24<sup>th</sup>, 2022

NYC / EDC

NYC Mayor's Office of  
Climate Resiliency





# Agenda

1. Introduction
2. Project Updates
  - Interim Flood Protection Measures (IFPM)
  - Brooklyn Bridge-Montgomery Coastal Resilience (BMCR)
  - Financial District and Seaport Climate Resilience Master Plan
  - Seaport Coastal Resilience (SPCR)
  - Brooklyn Bridge Esplanade (BBE)
  - LMCR: The Battery
  - Battery Park City Resilience Projects
3. Upcoming LMCR engagement

# IFPM Lower Manhattan Project Updates

## SSSP Extension\*\* and Tribeca\*\* Feasibility

- Analysis restarted as of January 2022
  - Analysis expected to be completed by summer 2022 to determine if there is a feasible option, and if so, where



SSSP Extension (Wall Street to Battery Park)



Tribeca (Chambers Street to 11th Street)



# Financial District and Seaport Climate Resilience Master Plan

Grounded in extensive community conversations, collaboration, and regulatory feedback, this plan lays out a shared vision that is feasible, implementable and provides a dynamic urban and waterfront experience.



## What is a Master Plan?

- Shared City-community framework for long-term decision-making
- Identifies core infrastructure and sets aside flexible space for future programming
- Intentionally flexible, not set-in-stone

## Highlights of Our Design:

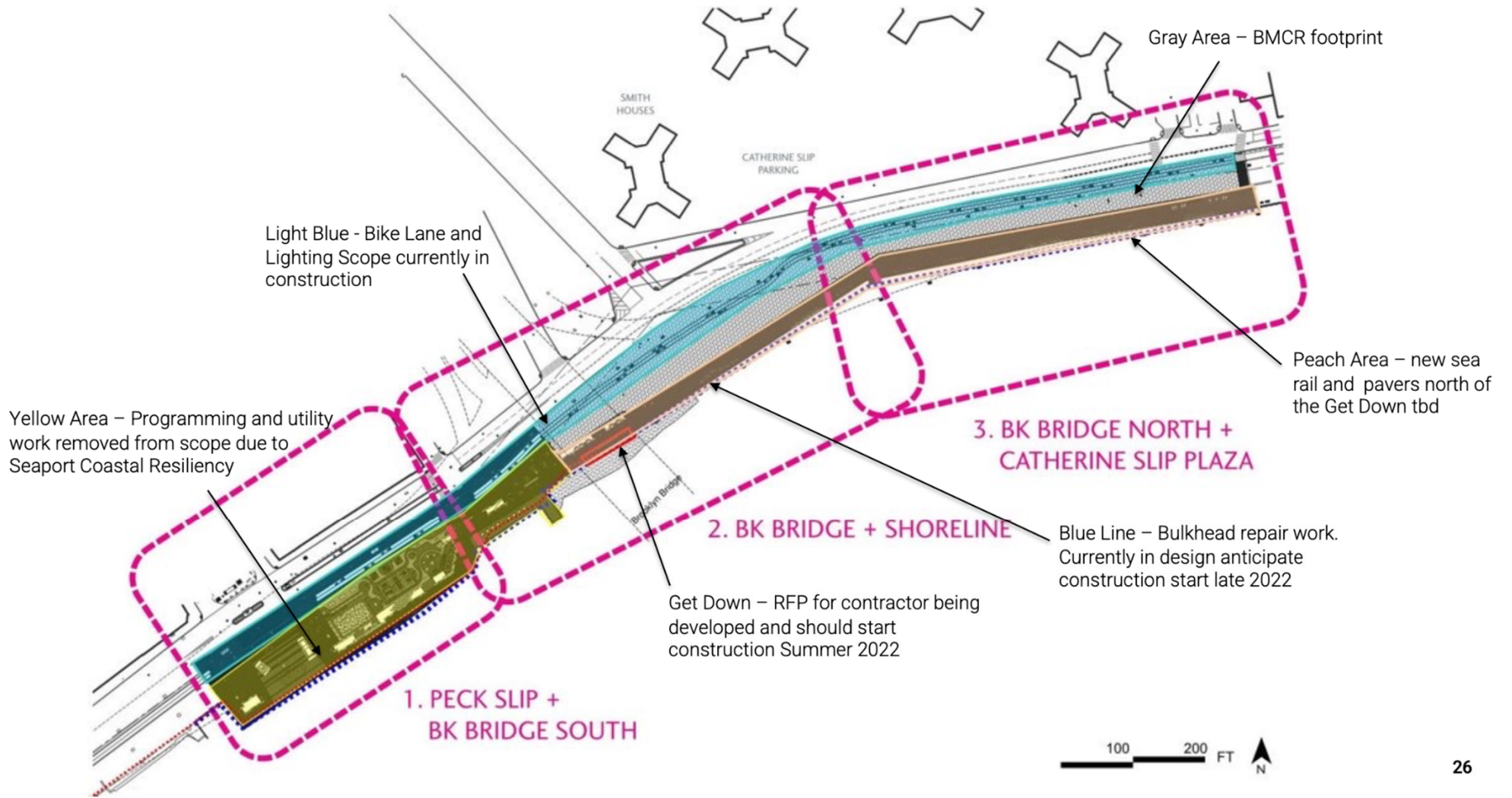
- Two levels of flood protection: a lower level for daily tidal flooding and an upper level for coastal storms
- Extends into the water up to a full city block at some locations (up to 200 feet) and down to a half-block (90 feet)
- Only includes 1-2 story buildings—no residential or office
- Works with or without the FDR viaduct

# What is SPCR?

**Creating a more resilient Seaport by addressing sea level rise, drainage risks, and improved waterfront access**

- To address climate risks in this area, this project proposes raising the shoreline 3-5 feet in the area from the Brooklyn Bridge to Imagination Playground
  - This will protect against sea level rise through 2100, and storm surge from the current day 50-year coastal storm
- To improve stormwater management, this project proposes a mix of green and grey infrastructure solutions
- To enhance the overall waterfront experience, this project proposes improving the esplanade and providing new public amenities





# LMCR - The Battery – Upcoming Milestones



Proposed Design of Battery Wharf from Bosque Pathway in foreground and raise wharf in background

- 75% Design Documents – Spring 2022
- Community Board Presentation – June 2022
- Final PDC – Summer 2022
- 100% Design Documents – Fall 2022
- Construction Start – Spring 2023

# Battery Park City Update

## **BPC Ballfields Resiliency**

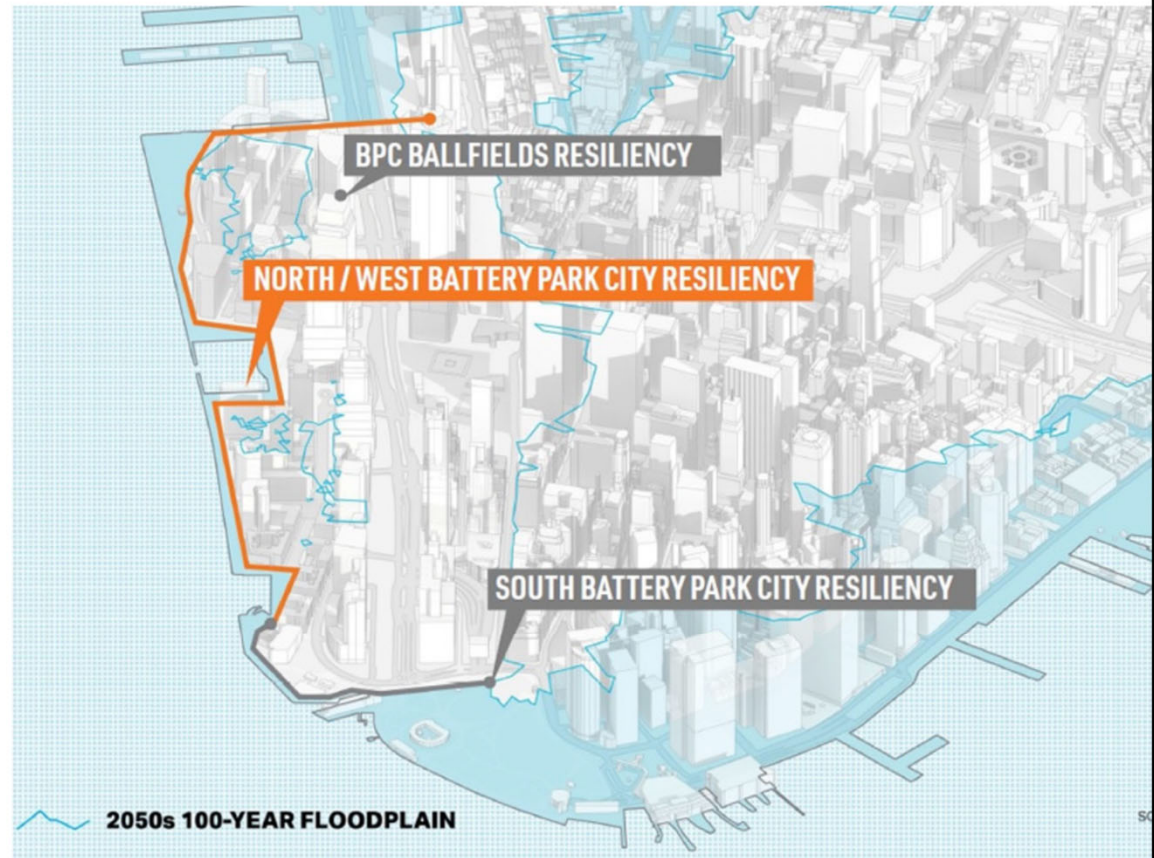
- Construction Substantially Complete
- Tree planting – Spring 2022

## **South BPC Resiliency**

- DEIS underway
  - Public Scoping: Spring 2022
- Construction RFP MJH & Wagner Park – February 2022
- Construction RFP Pier A Plaza/Battery – Spring 2022
- Construction Start: Summer 2022

## **North/West BPC Resiliency**

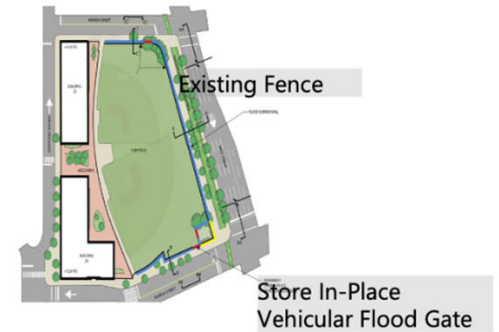
- PDB Shortlist Published
- PDB RFP release late-January 2022
- Progressive Design-Build Contractor Selection: Spring 2022



# Battery Park City Update

## Ballfields/Community Center Resiliency

- **Substantial Construction Completed** - December 2021
- **Tree Planting** – Spring 2022



Murray Street



West Street



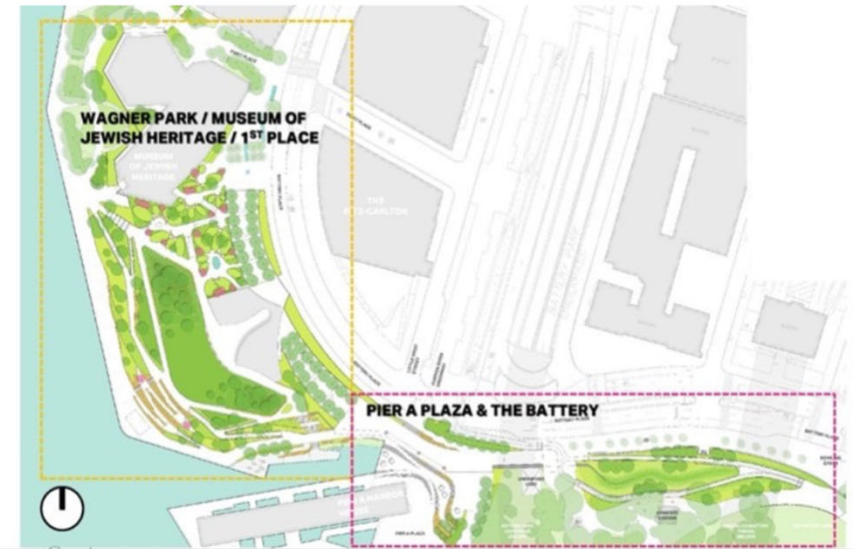
Warren Street



# Battery Park City Update

## South Battery Park City Resiliency

- **DEIS in progress.**
  - **Public Scoping:** Spring 2022
- **Construction Start:** Summer 2022
  - **MJH & Wagner Park Construction RFP Issuance:** February 2022
  - **Pier A/Battery & Interior Drainage Construction RFP Issuance:** Spring 2022
- **Interior Drainage 100% Design:** April 2022
- **Final PDC Approval:** Spring 2022



# 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"**