



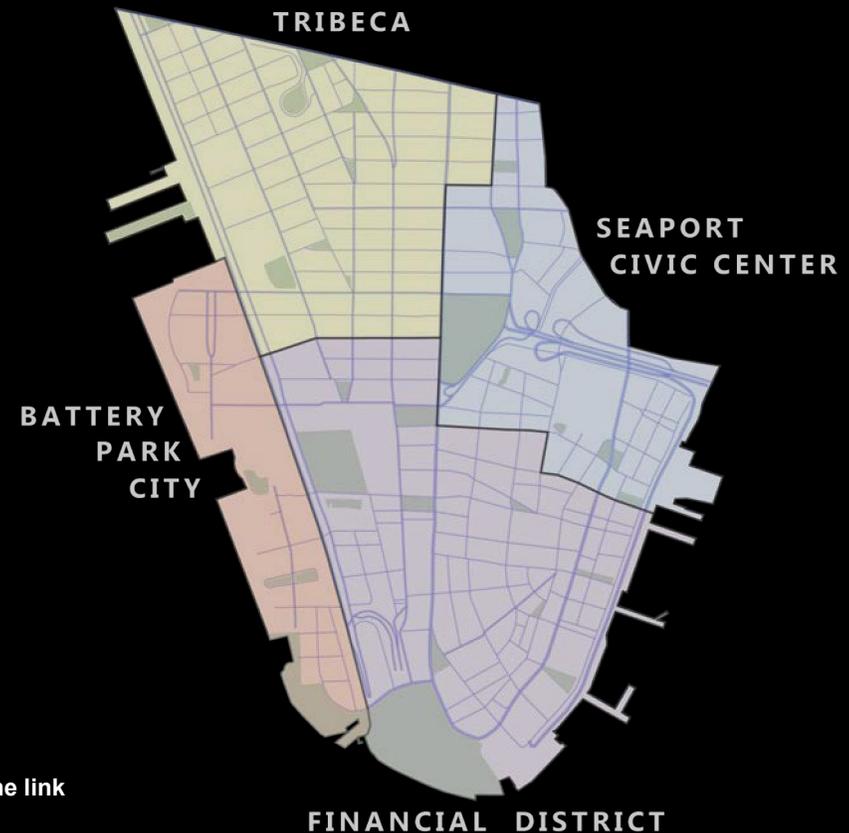
The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Tuesday, September 26, 2023**  
**6:00PM**

**Manhattan Borough President's Office**  
**1 Centre Street, 19th Floor - Southside**  
**and Live Remote Meeting - <https://live.mcb1.nyc>**  
**The public is welcome to attend in person or on webex**

Tammy Meltzer, Chairperson  
Alice Blank, Vice Chairperson  
Lucy Mujica Diaz, Community Coordinator  
Onedeige James, Community Associate



"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](https://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 (6:00 PM – 6:45 PM)

A) Comments by members of the public  
(1-2 minutes per speaker)

Registration to speak during the public session will open at 10 AM the same day and close at 5:30 PM.



# MANHATTAN COMMUNITY BOARD 1

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**Public Hearing** (6:45 PM – 7:00 PM)

Topic: Community Ideas for CB 1 Municipal Expense & Capital Budget  
Priorities for FY 2025



# MANHATTAN COMMUNITY BOARD 1

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## Business Session

- A) Adoption of July 2023 minutes
- B) Updates from Elected Officials
- C) Presentation by Office of Cannabis Management -  
Pascale Bernard, Deputy Director of  
Intergovernmental Affairs & Phillip Rumsey,  
Manager of Intergovernmental Outreach
- D) Chairperson's Report – T. Meltzer



# Manhattan Community Board 1 Chairperson's Report

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SEPTEMBER 2023 - HYBRID

## SEPTEMBER UPDATES



Photos by  
Kaufmans

## SINCE LAST MEETING – Where’s The Chair....

- July 27 – Pier 76 Task Force/HRPT
- July 27 – 5WTC Announcement with Gov Hochel
- July 28 - Borough Service Cabinet
- July 31 - PANYNJ Ferry Discussions re:Brookfield Terminal
- Aug 1 - Personnel Meeting
- Aug 9 - BBJ Dialog
- Aug 10- Meet AM Glick/AM Fall/ Mayor Adams Chinatown Chat
- Aug 16 - 9/11 Memorial & Museum Meeting
- Aug 17 - Personnel
- Aug 23 - FIDI Seaport Climate Resiliency Meeting
- Aug 31- 9/11 Memorial & Museum F/up
- Sept 7 - OCM Check in
- Sept 8 - Washington Market Park Ribbon Cutting
- Sept 11 - 9/11 Community/Neighborhood Event
- Sept 12 - Personnel
- Sept 13 - PAC NYC Press Event / DCP, OMB CB Check in
- Sept 14 - Pier 76 Taskforce/HRPT
- Sept 19- DSC, DDC& City Hall re:BBJ
- Sept 20- Borough Consultations/DOT
- Sept 21- TBC Board Meeting/ FIDI Seaport EXPO/ Borough Board

WEDNESDAY IS A BUSY DAY.....

# ADOPT-A-PLANT

**Wednesday, Sept. 27, 2023**

11 A.M. | Rain or shine

Bowling Green Park

Need a little color in your home or office?  
Come pick up a free Geranium from the  
**Downtown Alliance**. *Limit: One per person.*



[www.DowntownNY.com](http://www.DowntownNY.com)

Sponsored by:



   @downtownny

of **families** city of **neighbors** city of **yes** city of **working people**

**September 27, 6:30 p.m.**

Join a remote info session on *city of yes* for housing opportunity, NYC's initiative to modernize zoning for a more inclusive, affordable city.

Hear from the NYC Department of City Planning about the effort to meet critical housing and affordable housing needs with small changes citywide.

There will be a presentation and Q&A.

Interpreters will be available for American Sign Language, Cantonese, Mandarin, and Spanish.

**Sign up now:** [nyc.gov/YesHousingOpportunity](https://nyc.gov/YesHousingOpportunity)

**NYC**  
PLANNING

# Thursday & Friday

Thursday, September 28  
at the 1st Precinct



## 1<sup>st</sup> Precinct Community Council Meeting

### Get involved. Be heard.

Our partnership is the most effective public safety tool.



#### Attend

Meetings are held on the last Thursday of every month, starting at 6 pm  
Except July & August



#### Where

1st Precinct  
16 Ericsson Place  
New York, NY 10013  
(212) 334-0611



#### Information

Crime Statistics  
Quality of Life Issues  
Crime Prevention Tips  
Neighborhood Events



#### Meet

Commanding Officer  
Captain Joel Rosenthal  
Community Council President  
Sarah El-Bataouny

For language or disability accommodations, please contact PO Iordanou at (212) 334-0640

## THE LOWER MANHATTAN HISTORICAL ASSOCIATION

INVITES YOU TO  
the Fifth Annual

## ALEXANDER HAMILTON IMMIGRANT ACHIEVEMENT AWARDS CEREMONY

Friday September 29, 2023  
3:00 pm

Federal Hall National Memorial,  
26 Wall Street,  
Entrance at 15 Pine Street



*THE LOWER MANHATTAN HISTORICAL ASSOCIATION  
INVITES YOU TO*

*The Fifth Annual*

### *ALEXANDER HAMILTON IMMIGRANT ACHIEVEMENT AWARDS CEREMONY*

*Friday September 29, 2023 at 3:00 pm  
Federal Hall National Memorial, 26 Wall Street, New York City  
Entrance at 15 Pine Street*

*Honorees*

*Professor Malcolm Bowman  
School of Marine and Atmospheric Sciences, State University of New York at Stony Brook  
New Zealand*

*The Honorable Judge Denny Chin  
United States Court of Appeals for the Second Circuit  
Hong Kong*

*Commissioner Ydanis Rodriguez  
New York City Department of Transportation  
Dominican Republic*

*Yvonne Szeto  
Partner, Pei Cobb Freed Architects  
Hong Kong*

*Jean-Georges Vongerichten  
Chef & Restaurateur  
France*

*RSVP [abby@historiclowermanhattan.org](mailto:abby@historiclowermanhattan.org)*

#### Constituent Organizations

*SONS OF THE REVOLUTION<sup>SM</sup> IN THE STATE OF NEW YORK, INC.  
AND ITS FRANCES TAYLOR<sup>SM</sup> MUSEUM  
ALEXANDER HAMILTON AWAKENESS SOCIETY  
BOWLING GREEN ASSOCIATION  
CHINATOWN PARTNERSHIP  
CHINATOWN BUSINESS IMPROVEMENT DISTRICT  
CULTURENOW*

*FINANCIAL DISTRICT NEIGHBORHOOD ASSOCIATION  
INSTITUTE OF HISTORY ARCHAEOLOGY AND EDUCATION  
MANHATTAN COMMUNITY BOARD 1  
MUSEUM OF AMERICAN FINANCE  
NATIONAL PARKS OF NEW YORK HARBOR CONSERVANCY  
SOUTH STREET SEAPORT MUSEUM  
THE ALLIANCE FOR DOWNTOWN NEW YORK*

PAC ■ NYC  
PERELMAN PERFORMING  
ARTS CENTER

# OPEN HOUSE: FIVE BOROUGH FAMILY DAY

SAT, SEP 30, 2023 • 10AM-4PM  
FREE AND OPEN TO THE PUBLIC

Curated by Baba Israel

Featuring performances by:

Behind the Groove • Bond Street Theatre's The Shinbone Alley Stilt Band •  
Brooklyn United Marching Band • Brooklyn Youth Chorus •  
Children's Tumbling • Full Circle Souljahs •  
Hetep BarBoy and Squala Orphan • Kaila Mullady •  
Kids Breaking League • Kendra J. Bostock •  
Orlando Hernández and the Knee-Heart Connection • Raga Kids •  
RYC Music With A Message • Simple Mischief Studio • Soul Inscribed

Visual workshops and interactive installations by:

ConnectTable by Moldover • Edge Effect •  
Pia Monique Murray/PMMDC • Xinan Ran

Hosted by Baba Israel & Grace Galu

PAC NYC is grateful for the support of Bloomberg Philanthropies.  
Citi is a proud sponsor and the official card of PAC NYC.  
United is the official airline of PAC NYC opening celebrations.

251 Fulton Street New York, NY 10007 • [pacnyc.org](http://pacnyc.org)



# Saturday is for The Arts!

# ART TOUR

SATURDAY, SEPT 30

FOR ALL PEOPLE FROM ALL ROADS –  
ART AS COMMUNAL SPACE

3PM, MEET AT WATERFRONT PLAZA

at the tall black tower with circular seating  
in the middle of the plaza (pictured here)

See art by Siah Armajani, Scott Burton,  
and James Yaya Hough with contemporary  
art scholar **Jordan Isaac**.

Hear about public work created to  
welcome people to pause, gather,  
reflect, and converse.



[www.bpcnyc.gov](http://www.bpcnyc.gov)

[facebook.com/batteryparkcityparks](https://www.facebook.com/batteryparkcityparks)

[twitter.com/bpca\\_ny](https://twitter.com/bpca_ny)

[instagram.com/bpcparks](https://www.instagram.com/bpcparks)

[www.threads.net/@bpcparks](https://www.threads.net/@bpcparks)

NEW YORK  
STATE OF  
OPPORTUNITY.

Battery Park  
City Authority

# MANHATTAN COMMUNITY BOARD 1

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## Executive Committee – T. Meltzer

1. Open Meeting Law Updates and Requirements for CB Meetings and Attendance - Resolution
2. Capital and Expense Budget Items for FY 2025 - Committee Recap - Report

# MANHATTAN COMMUNITY BOARD 1

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## Personnel – E. Lewinsohn

1. Vacant District Manager position – Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Environmental Protection Committee – A. Blank

1. Proposed Resiliency Features at Rotary Park (at the Holland Tunnel) - Resolution
2. NW BPCA Reaches and Public Engagement - Resolution

An aerial photograph of a city skyline, likely New York City, showing a dense cluster of skyscrapers and buildings along a waterfront. The water is a deep blue, and the sky is a clear, light blue. The image is used as a background for the text overlays.

# **NORTH/WEST BATTERY PARK CITY RESILIENCY PROJECT: COMMUNITY MEETING**

Join Battery Park City Authority for an opportunity to share your thoughts on the 30% design for the project.

**JUNE 26, 2023 - 4 PM & 6:30 PM  
STUYVESANT HIGH SCHOOL**





# HARDSCAPE VS. GREENSCAPE



## 4% GREENSCAPE

Plantings and absorbant soil along Hudson Street

## 96% HARDSCAPE

Compacted soil and gravel, concrete sidewalks, and asphalt roadways comprise the vast majority of the 5.5 acre property.

While there are 100 trees and approx. 23% tree coverage in the summertime, the surface remains impervious and creates significant runoff toward the surrounding streets at a lower elevation.

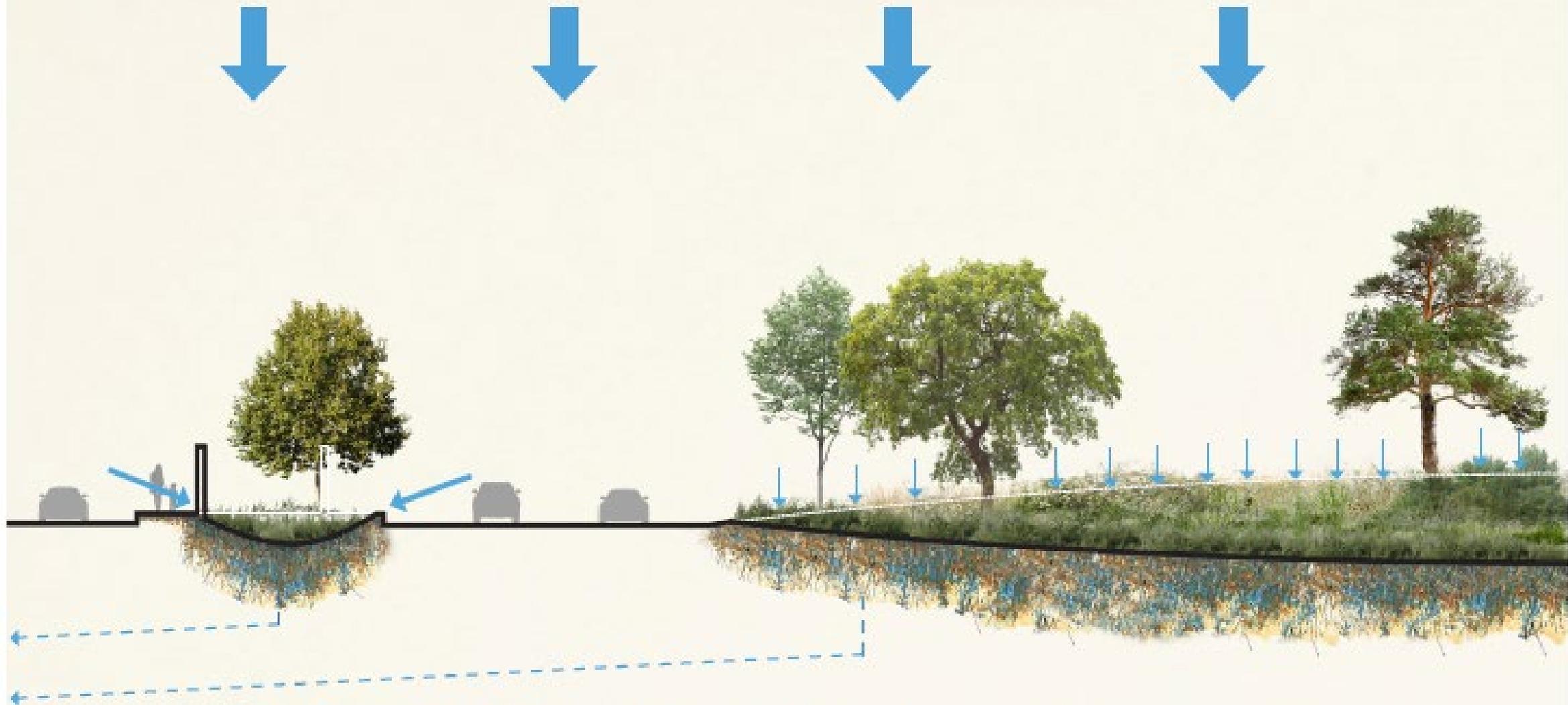
With 77% open to the sky and almost entirely hardscape, the property contributes significantly to the overall heat island effect of the neighborhood.



***RUNOFF***



***ABSORPTION***



***at the rotary:***

***approximately 400,000 gallons of water runoff can be avoided in a 4-inch rainfall / cloudburst event  
furthermore, any water present on site will be filtered of pollutants before moving into city infrastructure / river***

*center* → *perimeter*



*the rotary as refuge*

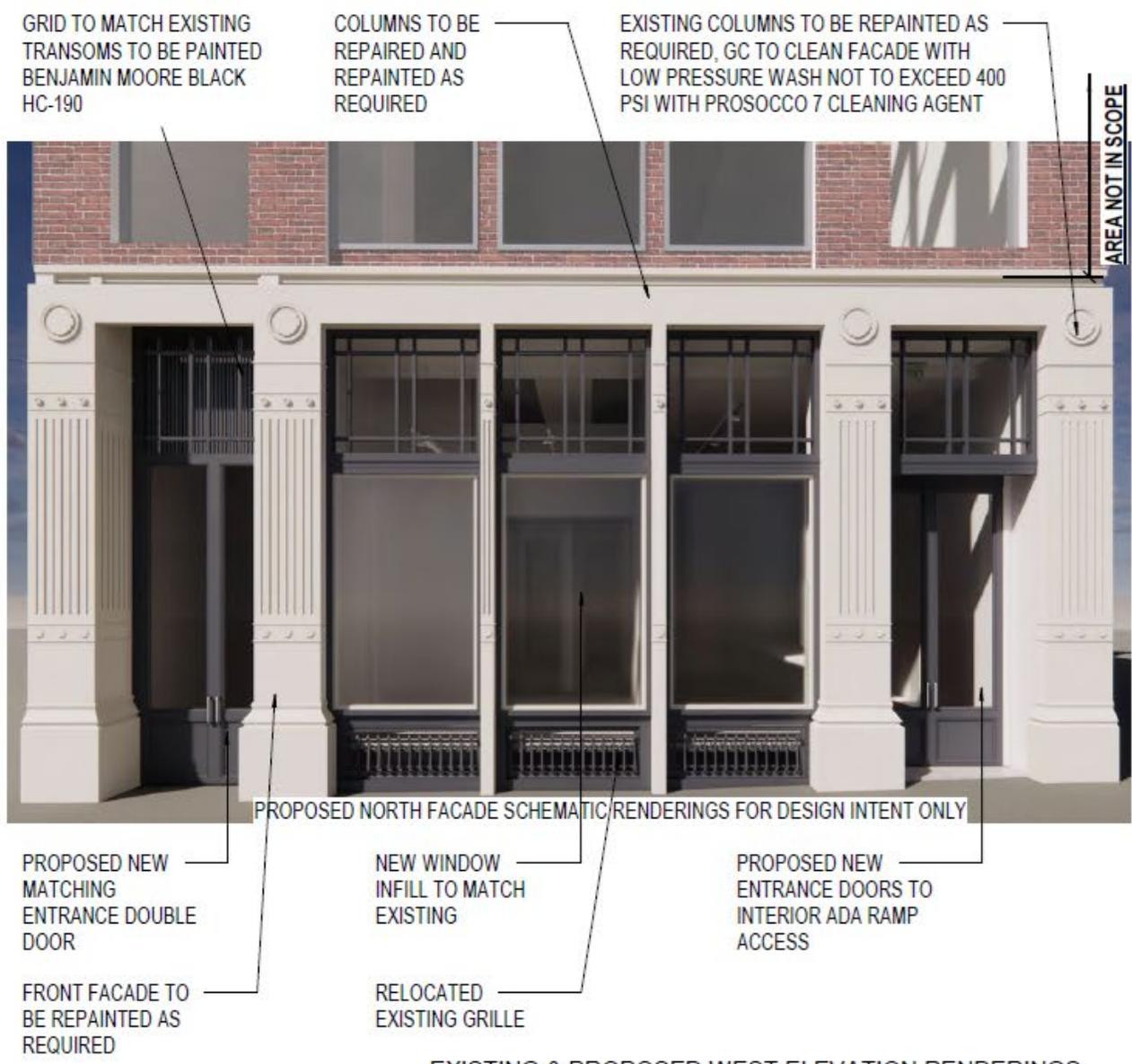
# MANHATTAN COMMUNITY BOARD 1

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## Landmarks & Preservation Committee – J. Friedman

1. Docket #23-09128 - 384 Broadway exterior work proposed for the commercial storefront levels and its Cortlandt Alley elevation - Resolution
2. Docket #23-11517 - 60 Hudson Street minor work in the lobby - Resolution
3. Docket #23-08497 - 45 Murray Street request for permission to repair our sidewalk in front of building - Resolution

# 384 Broadway



**ALEXANDER GRAY GALLERY**  
FOR  
**ALEXANDER GRAY GALLERY**

EXISTING & PROPOSED WEST ELEVATION RENDERINGS

T009.00 **studioMDA**

RENDERINGS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND AS SUCH SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.



EXISTING VENTS ON SKYLIGHT TO BE REMOVED

EXISTING SKLIGHT TO BE REMOVED

NEW GLAZING PANELS INFILL IN EXISTING FACADE WINDOWS BAYS

PROPOSED SKYLIGHT AT EXISTING OPENING

PROPOSED LOUVER ON SKYLIGHT PANEL FOR MECHANICAL VENTILATION

PROPOSED NEW DOUBLE DOORS TO MATCH EXISTING REMAINING DOORS



EXISTING EAST FAÇADE SCHEMATIC RENDERINGS FOR DESIGN INTENT ONLY



PROPOSED EAST FAÇADE SCHEMATIC RENDERINGS FOR DESIGN INTENT ONLY

EXISTING DOUBLE DOORS TO REMAIN TO BE PAINTED BENJAMIN MOORE HC-190

EXISTING DOUBLE DOORS TO BASEMENT TO BE REMOVED

EXISTING SHUTTER ROLLING DOOR TO BE REMOVED

SHUTTER FREIGHT ELEVATOR TO REMAIN

EXISTING DOUBLE DOORS TO REMAIN TO BE PAINTED BENJAMIN MOORE HC-190

PROPOSED 36" X 14" LOUVER PAINTED BENJAMIN MOORE BLACK HC-190 SEE DETAIL A2 ON SHEET T025.00

NEW GLAZING PANELS INFILL IN EXISTING FACADE WINDOWS BAYS

PROPOSED NEW DOORS TO MATCH EXISTING REMAINING DOORS

**ALEXANDER GRAY GALLERY**

FOR **ALEXANDER GRAY GALLERY**

THIS RENDERING IS A PRELIMINARY REPRESENTATION OF THE PROPOSED DESIGN AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. NEW YORK, NEW YORK

EXISTING & PROPOSED EAST ELEVATION RENDERINGS

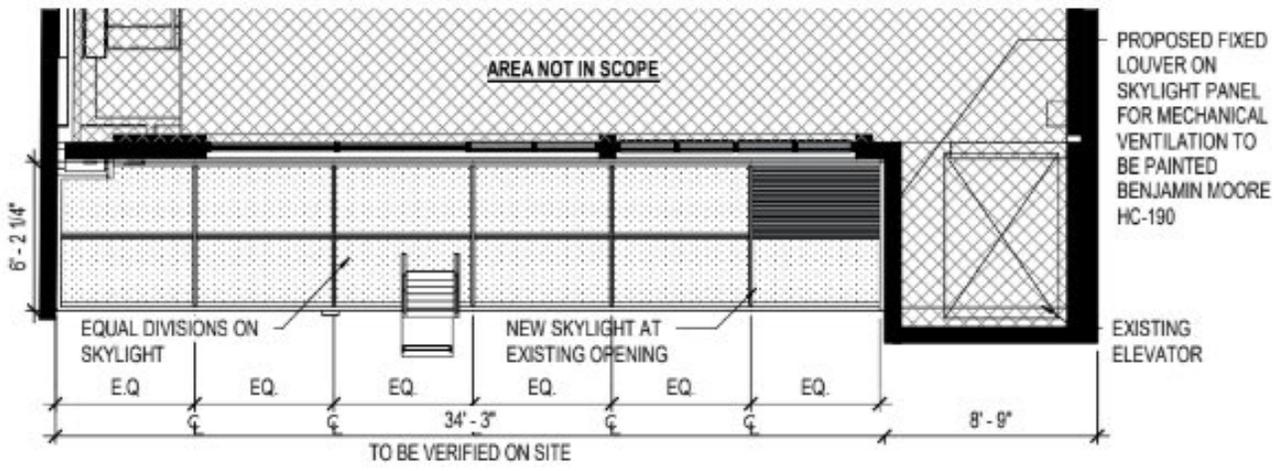
T012.00

studioMDA

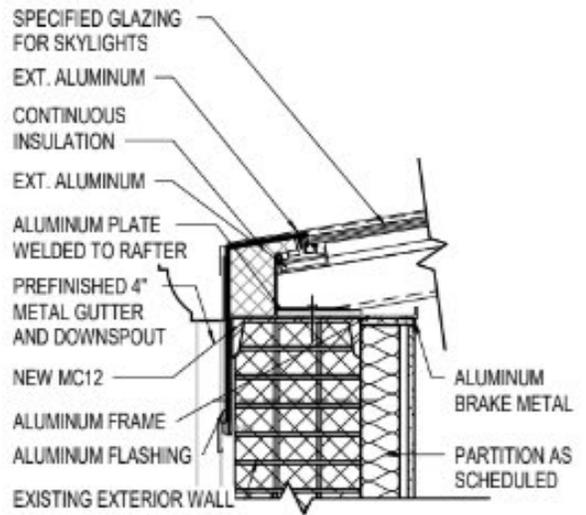
SCALE: PROJECT NO. 896

12/22/22

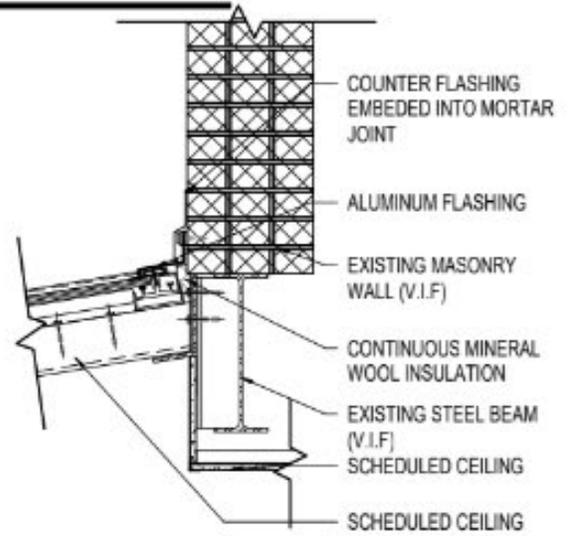
# 60 Hudson



**ENLARGED SKYLIGHT PROPOSED PLAN**  
SCALE: 3/16" = 1'-0"



**A3 - DETAIL @ SKYLIGHT SILL**

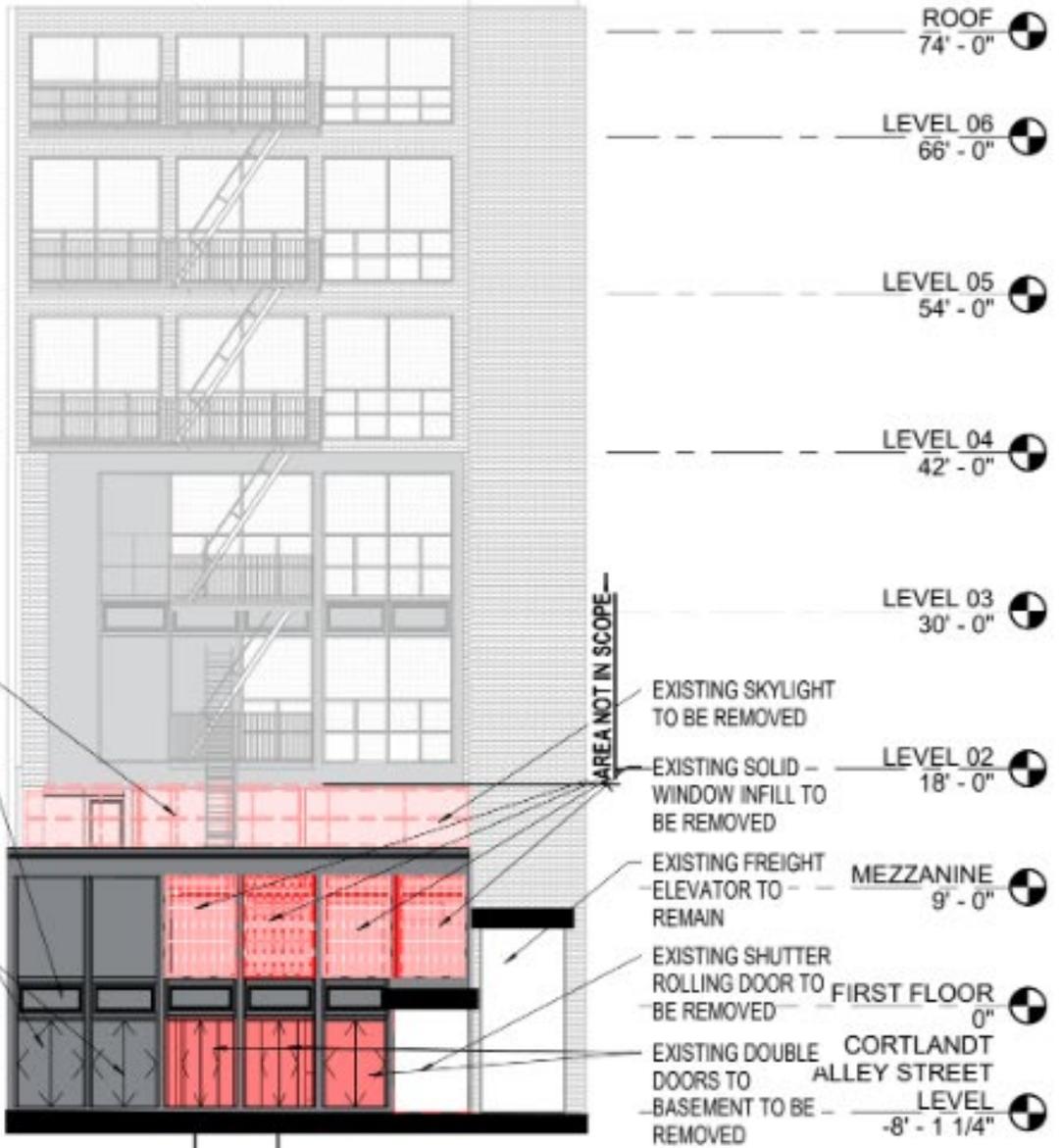


**A4 - DETAIL @ SKYLIGHT HEAD**

# 45 Murray

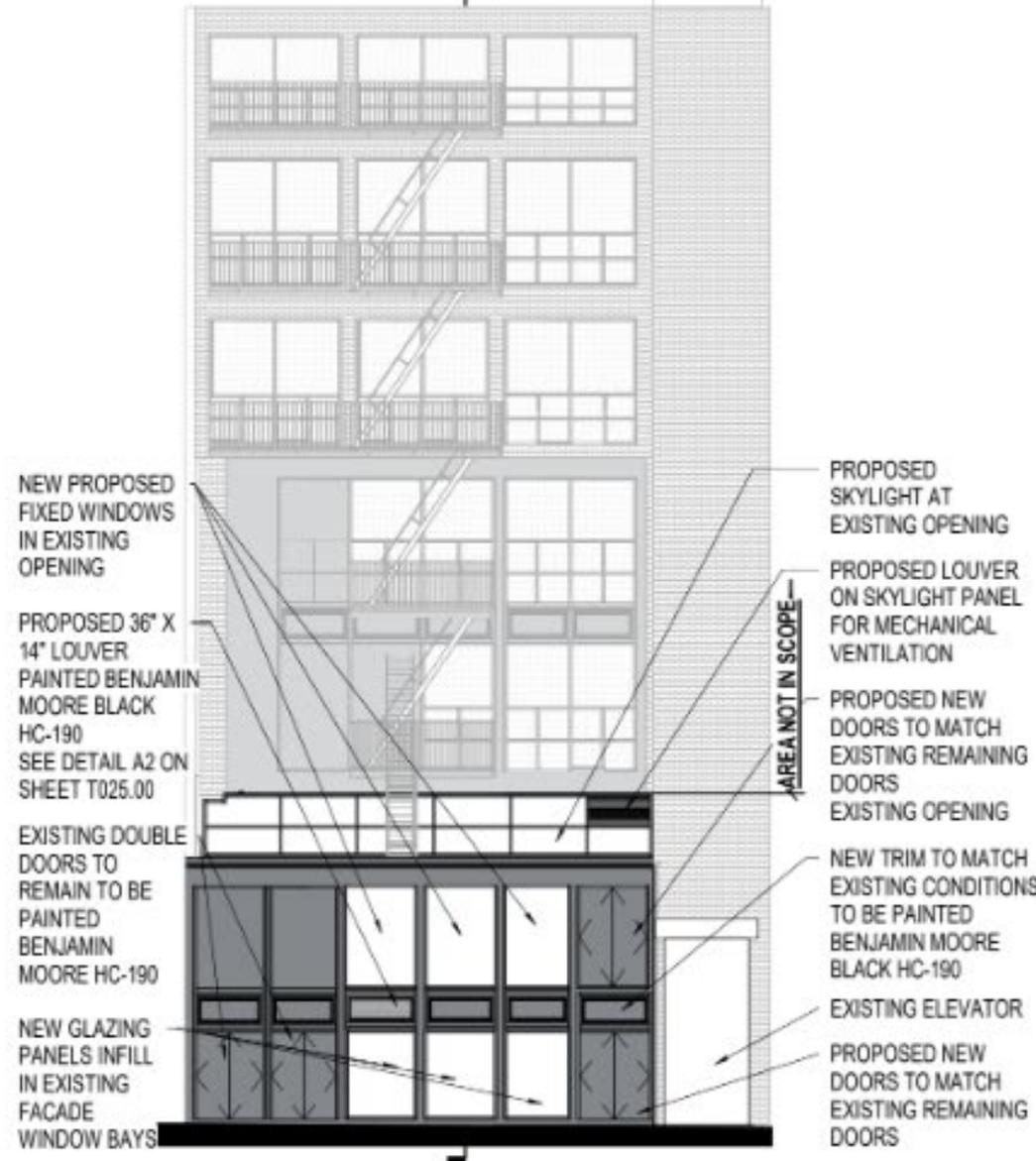
**COLOR PAINT LEGEND**

- BENJAMIN MOORE BLACK HC-190
- BENJAMIN MOORE ELMIRA WHITE HC-84



**OVERALL EXISTING CORTLANDT ALLEY BUILDING ELEVATION**

SCALE: 3/32" = 1'-0"



**OVERALL PROPOSED CORTLANDT ALLEY BUILDING ELEVATION**

SCALE: 3/32" = 1'-0"

# MANHATTAN COMMUNITY BOARD 1

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

1. Bus Stop Request for Battery Place across from Washington Street  
- Resolution
2. Thames Street Pedestrian Plaza project – Report
3. Potential Working Group to discuss Pedestrian and Bicycle Safety  
and Rules on Sidewalks and Streets – Report

# Transportation Committee AGENDA

Bus Stop Request for Battery Place across from Washington Street -  
Bamise Jedge, Aurora Tourism LLC – Presentation & Resolution

Thames Street Pedestrian Plaza project – Design Update & Possible  
Resolution

Capital and Expense Budget Items for FY 2025 - Discussion ([FY 2024  
responses](#))

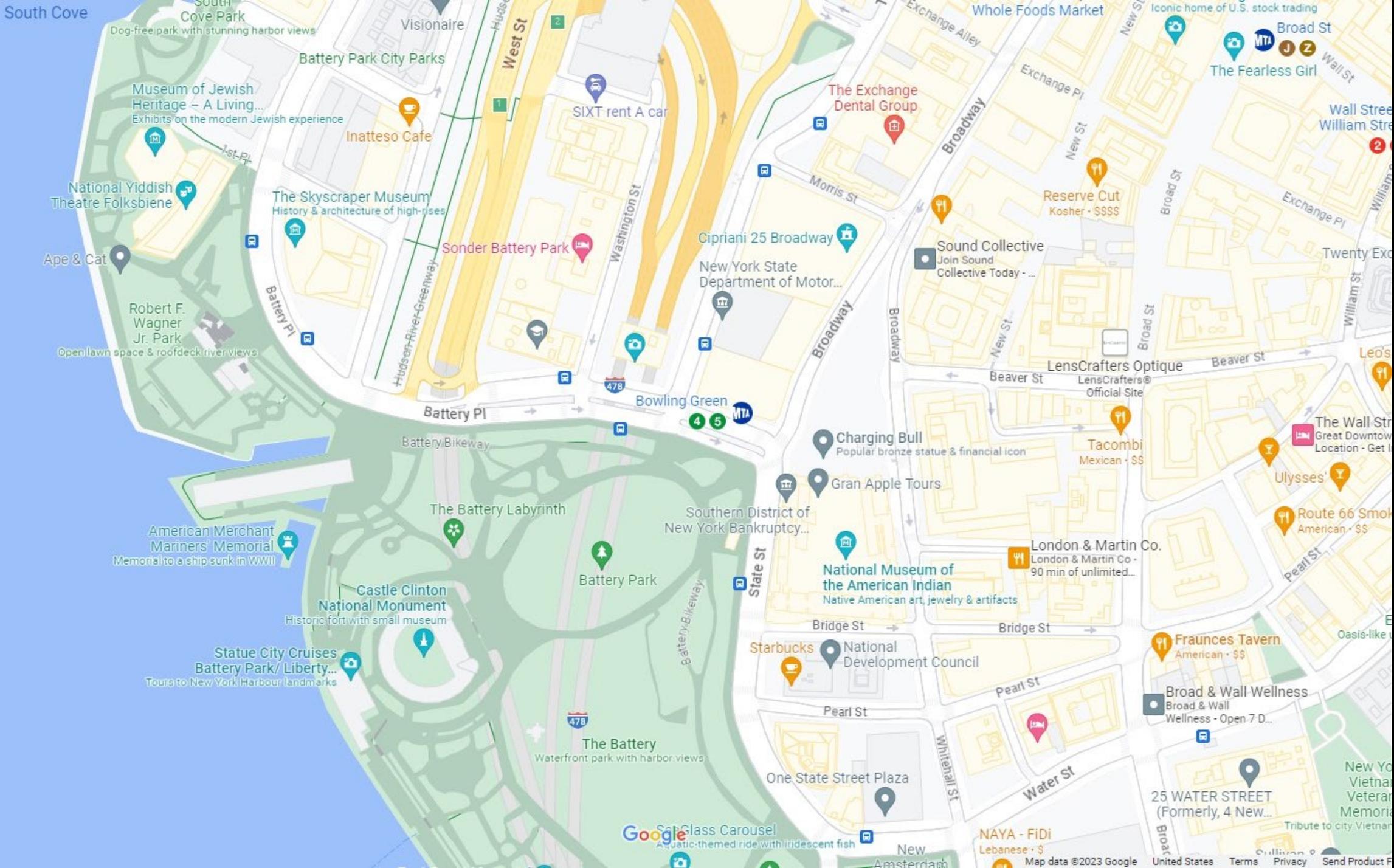
Potential Working Group to discuss Pedestrian and Bicycle Safety and  
Rules on Sidewalks and Streets - Discussion

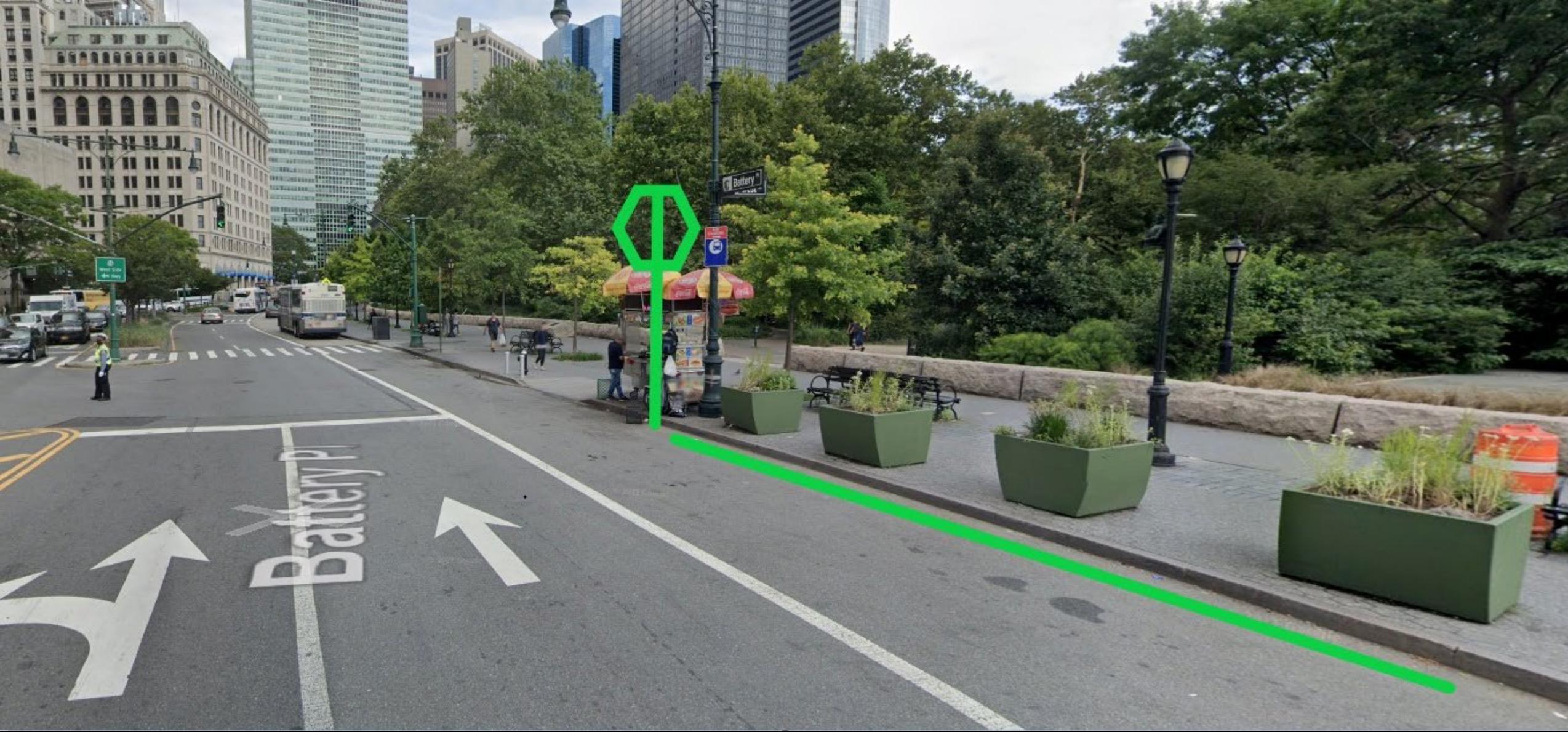
News and Updates

# Bus Stop Request - south side of Battery Place between West Street and State Street

Aurora Tourism Services d/b/a New York Iconic Cruises

*Resolution*





DOT photo of bus stop location - Battery PL at Washington St

# Info from the DOT Application & Observation

The DOT photo shows an existing bus stop that is located just west of Washington Street, but the letter from the DOT describes the stop as “Stop on the south side of Battery Place from West Street to State Street, closer to West Street.”

The pictured bus stop does not name any MTA bus routes, but there are signs for MTA Drop off Only, No Standing and Charter Buses Pick Up/Drop off.

There are two other bus stops for shuttle buses along the south side of Battery Place between West Street and State Street (the assigned area)

Aurora Tourism plans to make four daily (Monday-Sunday) pick ups and/or drop offs: 8:00 AM, 12:00 PM, 2:00 PM and 4:00 PM







# Information from the SBPCR Project Team

The goal during this work, once permitted, will be to avoid bus stop relocations and minimize impacts to bus routes by performing work at night. That's the goal; we won't be 100% certain that we can proceed in this way until we perform our test pits and site survey

The *sidewalk will remain open except* for the south side of Battery Place between the Museum of Jewish Heritage and West Street. The sidewalk will be modified to allow 8 feet of clearance for pedestrians and 8 feet of clearance for bikes.

Pedestrians may be detoured *if* the sidewalk needs to be closed due to an unforeseen condition

No sidewalk sheds are anticipated.

Project staging will be on the park side. *There will be multiple construction entries to the park along Battery Place (my addition)*

# Therefore Be It Resolved That

Manhattan Community Board 1 (MCB1) supports Aurora Tourism Services LLC (dba New York Iconic Cruises) request to use a bus stop on the south side of Battery Place from West to State Streets; and

MCB1 urges the New York City (NYC) Department of Transportation (DOT) to evaluate the impact of the resiliency projects on Battery Place and consider repositioning the many bus stops east of West Street so that pedestrian, bicycle and traffic movement are maintained and safe.



THAMES STREET, FROM TRINITY PL LOOKING EAST

# Thames St Pedestrian Plaza



THAMES STREET, FROM TRINITY PL LOOKING EAST

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

Financial District area

1. 120 Broadway, Great Performances/Artists as Waitresses, Inc, method of operation application for full liquor license - Resolution
2. New Amsterdam Pavilion, Peter Minuit Plaza, Belgo CRT LLC, new application and temporary retail permit for wine, beer and cider license - Resolution
3. 185 Greenwich Street, Legends Hospitality, LLC, new application and temporary retail Permit for beer, wine, cider license - Resolution
4. 21 Dey Street, Legends Hospitality LLC, application for a liquor license and temporary retail permit for wine, beer and cider – Resolution
5. 136 William Street, Koba Fidi Corp, new application and temporary retail permit for wine, beer and cider license – Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

### Seaport/Civic Center area

1. 1 Fulton Street, HHC Fulton Retail LLC, Snack Out | Bar Snack | The Lawn Club, application for alteration, for a full liquor license - Resolution
2. 127 John Street, Hey Thai Inc, class change application for liquor license - Resolution
3. 89 South Street, VB Pier 16 LLC, Cobblefish, method of operation change for full liquor license - Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

### Tribeca area

1. 200 Church Street, Corp to be formed by Rafael Hasid, d/b/a Miriam, new application and temporary retail permit for a full liquor license - Resolution
2. 81 Warren Street, TAQ New York LLC, new application and temporary retail permit for full liquor license - Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Quality of Life & Delivery Services Committee – M. James

1. Borough Based Jails/Manhattan Detention Complex - Report
2. DDC/Street Reconstruction Updates - Report
3. Renovation of One Pace Plaza East - Report
4. 9/11 Responder and Survivor Health - Update and report

# MANHATTAN COMMUNITY BOARD 1

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## Youth & Education Committee – R. Chang

### 1. Pedestrian concerns around PS 150 - Report

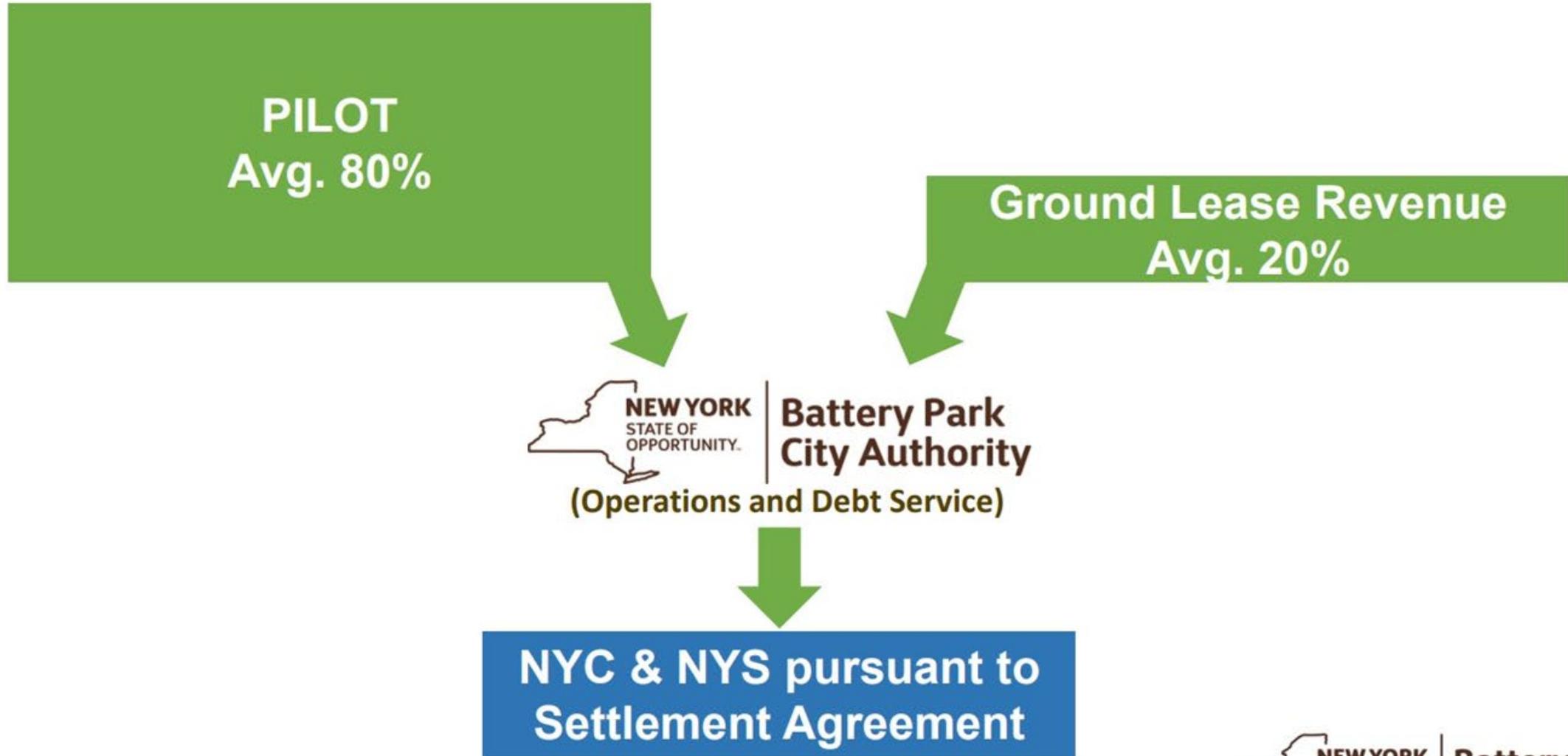
# MANHATTAN COMMUNITY BOARD 1

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## Battery Park City Committee – J. Cuccia

1. 2022 Annual Financial Report & 2023 Fiscal Updates - Report
2. BPC Security Update – Report
3. Programming, Construction and Event Updates - Report

# BPCA Funding Framework Reminder

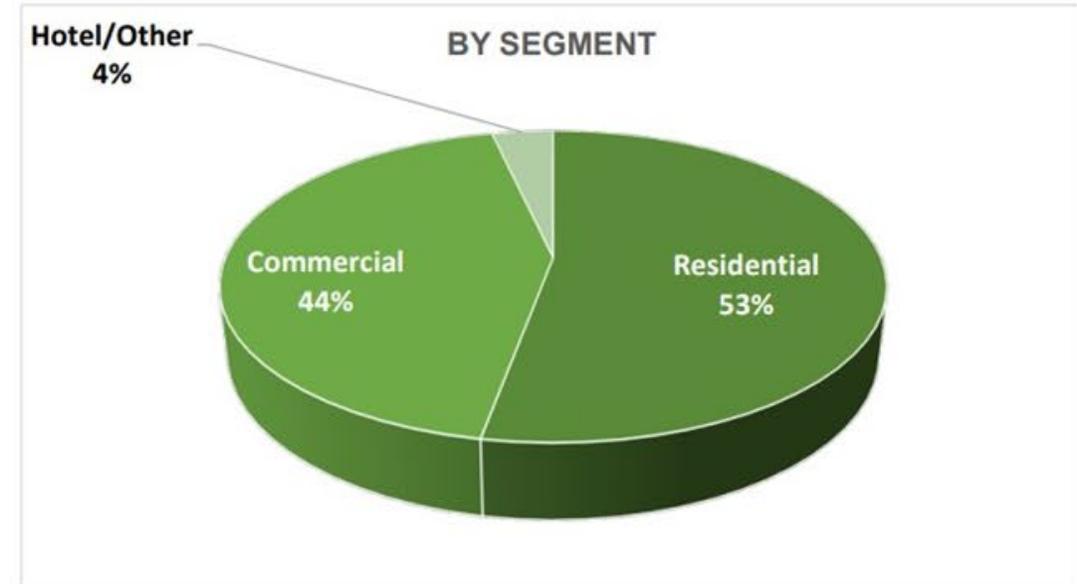
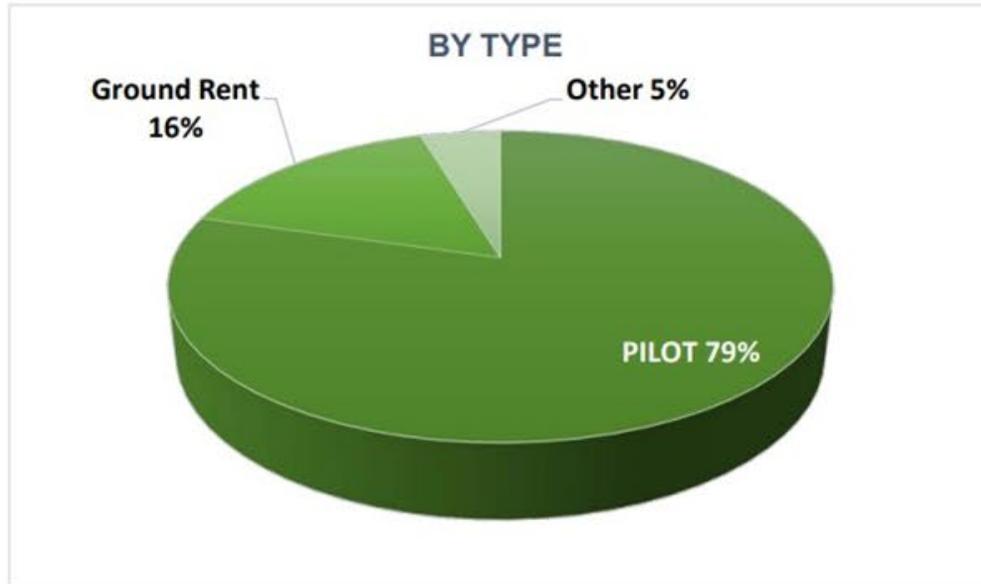




**Battery Park  
City Authority**

# **Fiscal Year 2022 Results**

# FYE 2022 Receipts \$338 million\*



\*Note: Cash basis. Other receipts include hotel, marina and non-core earnings.

# BPCA Funding Framework Reminder\*

## Collected by BPCA



## Utilized by BPCA

**BPCA:**  
*Operating costs*  
 + *Capital costs*  
 + *Debt service*

## Distributed to NYC/NYS\*\*

**NYC**  
 General Fund

Joint Purpose Fund

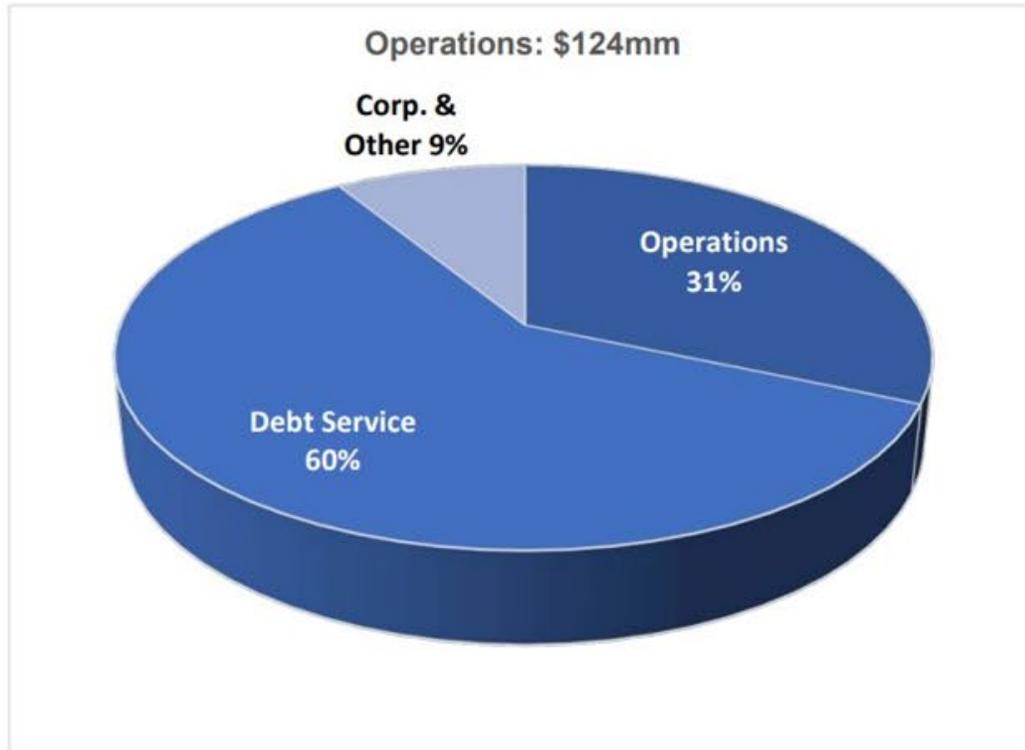
\$210M

\*BPCA FY2023 budget. Graphic for illustrative purposes only. Does not include approximately \$2M from other revenue sources.

\*\*Pro rata based on % of revenues from PILOT (NYC) and ground rent (joint purpose fund).

# FYE 2022 Expenditures \$338 million

37% of Total

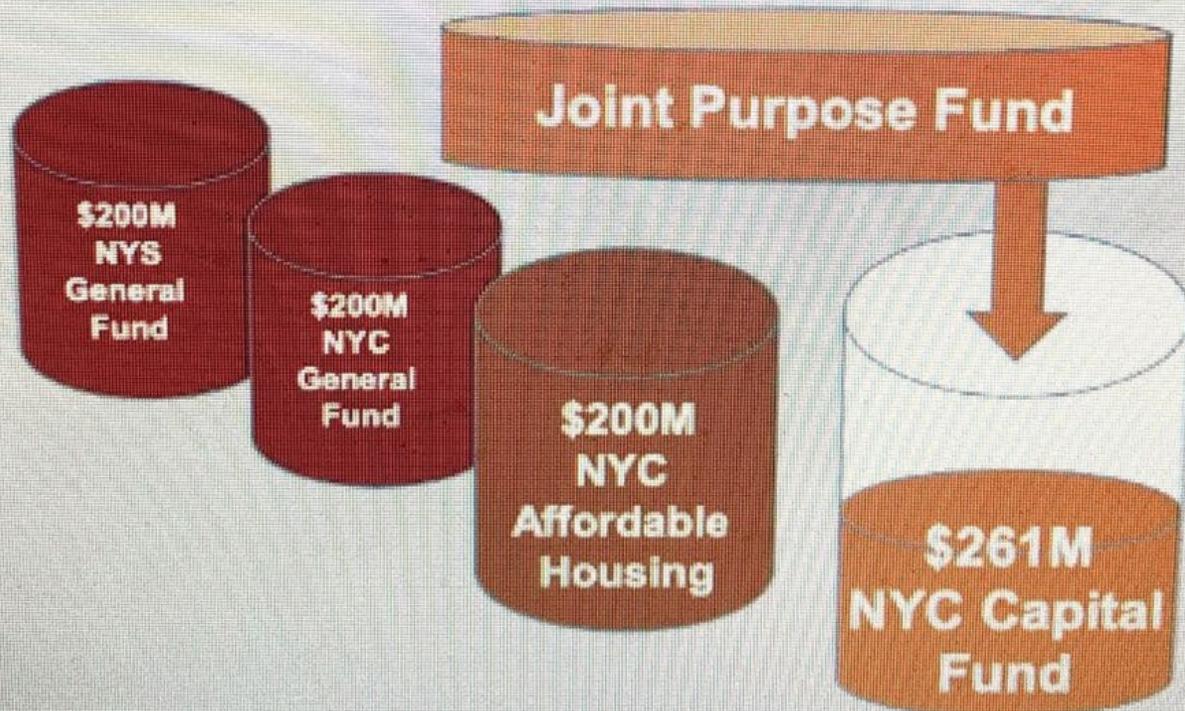


63% of Total

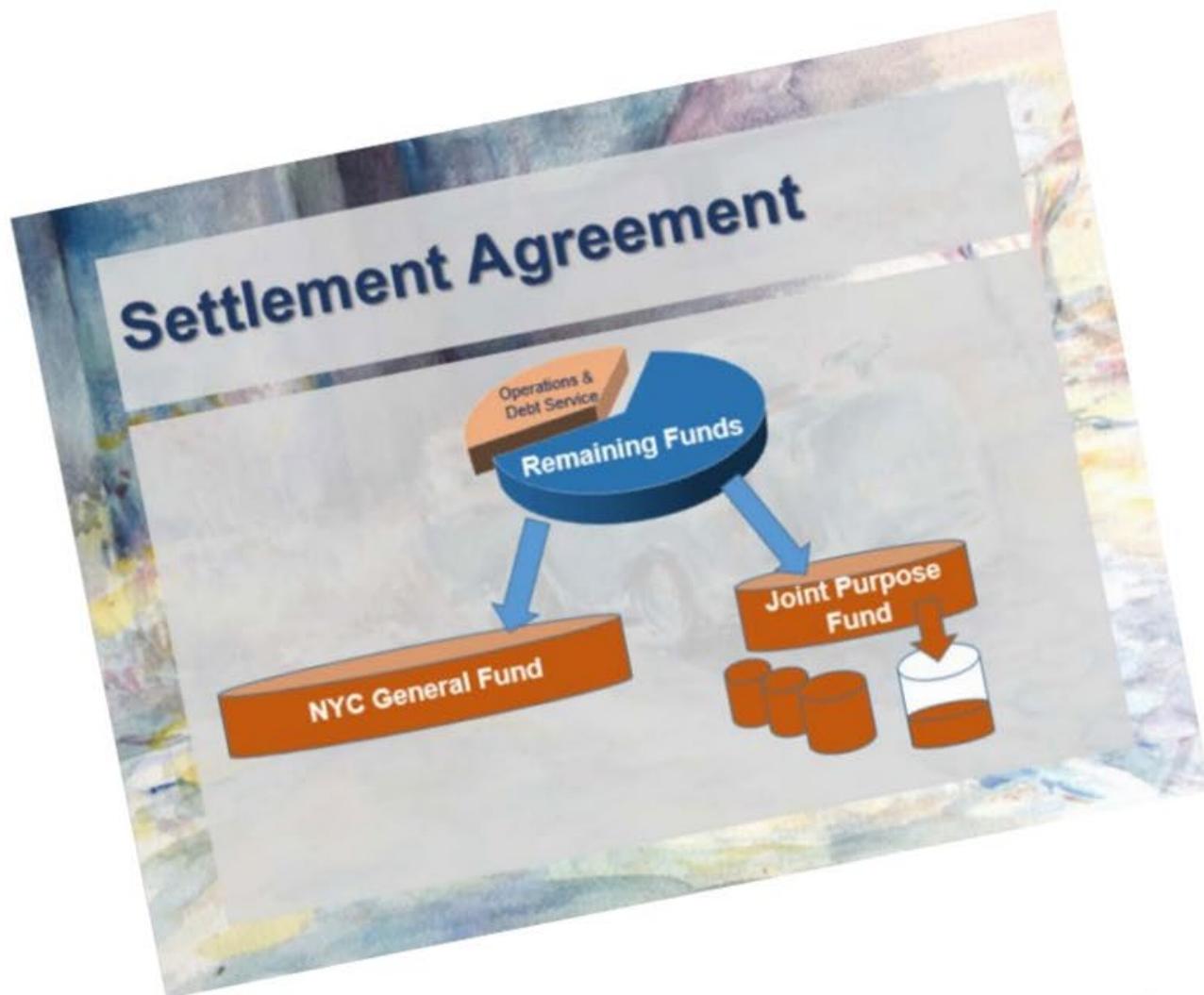


# 2010 Amendment

The Joint Purpose Fund is designated for different, specific needs agreed to by the Mayor, Comptroller, and Authority.



# Joint Purpose Fund



Final \$261M  
to the  
NYC Capital  
Fund

TBD

## 2010 Agreement

- Funding to NYC & NYS
- Obligation fulfilled in FY21

## New Agreement

- \$5MM to 5 WTC
- Remaining TBD

# NYC General Fund



# FY 2023 Capital Plan: \$197 million

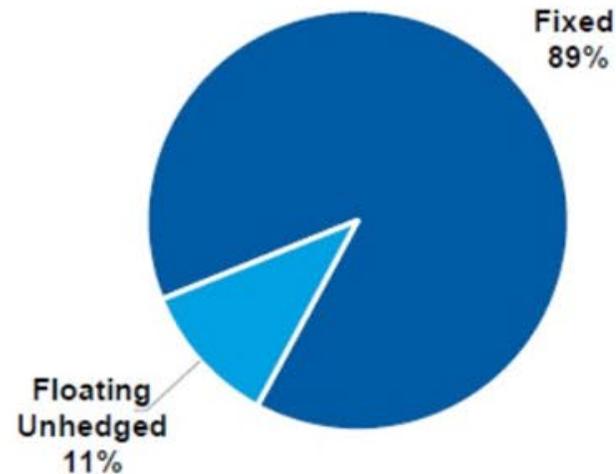
## Key Projects

South BPC Resiliency	\$111.4
North/West BPC Resiliency	\$61.0
Other	\$12.1
Pier A Structural	\$6.2
General Infrastructure	\$4.5
Facilities Upgrades	\$1.8
<b>KEY PROJECTS</b>	<b>\$197.0</b>

*The FY2023 Capital Plan totaled \$197MM with key projects totaling \$184.9MM.  
The remaining \$12.1MM reflect continuing or new smaller projects.*

# 2023 Debt Overview

BPCA Debt Structure Post-2023AB&C Issuance



## Milestone:

- Issued \$732.5 million in 2023:
  - \$339.8 million Sustainability Bond (Series 2023A)
  - Bonding ratings remained AAA
  - Reduced interest costs & eliminated swaps

## New Issuance Results:

- Raised new money to finance resiliency
- Additional \$9.2MM Taxable Sustainability Bonds
- Reduced our unhedged floating debt; 15% to 11%
- Orders were 2.3x oversubscribed

*Post-2023 issuance, the Authority has \$1.07 billion in outstanding revenue bond that support existing and ongoing capital requirements.*

# MANHATTAN COMMUNITY BOARD 1

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

1. DCP City of Yes proposal, ZEO (Zoning for Economic Opportunity) Timeline Preview, Ezra Moser, DCP - Report
2. Application by CP IV 15 Cliff Street, LLC, presentation by Paul Proulx to the Chairperson of the City Planning Commission, requesting certification pursuant to Section 37-73(c) of the Zoning Resolution to allow the existing open-air café, operated by Hole in the Wall, to continue in the Plaza as a permitted obstruction, Paul J. Proulx, Carter/Ledyard, Partner - Resolution
3. Proposed Legislation to Toll Community Board Referral Periods Between August 1 - August 31 Each Year – Resolution

# MANHATTAN COMMUNITY BOARD 1

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New Business

# MANHATTAN COMMUNITY BOARD 1

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Old 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"**