



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, May 28, 2024
6:00PM

**1 Centre Street, 19th Floor - Southside
Manhattan Borough President's Office
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
Zach Bommer, District Manager
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](#)."

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 (6:00 PM – 7:00 PM)

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

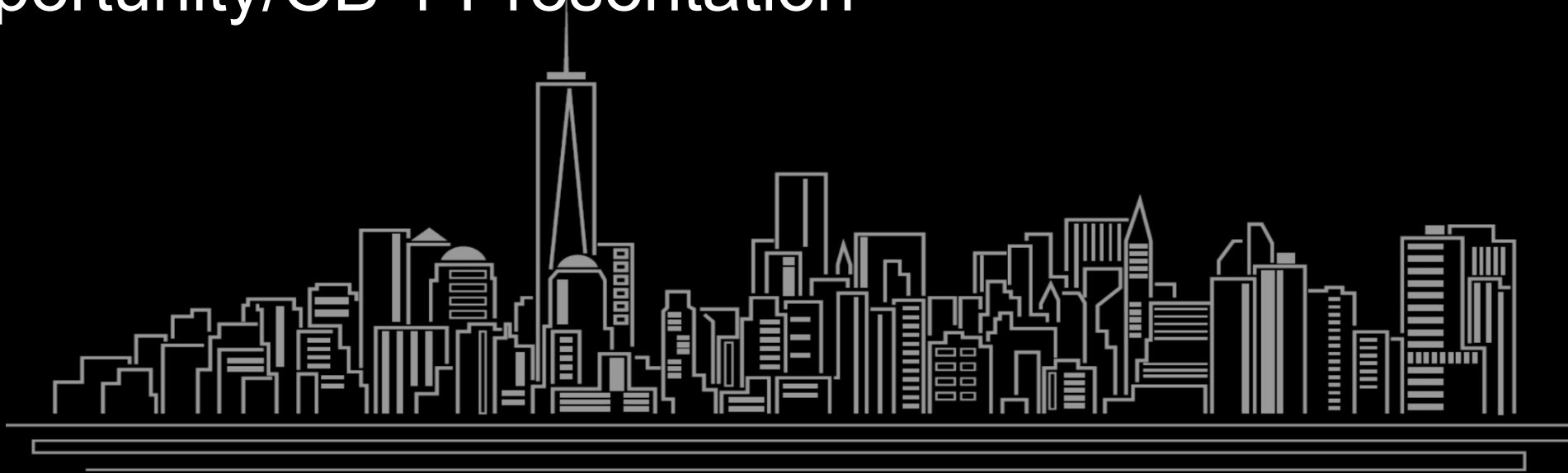


MANHATTAN COMMUNITY BOARD 1

PUBLIC HEARING:

TOPIC:

Department of City Planning - City of Yes Housing
Opportunity/CB 1 Presentation



MANHATTAN COMMUNITY BOARD 1

Business Session

- A) Adoption of April 2024 minutes
- B) Updates from Elected Officials
- C) District Manager's Report – Z. Bommer
- D) Chairperson's Report – T. Meltzer

MANHATTAN COMMUNITY BOARD 1

District Manager's Report May 2024

May 29th, Tomorrow 9AM - 3PM : [NYC Small Business Expo](#), Pier 36

May 30th, Thursday 6PM : AAPI Changemakers, Levine, Lee, James, Goldman, 31 Chambers

June 10th, Monday 5PM - 8PM: Chinatown Connections Public Workshop | [RFP](#)

June 20th, Thursday 5PM - 8:30PM: [NW BPC Resiliency Design update](#), Stuyvesant HS

June 26th, Wednesday 3PM - 4PM: [Hurricane Preparedness, FEMA, Virtual](#)

July 19th, Boro Budget Consultations Deadline

MANHATTAN COMMUNITY BOARD 1





Manhattan Community Board 1 Chairperson's Report

May 2024 - HYBRID

UPCOMING EVENTS THIS WEEK

Manhattan Borough President Mark Levine and Assemblymember Grace Lee, in partnership with Attorney General Letitia James and Congressman Dan Goldman, invite you to:

CELEBRATING CHANGEMAKERS

AN AAPI HERITAGE MONTH EVENT

Join us for an evening of celebrating AAPI change-makers in Manhattan and beyond! Enjoy a fireside chat accompanied with light refreshments.



31 CHAMBERS STREET
NEW YORK, NY 10007

MAY 30TH, 2024
DOORS OPEN AT 5:30PM
PROGRAM STARTS 6:00PM



Assemblymember
Grace Lee



Congressman
Dan Goldman



Build the Block
Meet your Neighborhood Coordination Officers & discuss your public safety concerns.

Precinct: 1 Precinct	Sector: B	Date and Time: Wednesday 5/29/2024 @ 6pm
Hosted By: P.O. Serge Jean P.O. Frank Jilling		Location: Cipriani's 53 Wall Street, 3rd Fl New York, NY 10038

For Accommodations Contact: **SGT Corrado 212-334-6462** Masks will be provided

SKATE NIGHT

AT TANAHEY PLAYGROUND
CHERRY ST. & MARKET SLIP

Join NYC Parks and Council Member Christopher Marte for a fun skate night in the park! Dance and enjoy an outdoor rollerskating event with music, jumbo games, and much more!

**FRIDAY
MAY 31**

4:00 PM - 5:30 PM | Family Session

6:00 PM - 7:00 PM | Adult Session

THIS EVENT IS SPONSORED BY COUNCIL MEMBER CHRISTOPHER MARTE AND NYC PARKS DEPARTMENT

This event is FREE and open to the public. For more information visit nyc.gov/parks or call 311. Contact accessibility@parks.nyc.gov or (212) 360-1430 for more information regarding accessibility.

ENJOY LOWER MANHATTAN....

African Burial Ground

National Park Service
U.S. Department of the Interior
National Monument
New York



Juneteenth 2024
June 19th 11 am-3:30 pm



Join the African Burial Ground National Monument for a celebration of Juneteenth!

Libation

Dancing

Live Music

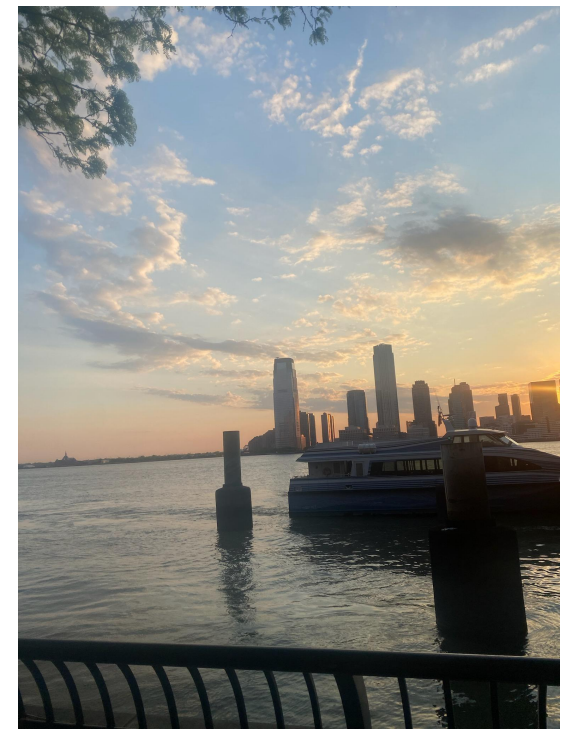
Juneteenth Game Show

African Drumming

Speaker and Tours

For more details: <https://www.nps.gov/afbg/planyourvisit/calendar.htm>

*In case of inclement weather the event will be held in the lobby of the Ted Weiss Federal Building. The visitor center entrance is located mid-block on the first floor of 290 Broadway between Duane and Reade Streets. Please be advised that visitors entering 290 Broadway are subject to airport-style security. Please plan accordingly. Phone number: 212-238-4367, Email: African_Burial_Ground@nps.



MANHATTAN COMMUNITY BOARD 1

Nominating Committee – J. Galloway

1. Candidates for Chairperson, Vice-Chairperson, Secretary, Assistant Secretary and Treasurer – Report

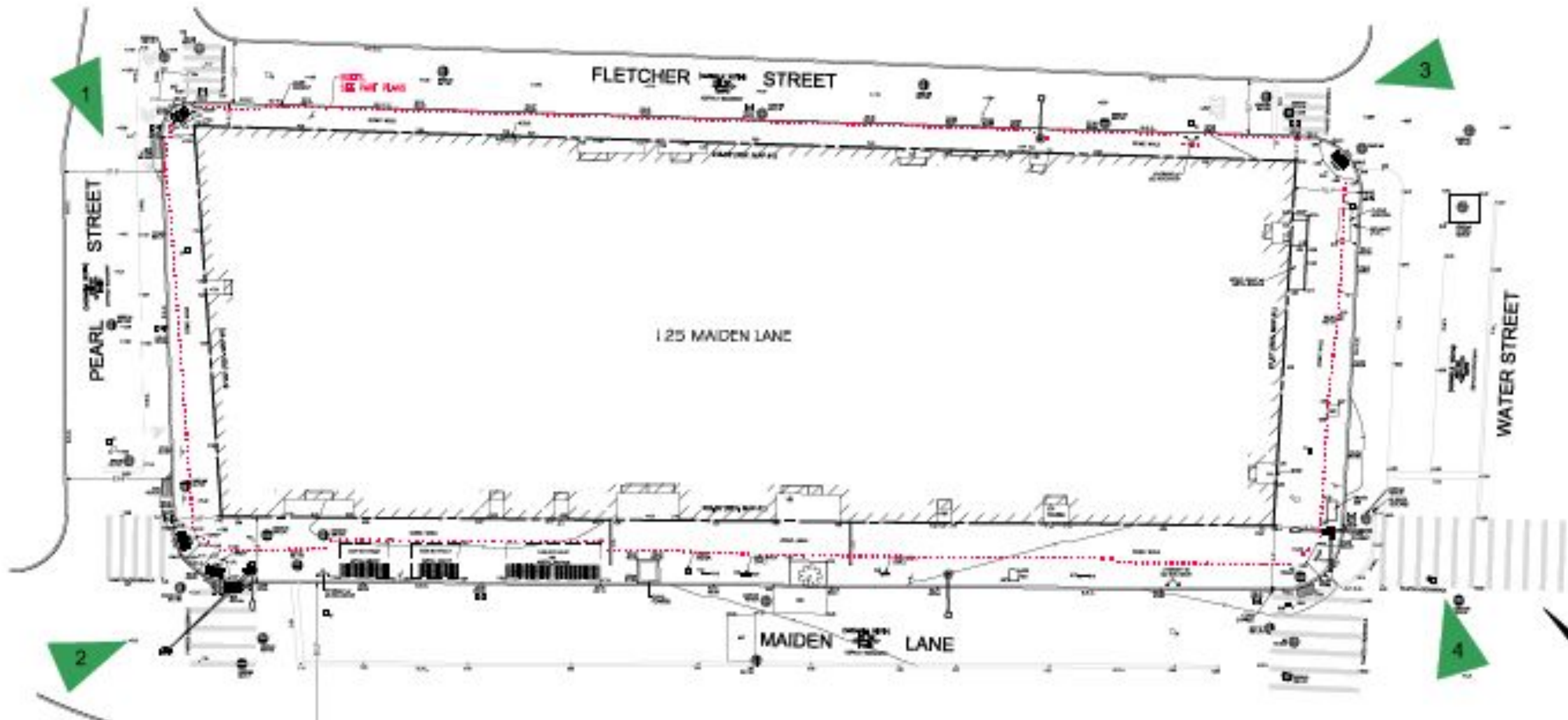
MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. Revocable Consent request for permanent anchors and covers into sidewalk surround 125 Maiden Lane - Resolution ratification
2. Chinatown Connections - Resolution
3. By-Laws Working Group Updates - Report

Revocable Consent request to place permanent
anchors & covers into sidewalk surrounding
125 Maiden Lane

RESOLUTION



Block with 125 Maiden Lane. Red dots mark bolts locations

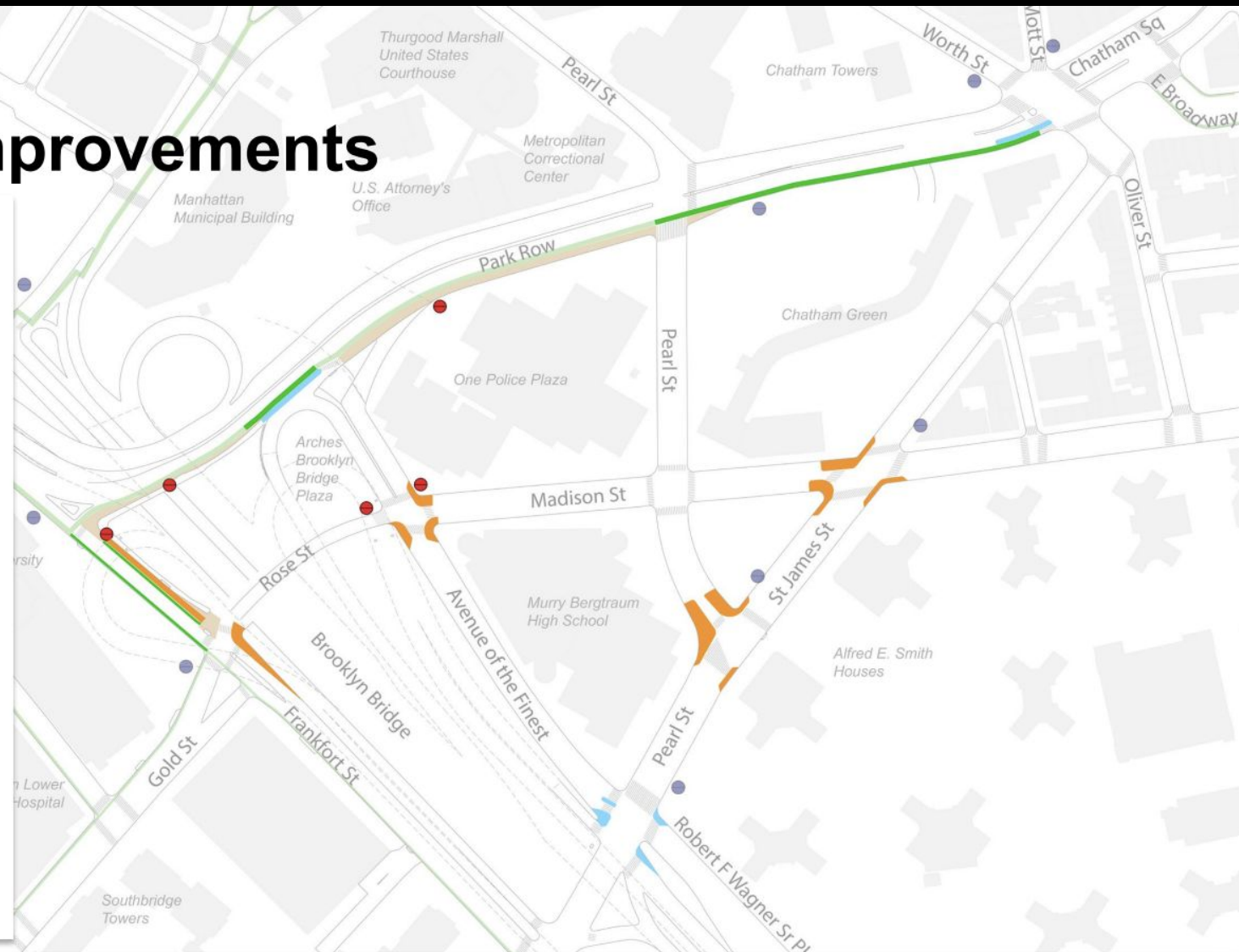


Flip panels - horizontal portion is not anchored by bolts during this trial

Proposed Improvements

Legend

- Proposed painted pedestrian space
- Proposed concrete
- Proposed/Upgraded Two-way Bike Lane
- Proposed/Upgraded One-way Bike Lane
- Proposed Wayfinding Signs
- Existing painted pedestrian space
- Existing Two-way Bike Lane
- Existing One-way Bike Lane
- Existing Wayfinding signs



Park Row Street Improvement Project (SIP)

Next Steps

- Ongoing community engagement and agency coordination
- SIP implementation
 - Concrete work, markings, and wayfinding signs installation will start in summer 2024
 - Potential second phase in 2025
- DOT Art
 - Design and Engagement in early summer 2024
 - Art implementation in late summer and fall 2024



STAY TUNED - ATTEND A MEETING

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Activity Permits Committee – B. Kay

1. Congestion Pricing Anomaly for Brooklyn Bridge - Resolution
2. Obstructions to the public right-of-way by city-owned vehicles and vehicles with city-issued parking permits - Resolution
3. NYC Street Map - Report

Congestion Pricing Anomaly for the Brooklyn Bridge

RESOLUTION

If I am driving between Brooklyn and the FDR Drive via the Williamsburg, Manhattan or Brooklyn Bridge, will I be charged a toll?



Vehicles traveling between the FDR Drive and Brooklyn crossings will be tolled if the trip cannot be made exclusively on highways.

Vehicles traveling between the FDR Drive and the Williamsburg Bridge, or between the FDR Drive and the Manhattan Bridge will be tolled because the connection involves Manhattan streets.

Vehicles can travel from the FDR Drive to the Brooklyn Bridge, and from the Brooklyn Bridge to the FDR Drive northbound without hitting the street grid and so will not be tolled. Vehicles traveling from the Brooklyn Bridge to the FDR southbound, however, will be tolled, as that connection includes hitting the grid at Pearl Street.

FDR
southbound
entrance

Pearl street
(part of CBD)



Therefore Be It Resolved That

Manhattan Community Board 1 urges the Metropolitan Transportation Authority to develop a way for vehicles to go from the Brooklyn Bridge to the southbound FDR Drive without being charged under the Central Business District Tolling Program.

Obstructions to the public right-of-way by
government owned vehicles & vehicles with
government-issued parking permits

RESOLUTION

NY Post article about DOI report on NYPD parking released April 3rd

The NYPD is ordering its officers to curb the contentious practice of parking their cars on sidewalks around precinct stationhouses, in the wake of a critical report from the city's watchdog agency, The Post has learned.

Known as "combat parking," the long-standing tradition of parking officers' personal cars perpendicular to the curb around the city's 77 precincts was among the parking issues called into question by the city's Department of Investigation earlier this month.

Now, the NYPD has ordered its officers to ensure that private and agency vehicles are at least trying to adhere to city rules, including not parking in front of fire hydrants, at bus stops, or in crosswalks, a high ranking police source said.





PARKING PLACARDS

Justice Dept., Citing Streetsblog Reporting, Threatens to Sue NYPD Over Cops' Sidewalk Parking

The city is now facing a major civil rights suit from the Biden Administration if it doesn't eliminate illegal parking by cops and other city workers.

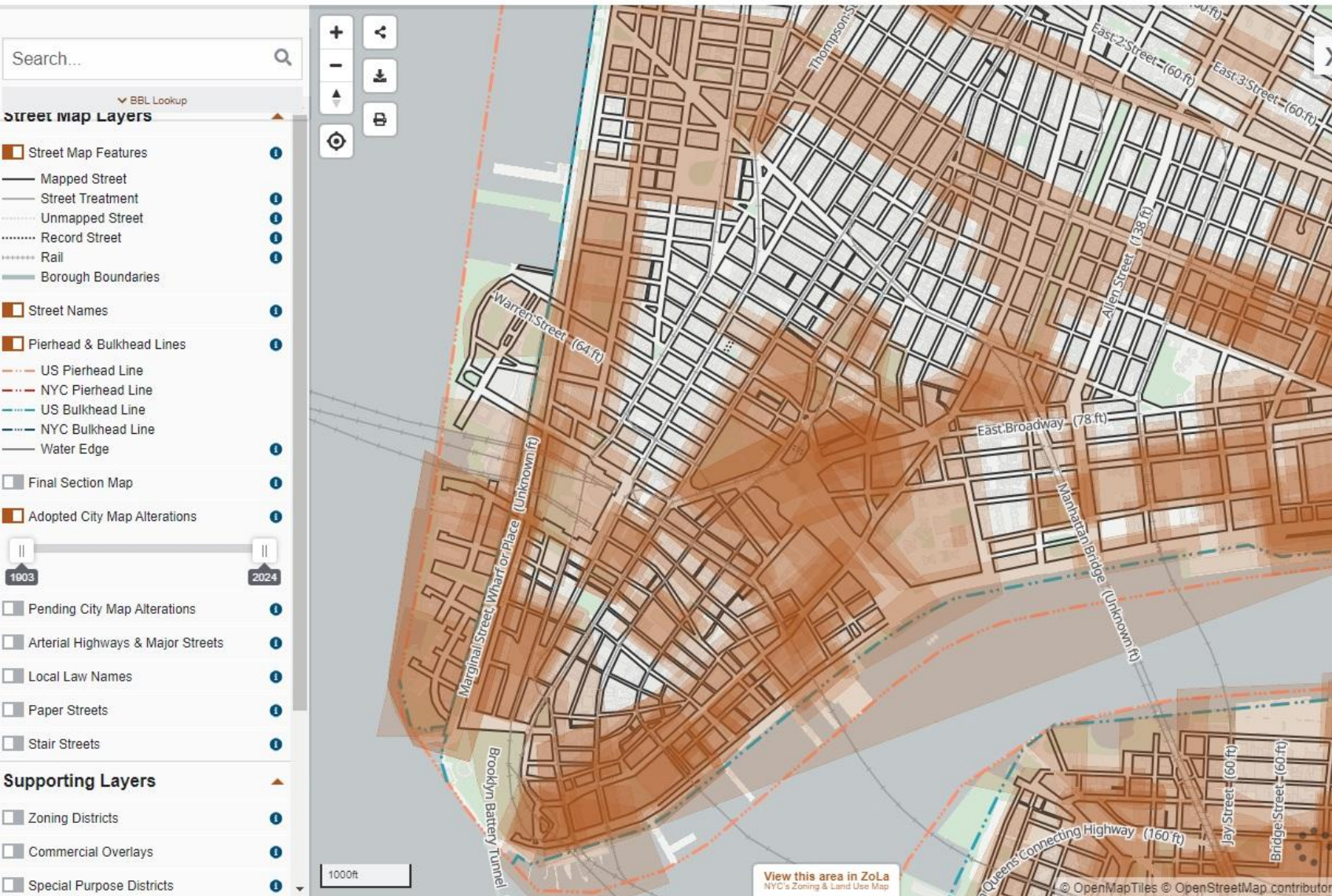
Therefore Be It Resolved That

Manhattan Community Board One (MCB1) opposes any illegal parking of government-owned vehicles or vehicles with a government-issued placard, especially when they make sidewalks, pedestrian ramps, crosswalks, bus stops, bus lanes or bike lanes inaccessible. CB1 implores our mayor and elected officials:

- To enforce traffic laws for government-owned vehicles and vehicles with government-issued placards; and
- To move parking enforcement from the NYPD; and
- To adopt license plate readers and other automated enforcement tools that can be used to enhance parking enforcement and ensure that permit holders who abuse their permits are held accountable.
- To pass legislation that would allow citizen reporting of government-owned vehicles and vehicles with government-issued placards that are obstructing sidewalks, pedestrian ramps, crosswalks, bike lanes, bus lanes and bus stops; and

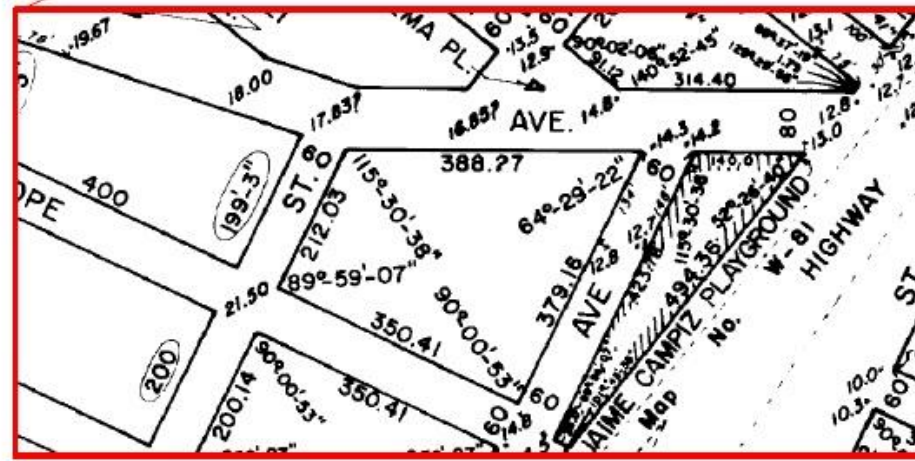
Be It Further Resolved That

The number of city-owned vehicles and workers who are assigned their own vehicle needs to be greatly reduced. Shared vehicles, alternative methods of mobility or access to a driver service should all be considered in order to reduce the need for the city to own and store so many vehicles that they impede accessibility for pedestrians, including people with disabilities, in the public right-of-way.



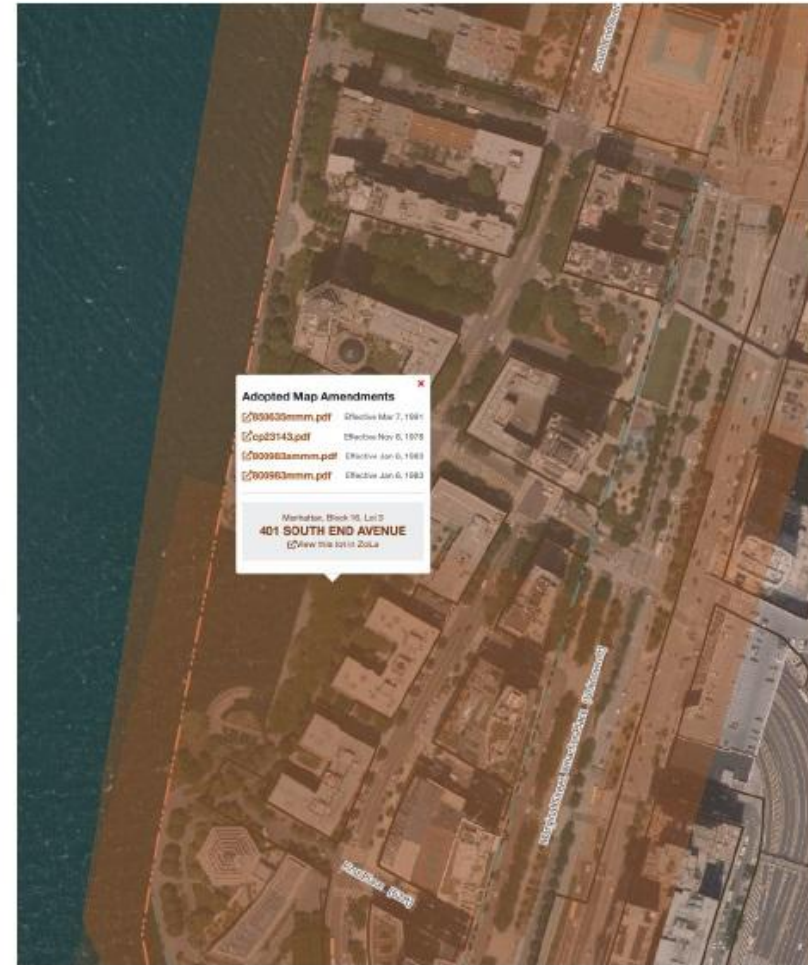
What is the City Map?

- The “land deed to the public realm” that defines and establishes the legal boundaries of the City’s streets and public realm
- The City Map **defines**:
 - Block dimensions
 - Block angles
 - Mapped street widths
 - Street grades/elevations
- The City Map also **shows**:
 - Parks
 - Public places
 - Pierhead / bulkhead lines
 - Other information
- The City Map identifies the existing and proposed future street network for purposes of development



What Can It Be Used For?

- Understanding the history of City Map changes in a given area
- Finding out current legal block dimensions, street widths, and grades
- Getting background information when reviewing a City Map ULURP application
- Overlay tax lots and zoning information onto the street map
- Identify paper streets
- Aerial imagery layer can illustrate how the built-out street condition compares with the City Map



MANHATTAN COMMUNITY BOARD 1

Environmental Protection Committee – A. Blank

1. State Climate Bills 2024 - Report
2. Financial District and Seaport Climate Resilience Master Plan, Energy & Sustainability – Report



FiDi and Seaport

Climate
Resilience
Plan



Energy & Sustainability Update
May 20th, 2024

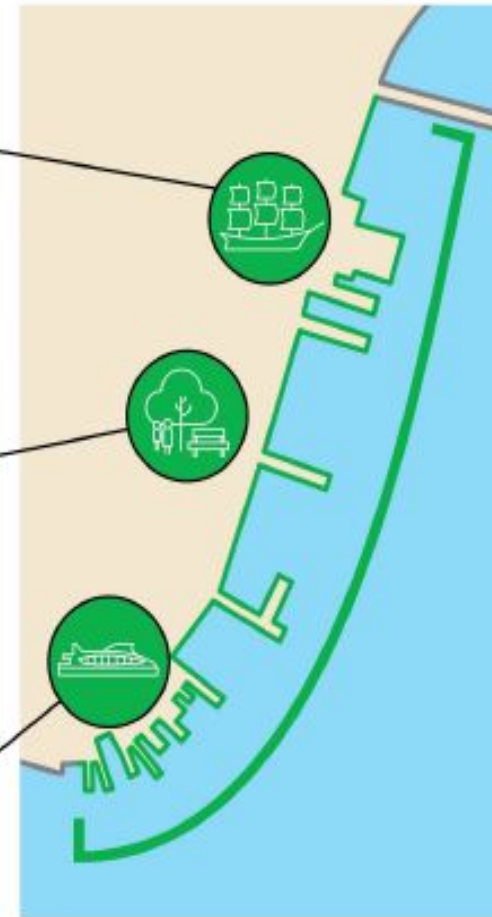
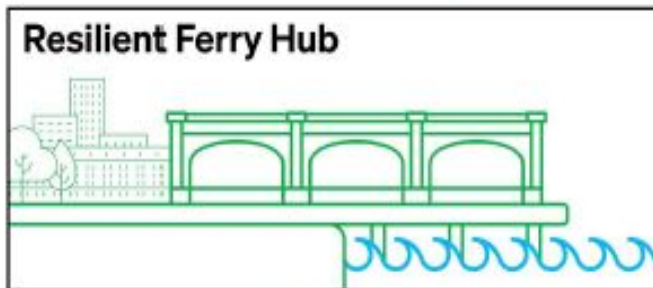
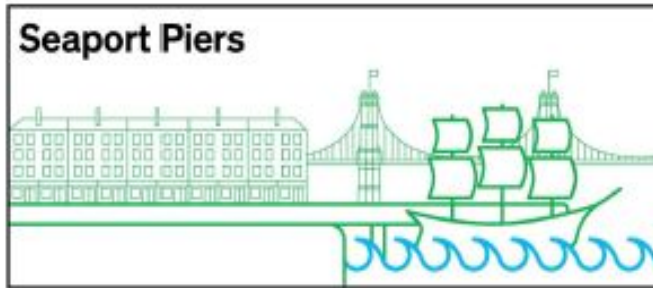
NYC / EDC

NYC Mayor's Office of Climate &
Environmental Justice

ARCADIS

NYC is pioneering a Resilience+ approach to building infrastructure.

NYC will integrate Resilience+ infrastructure into **three destinations** along the Financial District and Seaport waterfront.



Resilience+ will protect Lower Manhattan from flooding plus help...

We want to engage your expertise to help us clarify our priorities, identify co-benefits, and maximize the value of this investment.

Reduce emissions from construction

Minimize embodied carbon emissions through sustainable materials, sourcing, and construction methods. We should not exacerbate the very issue we are addressing—greenhouse gas-induced climate change.



Plan for a warmer world

Mitigate extreme heat by introducing shade and other site-cooling strategies to keep people safe and comfortable as temperatures rise.



Reduce emissions from daily use

Minimize operating carbon emissions with energy-efficient facilities, renewable energy, and support for sustainable transportation to reduce our contribution to climate change.



Manage heavy rains

Reduce strain on the City's stormwater system by building green and gray infrastructure that slows, captures, and treats stormwater on-site, to prevent the flooding of streets and buildings during increasingly extreme rain events.



Conserve fresh water

Use fresh water efficiently and use potable water only where necessary to conserve a vital, limited resource.



Support a biodiverse city

Protect and expand habitat areas to improve ecological functions and provide not only refuge for wildlife, but also education and enjoyment for people.



Our sustainability strategies include...

Reducing construction emissions by...



Pioneering low-carbon construction



Supporting a circular economy

Improving environmental performance by...



Fostering a more biodiverse city



Planning for a warmer world



Managing increasingly heavy rains

Reducing operating emissions by...

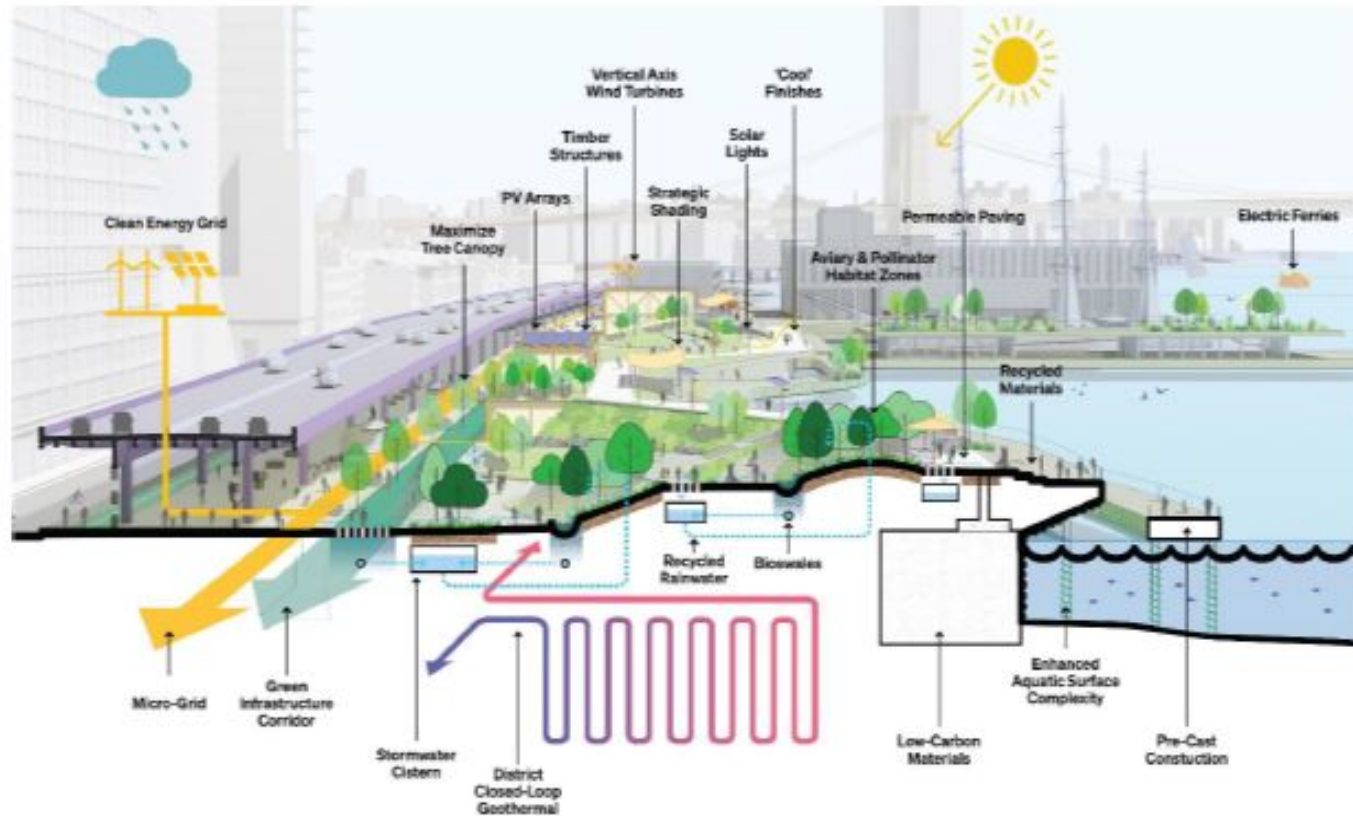


Harnessing natural resources for energy-efficient operations



Transitioning to zero-emissions fuel sources

We want to implement as many sustainable strategies as possible...



..while accounting for constraints & opportunities of this project.

Space Required Sm Med Lg

We have a limited area to work with and many uses compete for this space. We need to think carefully about how every inch of space is used.

Scale of Impact Local Region

While many sustainability strategies create local benefits, others can have larger impacts spanning the neighborhood, the City or the region.

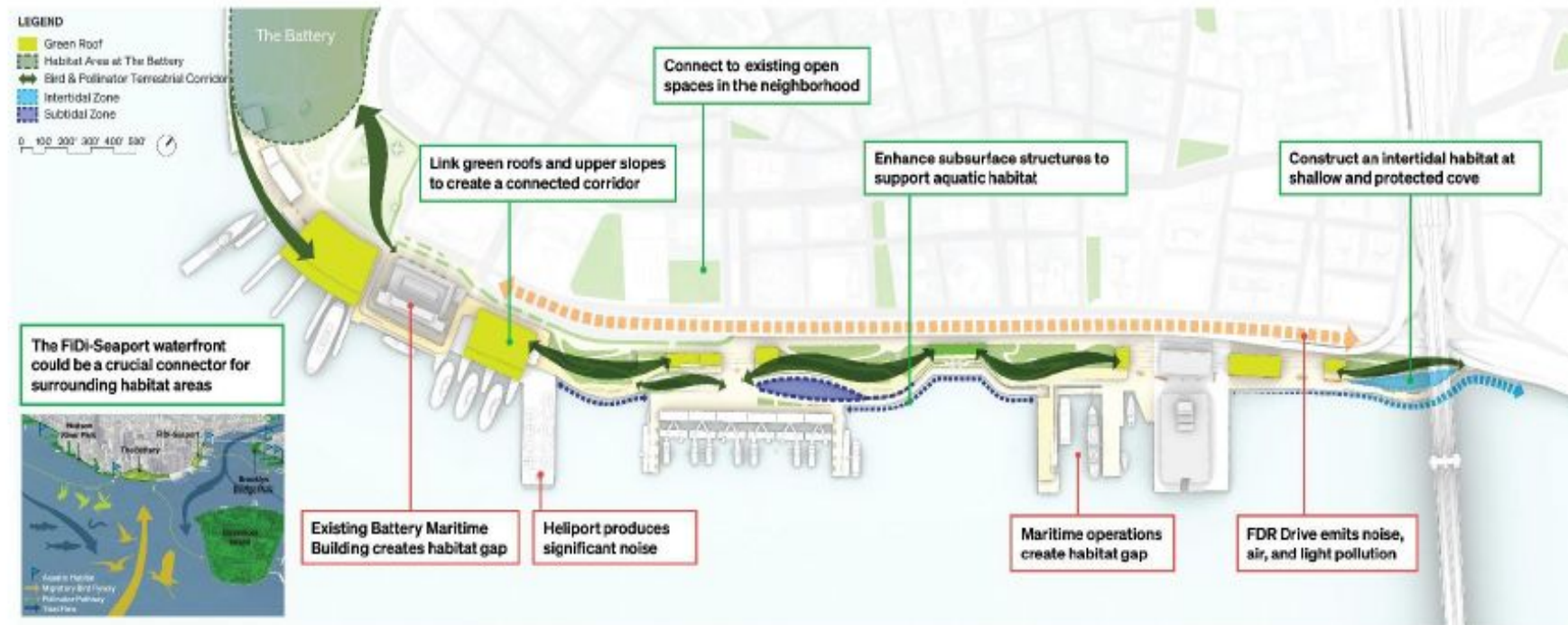
Cost \$ \$\$ \$\$\$

Energy and sustainability features can add costs to the project - both capital and operating. What's the best use of tax dollars?

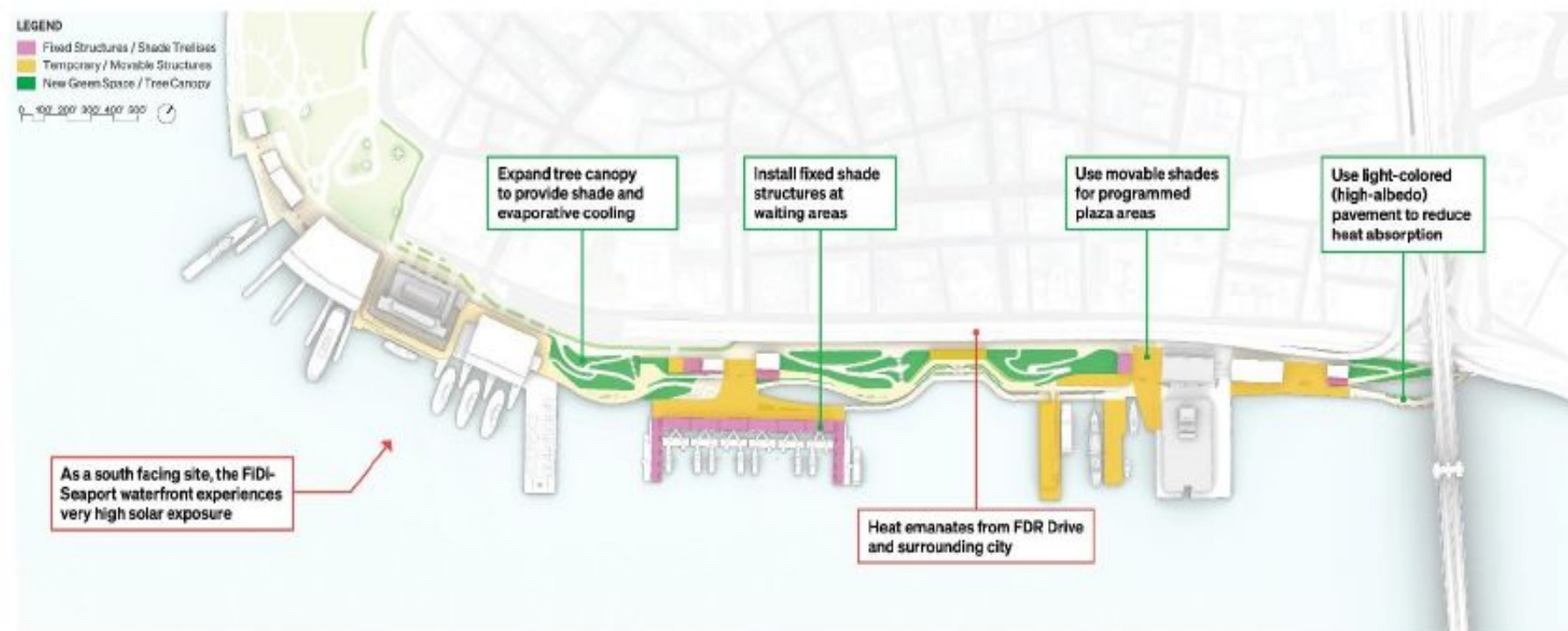
Feasibility New Proven

Proven technologies are more reliable, while new technologies could have a big impact. How much risk is appropriate?

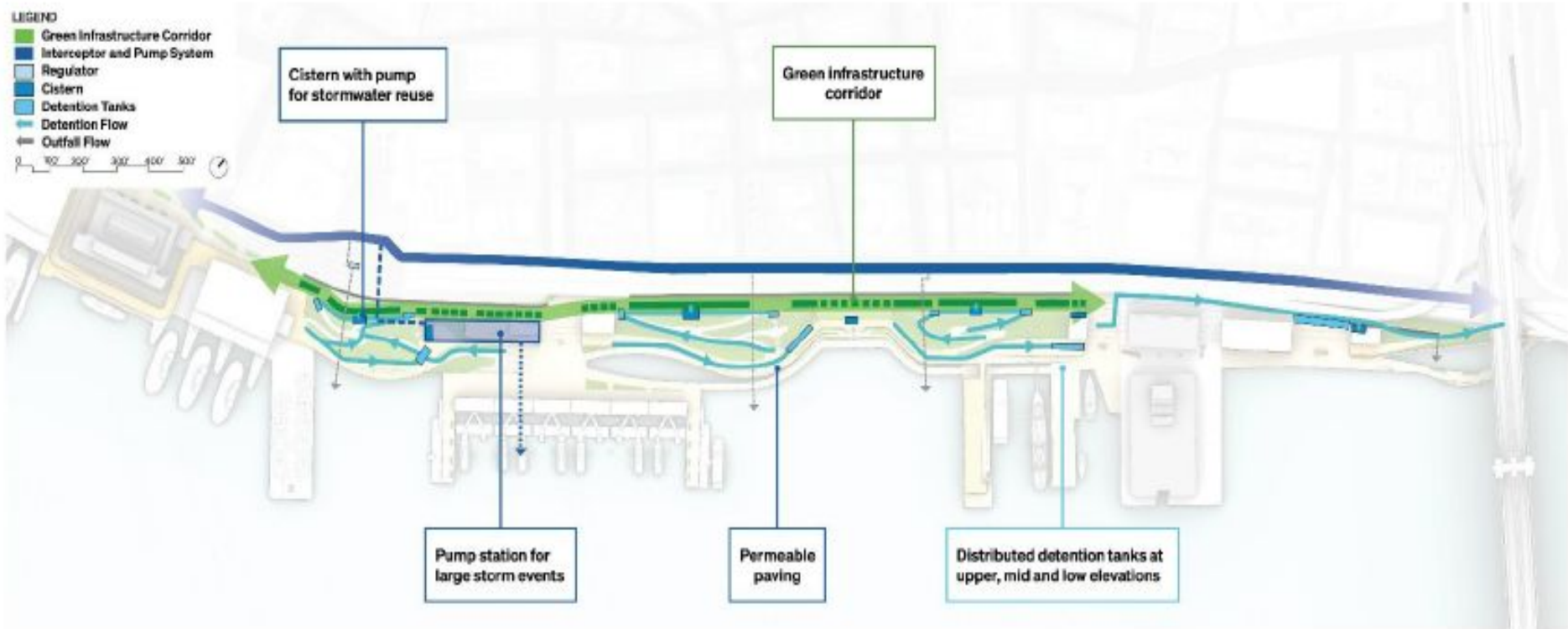
The FiDi-Seaport waterfront could be a crucial connector for surrounding habitat areas. We will need to create both terrestrial habitat connectivity and aquatic enhancements.



As a south facing site, the FiDi-Seaport waterfront experiences high solar exposure. We will need to maximize shading, increase pervious open space and use 'cool' materials.



The site will need to manage stormwater through both green infrastructure and detention & reuse strategies.



Ferry terminals will be reconstructed and protected against climate change, ensuring that the ferries can serve New Yorkers for generations to come.



The new shoreline will add approximately 8 acres of new flexible open space.

Open spaces provide areas for public educational programming and outdoor learning

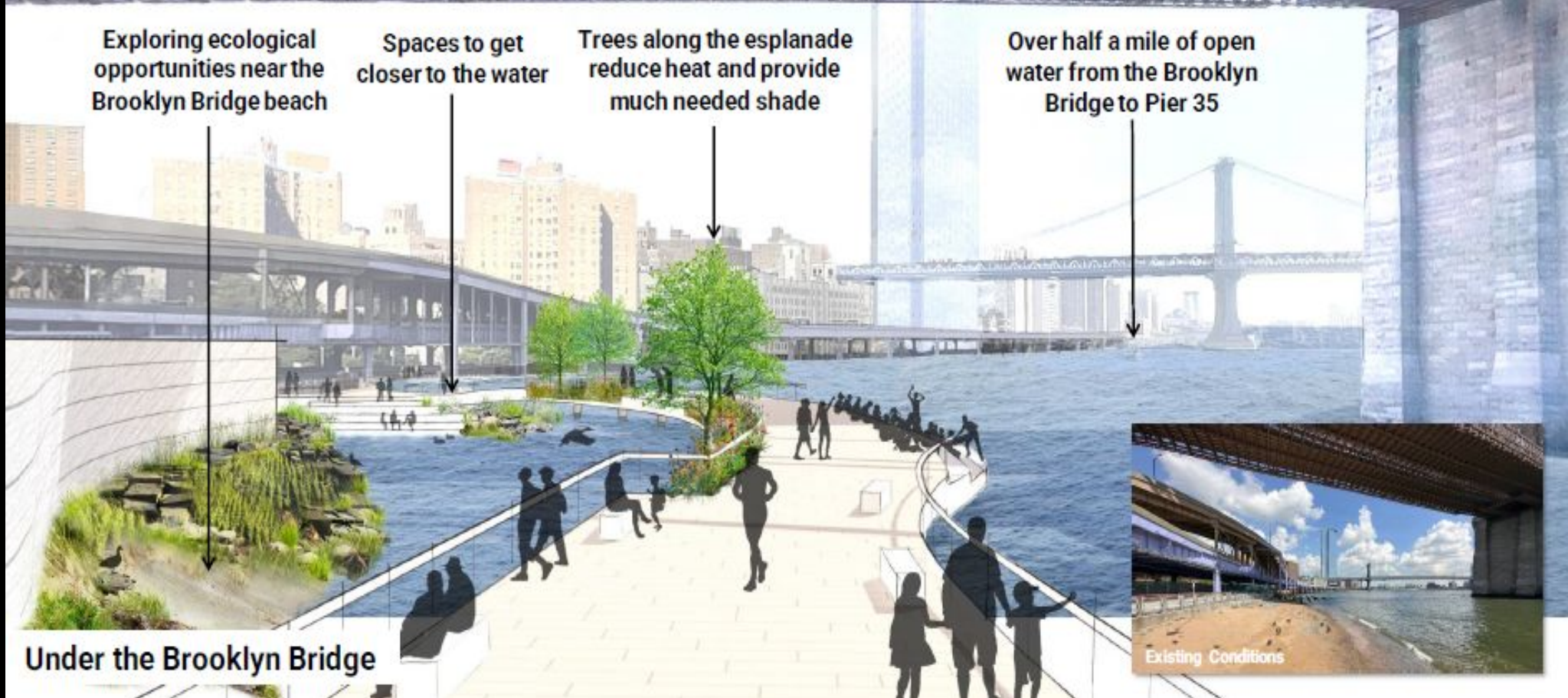
Universally accessible paths between the upper and lower levels

Open water areas between piers provide opportunities to get closer to the water

Looking north near Maiden Lane



Rebuilding the waterfront provides an opportunity for ecological enhancements.



MANHATTAN COMMUNITY BOARD 1

Battery Park City Committees – J. Cuccia

1. Community Center at Stuyvesant High School - Report
2. South Battery Park City Construction - Report
3. BPC Block Party - Report
4. BPC Security Update – Report
5. Programming, Construction and Event Updates - Report

MANHATTAN COMMUNITY BOARD 1

Youth & Education Committee – T. Joyce

1. Review of 2025 Budget Responses - Report
2. Budget Narrative Language and Priorities FY 2026 - Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – D. Charkoudian

Tribeca area

1. 458 Greenwich Street, corporate change for Fish Tales LLC DBA North Bar for full liquor license – Resolution
2. 96 Lafayette Street, a method of operation change to extend closing hours for Avis International Retail Inc dba Live Axe for full liquor license – Resolution

Governor's Island area

1. 416 Clayton Road, new application and temporary permit for Makina Cafe LLC for full liquor license – Resolution

Seaport/Civic Center area

1. 279 Water Street, new application for Bridge Cafe NYC LLC DBA Bridge Cafe for full liquor license – Resolution

MANHATTAN COMMUNITY BOARD 1

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

1. Department of City Planning - City of Yes Housing Opportunity - Report

MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural Committee – P. Goldstein

1. Perelman Performing Arts Center - Report
2. Hudson River Park Trust - Report
3. Governors Island Trust- Report
4. Parks Department, City Hall Park - Report

MANHATTAN COMMUNITY BOARD 1

Street Fairs Committee – D. Charkoudian

1. Update on current CB1 - Sponsored Street fairs for 2024 and projected for 2025 - Report
2. Update on Holiday Market spot on Vesey Street between Church Street and West Broadway/Greenwich Street - Report

Mardi Gras Festival Productions Ltd.

225 Broadway
New York N.Y. 10007

MANHATTAN COMMUNITY BOARD NO. 1
2024 PROJECTED EVENTS

TUESDAY 07/04/24
FULTON STREET FROM GOLD TO WATER STREETS
SPONSOR FEE = \$2,000.00

SATURDAY 10/23/24
BROADWAY FROM LIBERTY TO RECTOR STREETS
SPONSOR FEE = \$2,000.00

TOTAL MULTI BLOCK FAIR REVENUE = \$4,000.00

SINGLE BLOCK FAIRS:

05/02/24 (ON LIBERTY ST BWY-CHURCH) \$1,500-
08/08/24 (ON LIBERTY ST BWY-CHURCH) \$1,500-

TOTAL REVENUE FROM SINGLE BLOCK FAIRS= \$3,000.00

BOWLING GREEN PARK PLAZA LOCATION FEES: \$3,000.00

05/10/24
06/07/24
07/12/24

SIDEWALK SALE ON LIBERTY STREET BWY-CHURCH

20 WEDNESDAY EVENTS @ \$500.00 EACH= \$10,000.00

POSSIBLE HOLIDAY MARKET @ OCULUS \$10,000.00

TOTAL 2024 PROJECTED CB 1 EVENT REVENUE = \$30,000.00

MANHATTAN COMMUNITY BOARD 1

Quality of Life & Service Delivery Committee – P. Moore

1. 110 William Street - Construction Project Update - Report
2. 105 Washington Street Safe Haven Shelter - Report

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee – V. Cameron

1. Docket number 24-09233 - 109 West Broadway - Application is for a master plan for painted wall signage at 109 West Broadway; there are 2 existing signs on the façade that were installed prior to the LPC Tribeca South Historic District designation seeking to allow the installation 2 new signs at the existing locations - Resolution
2. Docket number LPC-24-09744 - 8 North Moore Street - Installation of a ramp in front of the Rag & Bone Street - Resolution
3. Docket number 24-07729 - Building 140 on Governors Island - Exterior the adaptive reuse project proposes to repair the deteriorating historic character of the façade extending the life of the structure along with replacing all windows and doors, flood proofing to harden the building against future storms, and expanded access for all to the building and surrounding public realm with new public uses and ADA accessible entries. Front door adjacent to the island's main ferry connection to Lower Manhattan - Resolution
4. Docket number 24-09650 - 108 Leonard Street aka 346 Broadway (Former NY Life Insurance Company building) legalization of furniture and interior finishes at the designated entry lobby - Resolution
5. Review CB1's Landmarks application presentation guidelines - Report

109 West Broadway

109 W BROADWAY

CURRENT SIGNAGE



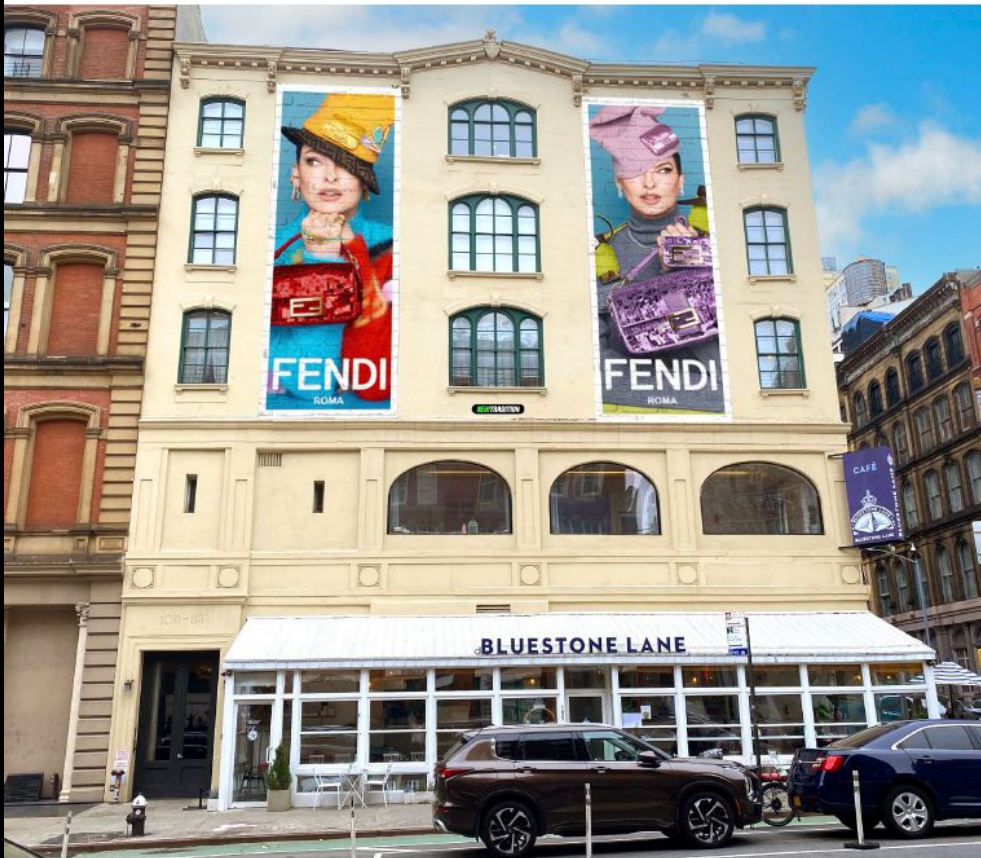
WIDTH OF PROPOSED WHITE BORDER: 9"

PERCENTAGE OF SIGNAGE COVERAGE: 27.9%

109 West Broadway

109 W BROADWAY

PROPOSED SIGNAGE PLAN



8 North Moore Street



8 N. MOORE ST. · EXISTING AND PROPOSED STOREFRONT ELEVATIONS



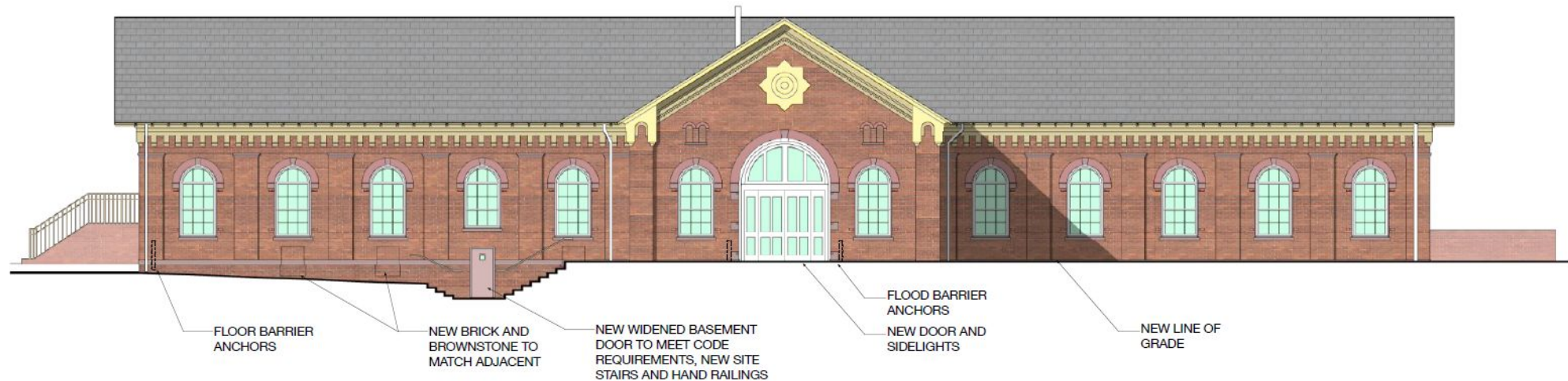
DXA studio
894 6th Avenue
5th Floor
NYC 10001
dxastudio.com T 212 874 0567

SCALE 1/4"=1'-0"
CLIENT Robert Moskowitz
PROJECT NUMBER 24.15
DATE May 01, 2024

07

Building 140 on Governors Island

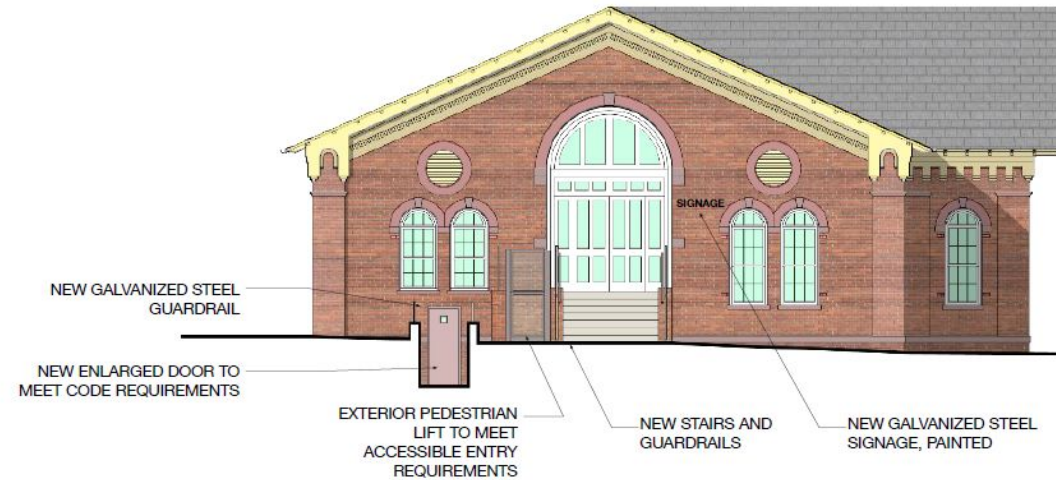
Building 140 | North Facade - Proposed



North Elevation - Proposed Conditions

Building 140 on Governors Island

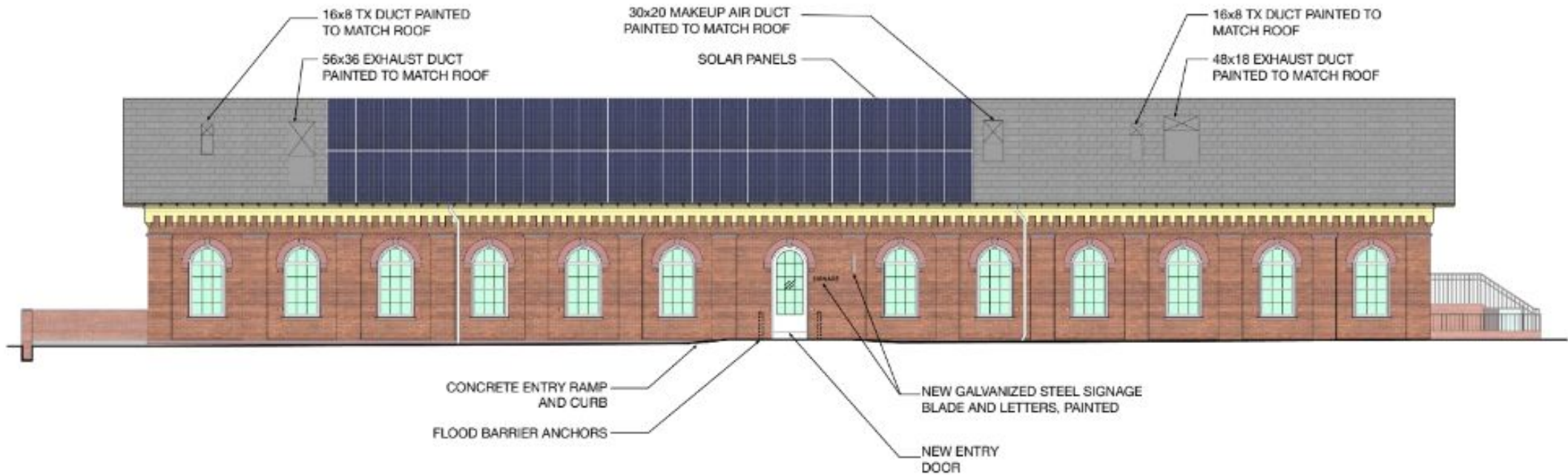
Building 140 | East Facade - Proposed



East Facade Elevation - Proposed Conditions

Building 140 on Governors Island

Building 140 | South Facade - Proposed



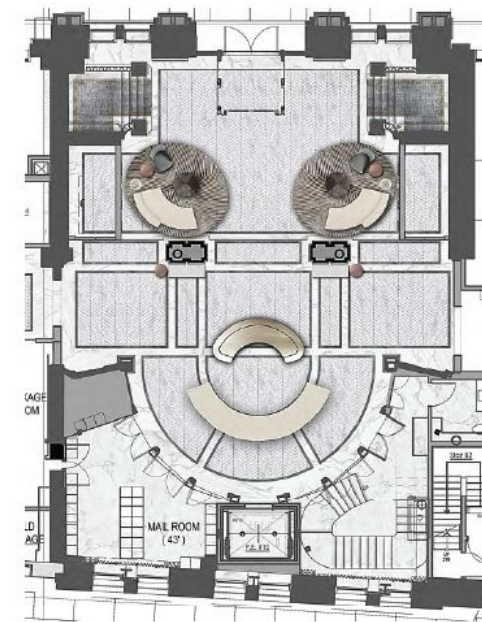
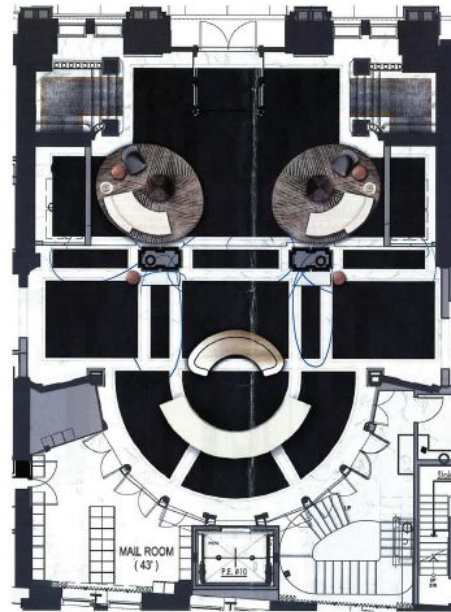
Carder Rd. Elevation - Proposed Conditions

108 Leonard Street aka 346 Broadway

FURNITURE - 2016 STAFF UPDATES



Rendering and plan of proposed updates submitted to staff in August 2016.



Revised plan submitted to staff in September 2016, in response to staff feedback on floor stone color

MANHATTAN COMMUNITY BOARD 1

Old Business

MANHATTAN COMMUNITY BOARD 1

New Business

1. Cannabis Dispensary - 25 Ann Street - Euphoria Dispensary of NY LLC
(Withdrawn) - Resolution

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"