



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Wednesday, July 30, 2025
6:00 PM

1 Centre Street, 19th Floor - Southside
Manhattan Borough President's Office
and [Live Remote Meeting](#)

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.](#)"



MANHATTAN COMMUNITY BOARD 1

Public Session (6:00 PM – 7:00 PM)

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

Registration to speak during the public session will open at 10:00 AM the same day and close at 5:45 PM.

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 Hearing (7:00 PM – 7:15 PM)

Topic: Feasibility Study for a Contiguous East River Waterfront Park - David Ludwig CB1 Community Planning Fellow

MANHATTAN COMMUNITY BOARD 1

Business Session

- Adoption of June 2025 minutes
- Updates from Elected Officials
- Treasurer's Report – M. James
- District Manager's Report – Z. Bommer
- Chairperson's Report – T. Meltzer

MANHATTAN COMMUNITY BOARD 1

Treasurer's Report

Community Board #1 Treasurer's Report - Fiscal Year 2025 as of June 30, 2025 July 1, 2024 to June 30, 2025

Submitted by Mariama James, Treasurer on July 30, 2025						
OMB Budget 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	\$0.00	\$0.00
General Supplies	\$1,984.00	\$109.97	\$169.15	\$277.44	\$1,406.95	\$20.49
Food	\$6,000.00	\$454.96	\$1,536.67	\$1,386.13	\$2,600.41	\$21.83
Cleaning Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Data Supplies	\$2,057.00	\$0.00	\$0.00	\$40.17	\$2,016.00	\$0.83
Office Equipment	\$13,247.00	\$0.00	\$0.00	\$0.00	\$13,246.28	\$0.72
Data Processing Equipment	\$1,135.00	\$0.00	\$0.00	\$1,134.16	\$0.00	\$0.84
Printing	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00
Travel	\$2,000.00	\$90.36	\$192.02	\$534.16	\$649.74	\$533.72
Leasing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Service Contract/Office Equipment Maintenance	\$2,670.00	\$0.00	\$2,670.00	\$0.00	\$0.00	\$0.00
Office Services	\$510.00	\$0.00	\$0.00	\$468.00	\$0.00	\$42.00
Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Furniture	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rental Space	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Consultant Contract	\$7,897.00	\$0.00	\$180.00	\$3,831.75	\$3,884.50	\$0.75
Advertising	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
Personnel Services	\$249,484.00	\$55,889.00	\$65,892.21	\$56,195.77	\$67,470.96	\$4,036.06
Totals	\$288,729.00	\$57,789.29	\$70,640.05	\$63,867.58	\$91,274.84	\$5,157.24

MANHATTAN COMMUNITY BOARD 1

Treasurer's Report

Community Board #1 Treasurer's Report - Fiscal Year 2025 as of June 30, 2025 July 1, 2024 to June 30, 2025

Submitted by Mariama James, Treasurer on July 30, 2025

OMB Budget

Street Fair Fundraising

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

\$145,694.00

\$500.00

\$0.00

\$0.00

\$0.00

\$145,194.00

Data Processing Equipment

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Donation

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Travel

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

General Supplies

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Food

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Temp. Service

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Totals

\$145,694.00

\$500.00

\$0.00

\$0.00

\$0.00

\$145,194.00

Grants

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 determined

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

Office Equipment

\$4,000.00

\$2,516.87

\$0.00

\$0.00

\$1,481.00

\$2.13

Consultant Contract

\$2,000.00

\$1,831.75

\$0.00

\$168.25

\$0.00

\$0.00

Totals

\$6,000.00

\$4,348.62

\$0.00

\$168.25

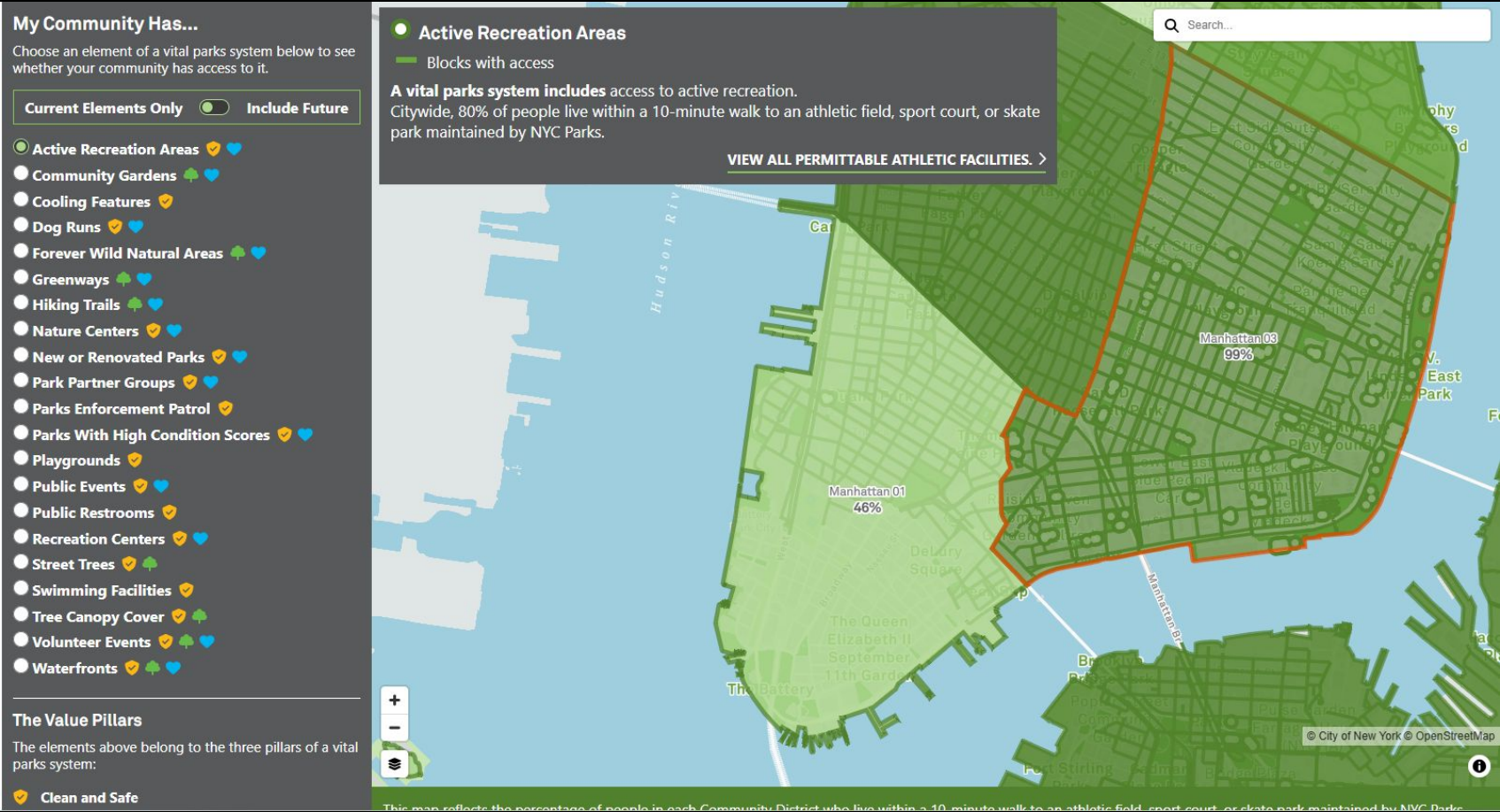
\$1,481.00

\$2.13

MANHATTAN COMMUNITY BOARD 1

District Manager's Report July 2025

Vital Parks Explorer



MANHATTAN COMMUNITY BOARD 1

Chairperson's Report July 2025

CB1 - 4th of July Pier 15



Follow ups and working in the SUMMER!!

- Agency responses from:
 - Letter from Deputy Mayor re: 320 Pearl Street - CM Marte & AM Lee still following up for a meeting (to be circulated)
 - Memo from OCM re: Proximity Rules for distancing from schools were not applied and they acknowledge the issues (to be circulated)
 - CITY CHARTER PROPOSED REVISIONS - Memo to be circulated
 - DOT ADOPTED RULES FOR CONCESSION SEATING: 8/27/25 [DOT NEW RULES on Seating in Plazas](#)

still waiting for....

- Agency responses from:
 - DCP/DOB re: 77 Water - STILL NO UPDATES
 - DOT - Canal Street Updates
- Still working on:
 - Land Use/Housing Working Group; 1ST MEETING DATE IN AUGUST
 - need volunteers for
 - Holiday get together (need 1 more) Speak with Gabriela Rossi
 - Survey creators & newsletter

SINCE LAST MEETING -WHERE'S THE CHAIR?

- JUNE 26 - Borough Board
- JUL 08 - DRG/ TBC - Search for New Leadership
- JUL 15 - OCM New Rules Mtg
- JUL 16- CHINATOWN WORKING GROUP
- JUL 17 - BOROUGH BOARD
- Jul 18 - EDC Pre EPC meeting/
MTGw/ Sen Kavanaugh office
- Jul 22 - FIDI SEAPORT BATTERY WORKSHOP ****
- JUL 24 - WAGNER HARD HAT TOUR
- JUL 25 - WALK THRU GSA AND FENCING
- JUL 28 - BPC SAILING CLUB INTRO

JULY UPDATES



Hard Hat Tour
Wagner Park,
1 Centre,
BPC View of 1 WTC



Photos
Courtesy of
Wendy &
Tammy

MANHATTAN COMMUNITY BOARD 1



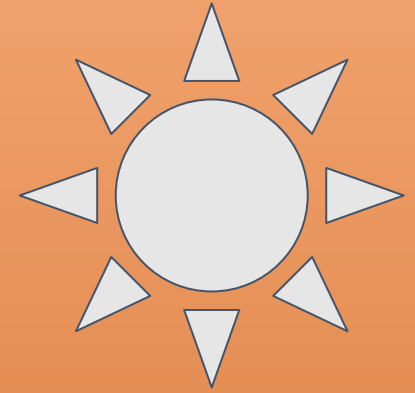




MANHATTAN COMMUNITY BOARD 1



....IN THE PIPELINE

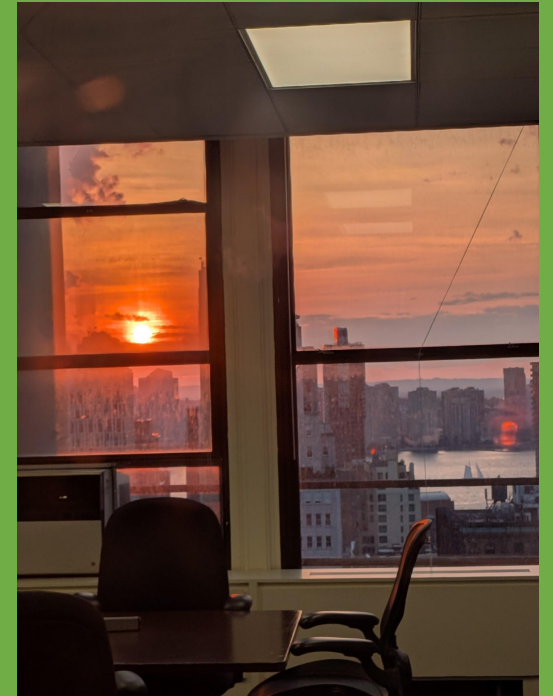


1. July 31- BBJ Community Workshop
2. AUGUST:
 - a. THURSDAY AUGUST 21ST - ONE MEETING FOR ALL TOPICS
 - i. So far:DOT Revocable Consent applications have been received.
 - b. CB1/CB2 Tour of Canal St with DEP
 - c. Office staff will be taking vacations - be patient!
 - d. Please take a look at agendas - fall meeting dates moved!

August is rest, refresh, enjoy the neighborhood and vacations!

Take time to breathe and enjoy!

Send them photos and we can share in the presentation!



Photos: Lower Broadway, Pumphouse Park Oval Lawn, 22nd fl offices 1 Centre

MANHATTAN COMMUNITY BOARD 1

1st Precinct National Night Out, Tuesday, August 5th



THE SEAPORT



When: Tuesday, August 5, 2025, from 6:00 - 8:00pm

Where: The Seaport on Pier 16

Join us for the annual National Night Out celebration at the Seaport. Find face painters, carnival games, food, a DJ and more. This is a great opportunity to meet the men and women of the NYPD who keep our neighborhood safe.

A vibrant orange background featuring a collage of people enjoying various activities like cycling, playing guitar, and walking. Icons represent different modes of transport and activities. Text includes 'CAR-FREE ST', 'FUN', 'GO', and a list of activities: 'Sports & Fitness', 'Arts & Crafts', 'Performances', and 'And much more!'.

NYC Summer Streets
An NYC Department of Transportation Open Streets Initiative

5 BOROUGHS • 5 SATURDAYS • 7AM – 3 PM • FREE ACTIVITIES

NYC Delivering for you. Every day. Everywhere. **NYC DOT** Ylanis Rodriguez, Commissioner

FOUNDED BY **NYC** NYC • 400

Exclusive Media Sponsor **abc 7**

Queens & Staten Island
July 26

Manhattan
August 2, 9, 16

The Bronx & Brooklyn
August 23

NYC Summer Streets link

Brooklyn Bridge to Broadway and Dyckman Street

- Lafayette Street and Park Avenue between Brooklyn Bridge and East 110 Street
- East 110 Street between Park Avenue and Broadway
- Adam Clayton Powell Jr Boulevard between West 110 Street and West 125 Street
- Broadway between West 110 Street and Dyckman Street

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

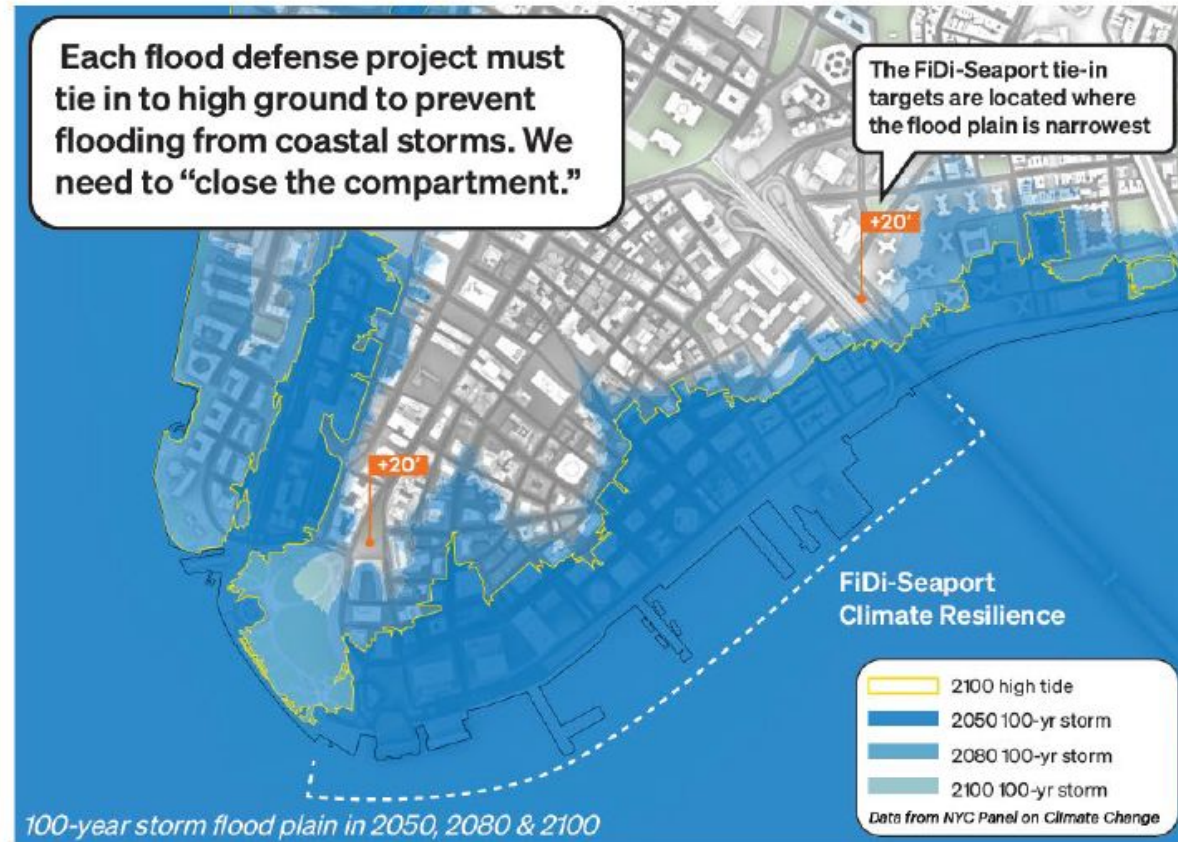
- 1. 83 Maiden Lane, new application and temporary retail permit for Traditas Pizza Inc for wine, beer and cider license – Resolution**
- 2. 81 West Broadway, Le Pain Quotidien, application for roadway cafe – Resolution**
- 3. Final Environmental Impact Statement (FEIS) for North/West Battery Park City Resiliency Project - Report**
- 4. CB1 Data Project: Visualizing and tracking 311 data complaints in CB1 - Report**
- 5. Discussion on selecting a new Secretary - Report**

MANHATTAN COMMUNITY BOARD 1

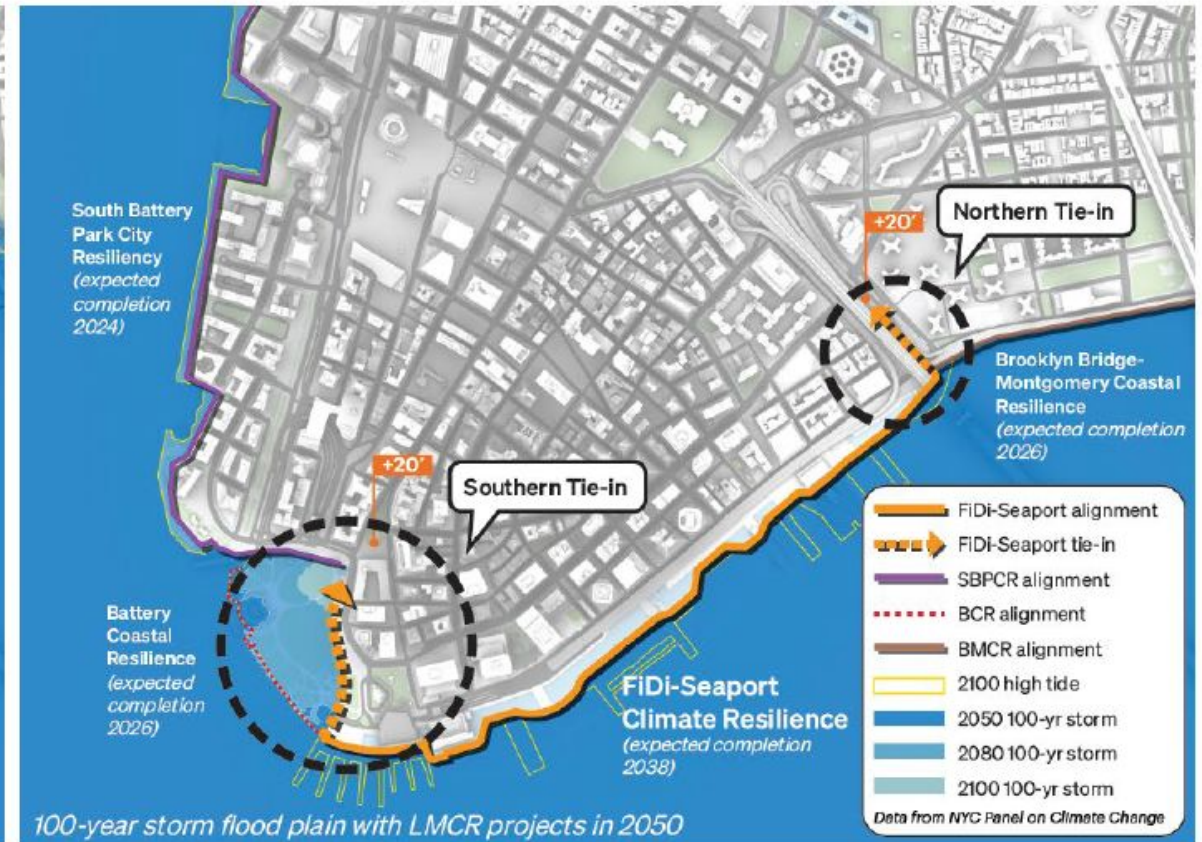
Environmental Protection Committee – A. Blank

- 1. Holland Tunnel Flood Mitigation System - Resolution**
- 2. Connection to FIDI Seaport Master Plan resiliency project, NYCEDC - Report**
- 3. Battery Coastal Resilience – Report**

To protect Lower Manhattan, we must create a **closed and connected flood protection system**. Our flood protection alignment **must tie in to high ground at either end of the project.**

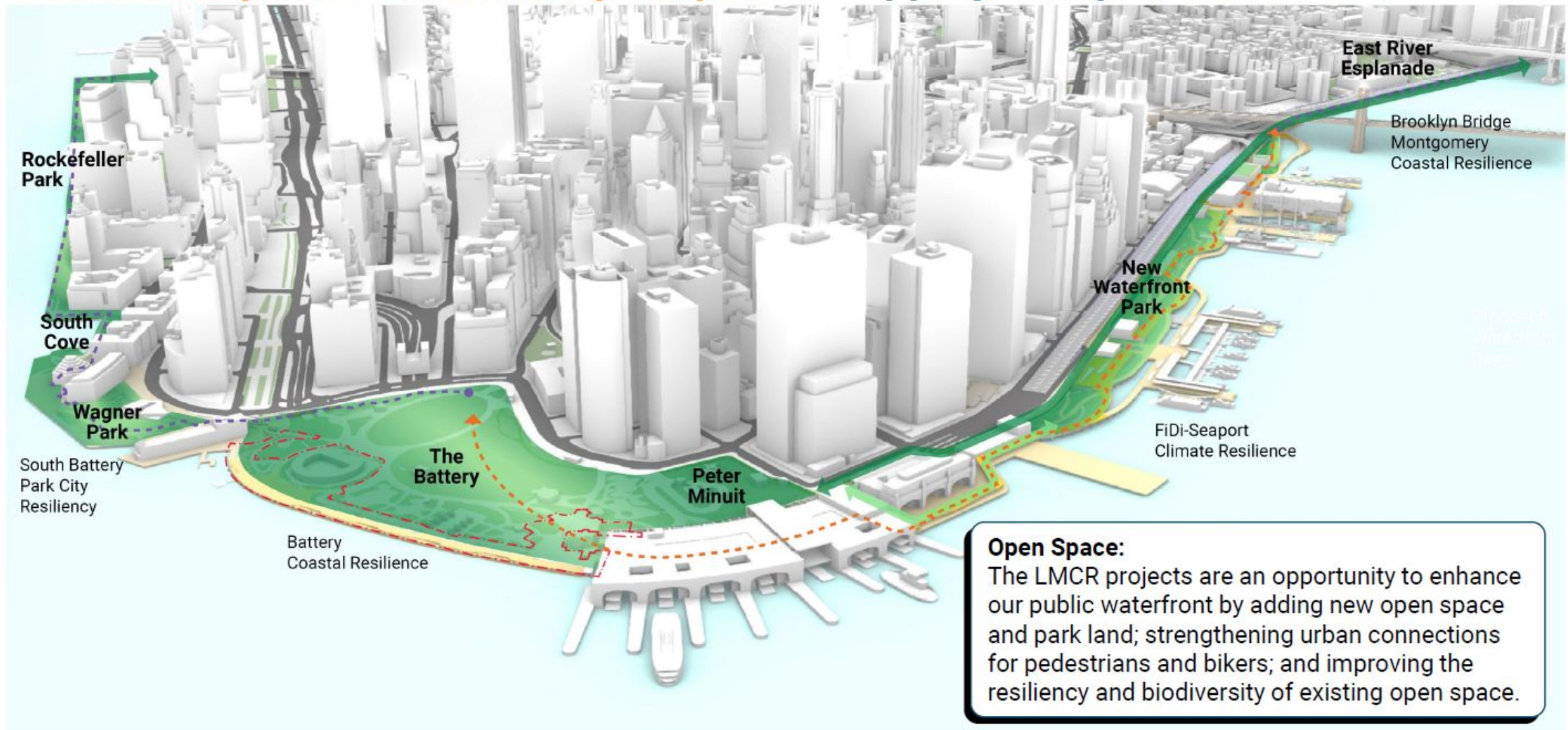


Without Lower Manhattan Coastal Resiliency (LMCR) projects, the neighborhood faces serious flooding during severe storm events, exacerbated by future sea level rise.



Closed and connected LMCR projects protect from storm surge flooding and sea level rise. The FiDi-Seaport project will protect through 2100.

The goal is to **integrate a closed flood protection system** into a connected sequence of **enhanced public waterfront open spaces** wrapping the tip of Manhattan.



The tabling events in The Battery included three public sessions within the park in order to reach a broader public audience.



What were the goals of tabling?

- Increase awareness of overall FiDi-Seaport Climate Resilience project with the general public.
- Increase awareness of how three Lower Manhattan Coastal Resiliency projects come together around the Battery.
- Gather input from a broader public audience on what features and uses are most important in the battery today
- Invite the general public to participate in upcoming workshops and outreach events.

When and where did it take place?

The tabling series took place on the afternoon of May 14, the morning of May 28, and the afternoon-evening of May 30, 2025, at The Battery. The tabling station was set up near the Carousel and Playscape.

We heard what brings users to The Battery today.

How do you currently use The Battery?
Place your stickers and notes below.



Total number of responses to current use board, all sessions combined:
117

Most popular current activities (in order of highest ranked first)

- Enjoying harbor views
- Playing at the Playscape
- Strolling through the gardens
- Walking your dog
- Birdwatching
- Riding the Carousel
- Relaxing on the lawn
- Learning about history

Least popular current activities

- Yoga
- Dining
- Riding a bike (responses may be skewed due to tabling location away from bike path, many bikers were observed using the path)

Common Themes from Written and Verbal Feedback

- Many visitors were there to go to the Statue of Liberty
- We spoke with several individuals who worked as tour guides
- We spoke with several Conservancy employees/volunteers
- Enthusiasm and appreciation for the gardens
- Enthusiasm for the urban farm
- Interest in enhancing habitat, biodiversity, or pollinator gardens

FiDi-Seaport Climate Resilience Plan

Pop-Up Exhibit

The pop-up is a temporary installation to share and create awareness about the **FiDi-Seaport Climate Resilience Plan**. The pop-up will include interactive components and special events to raise awareness about the goals and benefits of the project through the theme of *Protecting FiDi, Building the Future*. The pop-up coincides with NYC Climate Week.

When?

September 15-28, 2025

Where?

South Street Seaport Museum

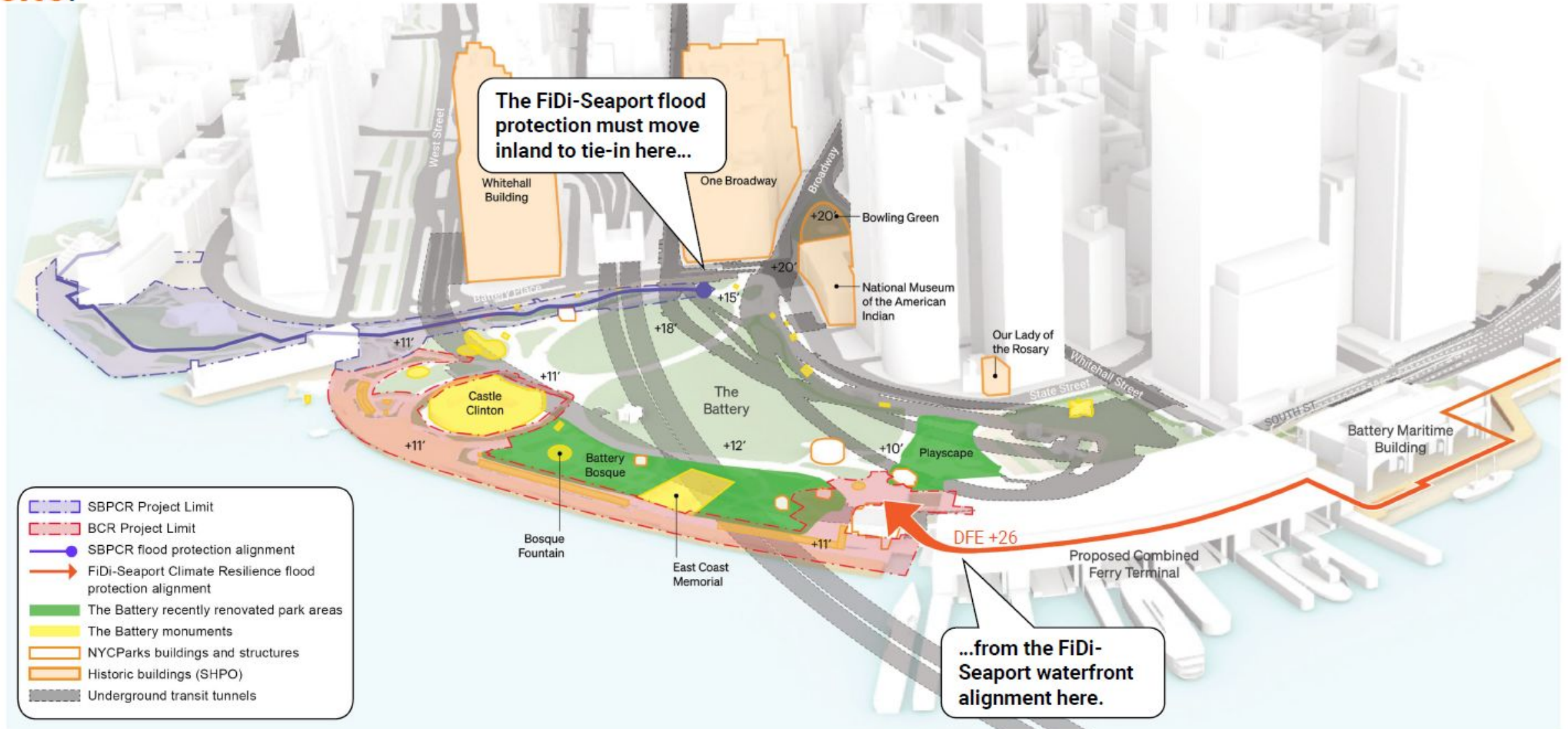
14 Fulton Street

New York, NY 10038



14 Fulton Street (highlighted in the red square) is adjacent to the South Street Seaport Museum main entrance.

Closing the Southern Tie-In requires threading flood protection through a complex site.



LMCR – Battery Coastal Resilience

EDC Managing Project on Behalf of Parks

Design

- 100% Design complete – June 2023
- Verified Envision Platinum Award (program to lower carbon footprint for large infrastructure projects) - December 2023

Construction

- Phase 1 – Jan 2024 to October 2025
- Phase 2 – February 2026 to May 2027



Conceptual Rendering

LMCR Battery and National Park Service Coordination

LMCR - Battery Phase 1 Construction

January 2024 to October 2025 (21 Months)

OPEN TO THE PUBLIC

- Playscape
- SeaGlass Carousel
- Rerouted Bikeway
- Battery Woodland
- Urban Farm
- Bosque Fountain
- Castle Clinton & Statue of Liberty Ferry
- Monuments
- Restrooms (3)

CLOSED TO THE PUBLIC

- Wharf
- Gardens of Remembrance
- Portion of Oval Lawn

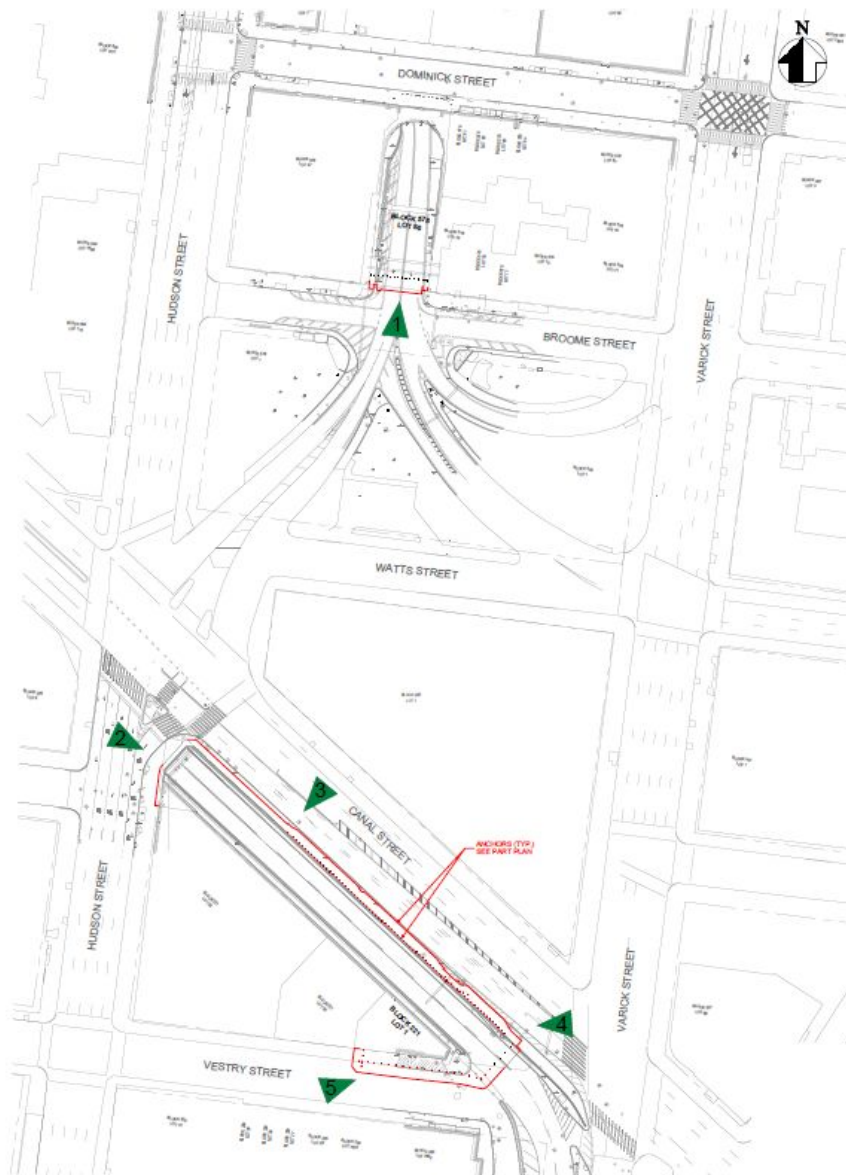
Action Items - This Stage			
	Project	Timeframe	Duration
4	LMCR - Battery Staging and Storage Area	June 2023 - May 2027	36 months
5	SBPCR Project	Dec 2025	20 months
9	LMCR - Battery Phase 1 Construction	January 2024 - October 2025	21 months
10	NYC DOT Resiliency Project	Mid 2025 - Mid 2027	23 months
11	NYC Parks Field House Renovation	TBD	20 months
12	NPS Tent at Castle Clinton Re-Construction	August 2025 - January 2026	5 months
13	Interim NPS Ferry Operations	January 2024 - January 2026	24 months

Legend

- SBPCR WORK ZONE
- SBPCR CONSTRUCTION GATE
- LMCR - BATTERY PHASE 1 WORK AREA
- NYC PARKS FIELD HOUSE RENOVATION WORK AREA
- INTERIM NPS TENT DE-CONSTRUCTION WORK AREA
- CONTAINMENT BOOM
- FERRY OPERATIONS
- PUBLIC RESTROOM
- SBPCR STAGING AREA
- LMCR - BATTERY STAGING AND STORAGE AREA
- NYC DOT RESILIENCY PROJECT SURFACE WORK AREAS
- NPS TENT AT CASTLE CLINTON RE-CONSTRUCTION AREA
- CONSTRUCTION VEHICLE ACCESS ROUTE
- BIKE ROUTE DETOUR
- PEDESTRIAN ENTRANCE
- AREA OPEN TO PUBLIC

May 2025 Aerial





LOCATION PLAN
Scale = NTS

SHOWING THE LOCATION OF
FLOOD WALL ANCHORS FOR
HOLLAND TUNNEL AQUAFENCE
TO BE LOCATED AT
578 BROOME STREET &
VESTRY STREET
BOROUGH OF MANHATTAN
TO ACCOMPANY APPLICATION
DATED APRIL 28, 2025
OF
PORT AUTHORITY OF NEW YORK AND NEW JERSEY
TO THE
DEPARTMENT OF TRANSPORTATION
CITY OF NEW YORK

PORT AUTHORITY OF NEW YORK AND NEW JERSEY
BY **Enrique Ramirez** Digitally signed by Enrique Ramirez
Date: 2025.04.25 08:34:34 -04'00'
ENRIQUE RAMIREZ, HOLLAND TUNNEL GENERAL MANAGER, APPLICANT
ZONING INFORMATION:

BLOCK: 578 LOT: 80 ZONING DISTRICT: M1-6, HSO ZONING MAP: 12a OWNER: PORT AUTHORITY OF NEW YORK AND NEW JERSEY	BLOCK: 221 LOT: 1 ZONING DISTRICT: M1-6 ZONING MAP: 12a OWNER: PORT AUTHORITY OF NEW YORK AND NEW JERSEY
---	---

CHARACTER OF MATERIALS:

462 3/8-16X1-5/8" S.S. DROP-IN ANCHORS FOR CONCRETE

76 3/8-16X1-5/8" S.S. DROP-IN W/ 3/8-16X5" FULL THREAD STUD AND
3/8-16X2" S.S. ROUND COUPLING NUT ANCHORS FOR COBBLESTONE

56 SP12-38 3/8-16X12" ANCHORS FOR ASPHALT

5 SP18-716 7/16-14X12" ANCHORS FOR ASPHALT

COST OF REMOVAL AND RESTORATION = \$251,628

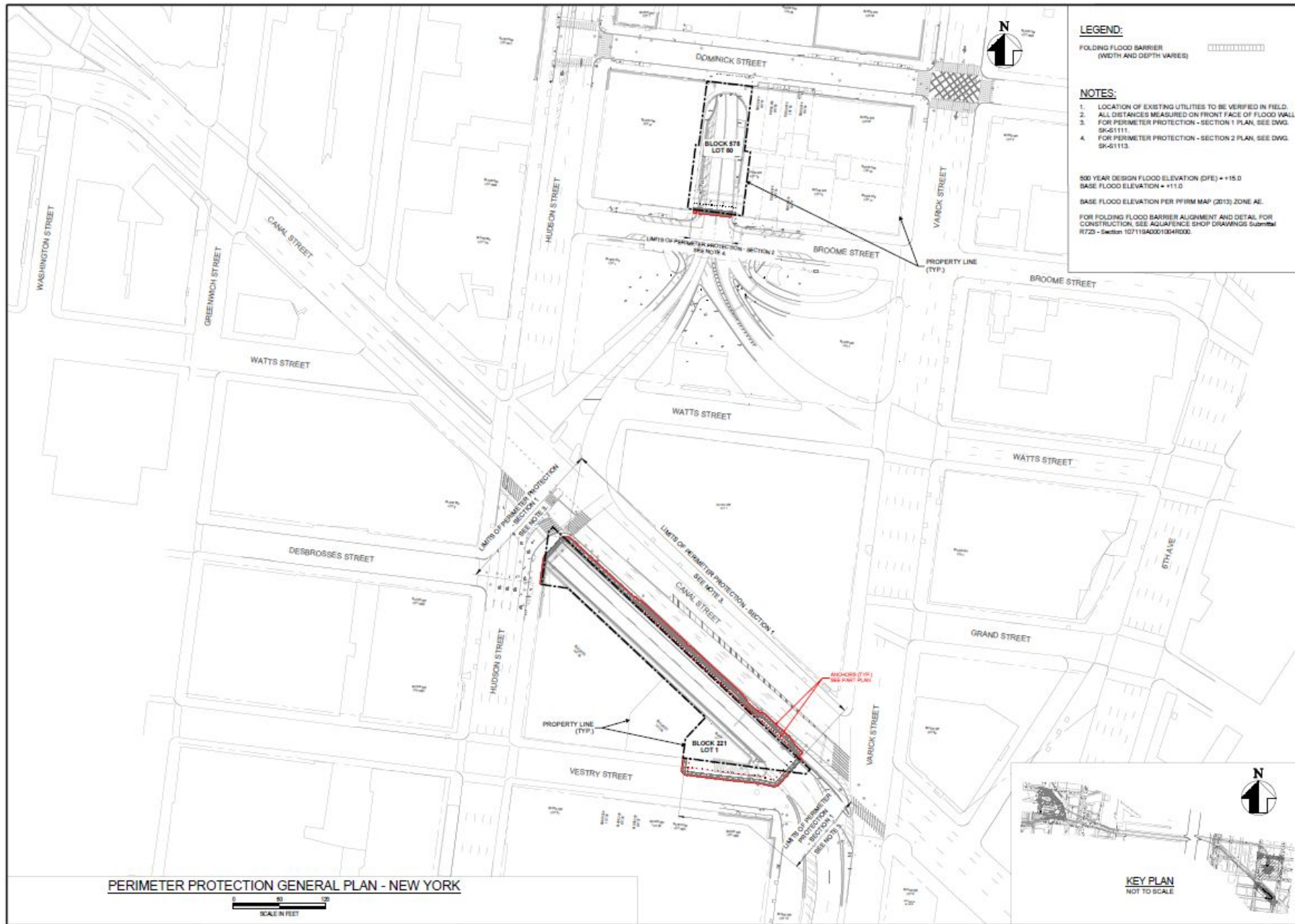
NOTE: PROPOSED IMPROVEMENTS SHOWN IN RED

MADE BY: BH
CHECKED BY: DS

DATE: 04/03/24

LOCATION PLAN AND PHOTOS
1 OF 2

DRAWING NO.
S-001.00



PERIMETER PROTECTION GENERAL PLAN - NEW YORK

LEGEND:
 FOLDING FLOOD BARRIER
 (WIDTH AND DEPTH VARIES)

NOTES:
 1. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN FIELD.
 2. ALL DISTANCES MEASURED ON FRONT FACE OF FLOOD WALLS.
 3. FOR PERIMETER PROTECTION - SECTION 1 PLAN, SEE DWG. SK-61111.
 4. FOR PERIMETER PROTECTION - SECTION 2 PLAN, SEE DWG. SK-61113.

500 YEAR DESIGN FLOOD ELEVATION (DFE) = +15.0
 BASE FLOOD ELEVATION = +11.0

BASE FLOOD ELEVATION PER FIRM MAP (2013) ZONE AE.

FOR FOLDING FLOOD BARRIER ALIGNMENT AND DETAIL FOR CONSTRUCTION, SEE AQUAFENCE SHOP DRAWINGS SUBMITTED RT23 - Section 10711940001004R000.

Sheet - of -

**THE PORT AUTHORITY
OF NY & NJ**

STV INCORPORATED
 225 PARK AVENUE SOUTH
 NEW YORK, NY 10003-0000

Donald Y. E.
 DONALD Y. E.
 NY Professional Engineer # 255708
 NY Certificate of Authorization # 3016181

No.	Date	Revision	Approved
ENGINEERING DEPARTMENT			
HOLLAND TUNNEL			
GENERAL			
Title			
LATENT SALT DAMAGE REPAIRS AND MITIGATION			
PERIMETER PROTECTION GENERAL PLAN - NEW YORK (REVOCABLE CONSENT APPLICATION)			
The drawing is subject to conditions of contract. All conditions, terms, regulations and notices shall be submitted to the Port Authority of New York and New Jersey. The drawing is not to be used for any purpose other than that for which it was prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Port Authority of New York and New Jersey. The drawing is not to be used for any purpose other than that for which it was prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Port Authority of New York and New Jersey.			
Designed by		S. HUBERT	
Drawn by		S. HUBERT	
Checked by		D. SUBRAMANYAM	
Date		02/27/2024	
Contract Number		HT-224.130	
Drawing Number		SK-S1109	
		PID: 14735000	

KEY PLAN
NOT TO SCALE

MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural Committee - P. Goldstein

- 1. Battery Dance 44th Annual Festival, Saturday August 9th
at Wagner Park - Report**
- 2. Perelman Performing Arts Center Update - Report**

PASSENGERS

By The 7 Fingers

June 12-29, 2025





A CHRISTMAS CAROL

MOTION MATTER ALL STYLES DANCE BATTLE



TRASH



Joey Caverly



Andrew Morrill



Nathaniel P Claridad

GEMS



MANHATTAN COMMUNITY BOARD 1

Quality of Life, Health, Housing & Human Services Committee - P. Moore

- 1. 412 Greenwich Street, Kuma Eats LLC dba L'Abielle, application for a sidewalk cafe – Resolution**
- 2. 1st Precinct updates - Report**
- 3. Water Street Streetscape Improvements Project updates - Report**
- 4. NYCDDC Ped Ramp Project, HWP19CWLM - Report**

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee - J. Friedman

- 1. Docket number 25-11825 - Proposal for a security fencing and gates restricting access to the cut-through plaza from Worth St. to Pearl St. between Moynihan Courthouse and New York County Jurors buildings - Resolution**
- 2. Docket number 25-12136 - 2 Park Place - The proposed scope of work includes modifications and enlargements to existing windows, new mechanical louvres, and landscaping and guardrails at modified terraces. All proposed work is taking place at the Pinnacle and Lantern, located on floors 49-58 - Resolution**
- 3. New locations for LinkNYC Kiosks - Resolution**
 - 5G Link Towers - 39 South Street**
 - 5G Link Towers - 77 Water Street**
 - 5G Link Towers - 175 North End Avenue**

MANHATTAN COMMUNITY BOARD 1

Security fencing and gates

Moynihan Courthouse Security Fence Existing Conditions, Annotated Photos

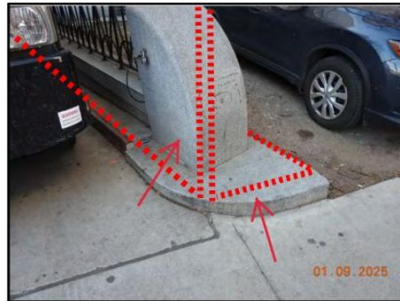


PHOTO #7 - CONCRETE RAMP AND CURBS ARE IN GOOD CONDITION AND CAN REMAIN BUT THE GRANITE BOLLARD AND CURB ARE HEAVED. IT IS RECOMMENDED THAT THE GATE POSTS BE INSTALLED ON THE CURBS WITH 11" WIDE GATE TO CLEAR THE SERVICE TRUCKS.



PHOTO #8 - FENCE POSTS SHALL BE INSTALLED THE PLANTED AREA ALONG SIDE THE EXISTING FENCE CURB. PLEASE CONFIRM THAT THE FENCE IS NOT INSTALLED ALONG THE SIDE OF THE BUILDING BUT STOPS AT THE BUILDING AS SHOWN.



PHOTO #9 - EXISTING BLUESTONE PAVERS ARE INSTALLED POSSIBLY OVER UNEXCAVATED GRADE IN THIS AREA.



PHOTO #10 - EXISTING BLUESTONE PAVERS ARE INSTALLED POSSIBLY OVER UNEXCAVATED GRADE IN THIS AREA. FENCE WILL BE HELD 24" AWAY FROM STAIR SO THE FENCE CANNOT BE SCALED FROM STAIR.



PHOTO #11 - EXISTING BLUESTONE PAVERS ARE INSTALLED POSSIBLY OVER UNEXCAVATED GRADE IN THIS AREA. THIS WILL NEED TO BE CONFIRMED.



PHOTO #12 - FENCE POSTS SHALL BE INSTALLED THE PLANTED AREA AND STEPPED TO EXISTING FENCE. EXISTING SHRUB SHALL BE CUT BACK AS REQUIRED TO ACCOMMODATE FENCE.

MANHATTAN COMMUNITY BOARD 1

2 Park Place



EXISTING CONDITION



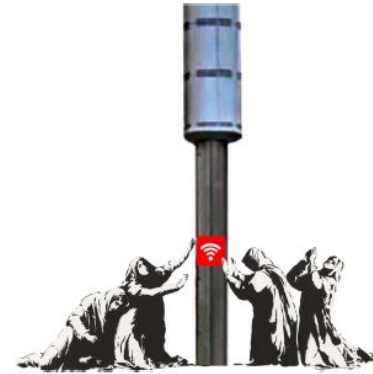
PROPOSED CONDITION

MANHATTAN COMMUNITY BOARD 1

5G Link Towers

*Community Board 1
Manhattan Report*

5G Towers Unsuitable for US National Historic Districts, Buildings and Scenic Sites



Prepared by Jason Friedman
CB1- Landmarks & Preservation Committee – Chair
In conjunction with Joseph Pell Lombardi, Architect
55 Liberty Street
New York, NY 10005



September 30, 2024

Special thanks to Alice Blank

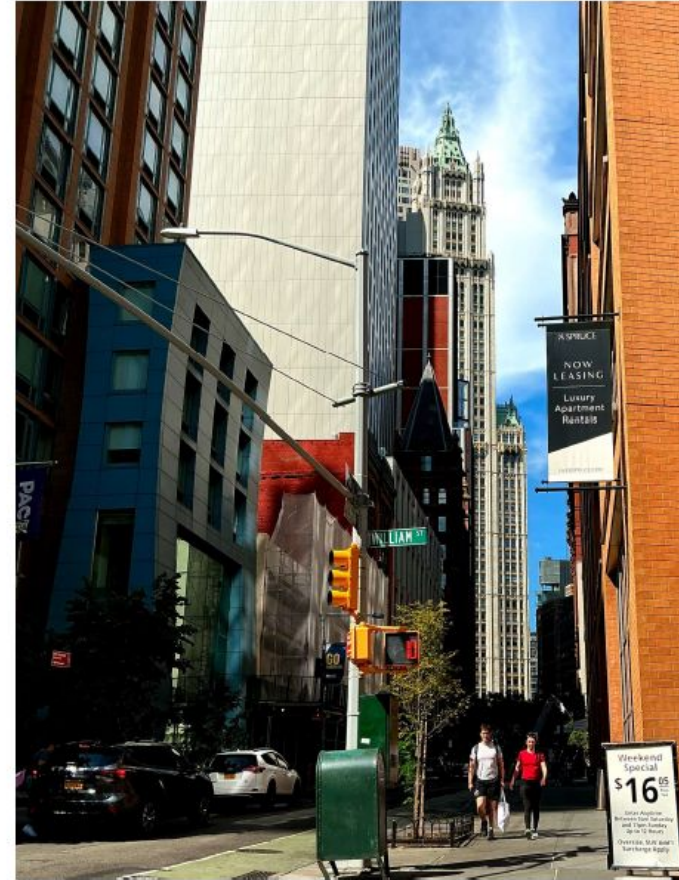
**LOCATIONS (BY BUILDING ADDRESS)
OF PROPOSED 5G TOWERS IN CUMMUNITY
BOARD 1 MANHATTAN**

**8 SPRUCE STREET
110 WILLIAM STREET
88 PINE STREET
95 WALL STREET
75 SOUTH STREET
66 HARRISON STREET
100 N. MOORE STREET
55 WATER STREET *SHPO REJECTED***

Comments on the 8 proposed towers in Community Board 1

**ALL LOCATIONS WERE OPPOSED BY CB1 AT THE
SEPTEMBER 2024 FULL BAORD MEETING**

8 Spruce Street



Location of proposed 8 Spruce Street 5G tower site from the East looking West on 09-24-24.

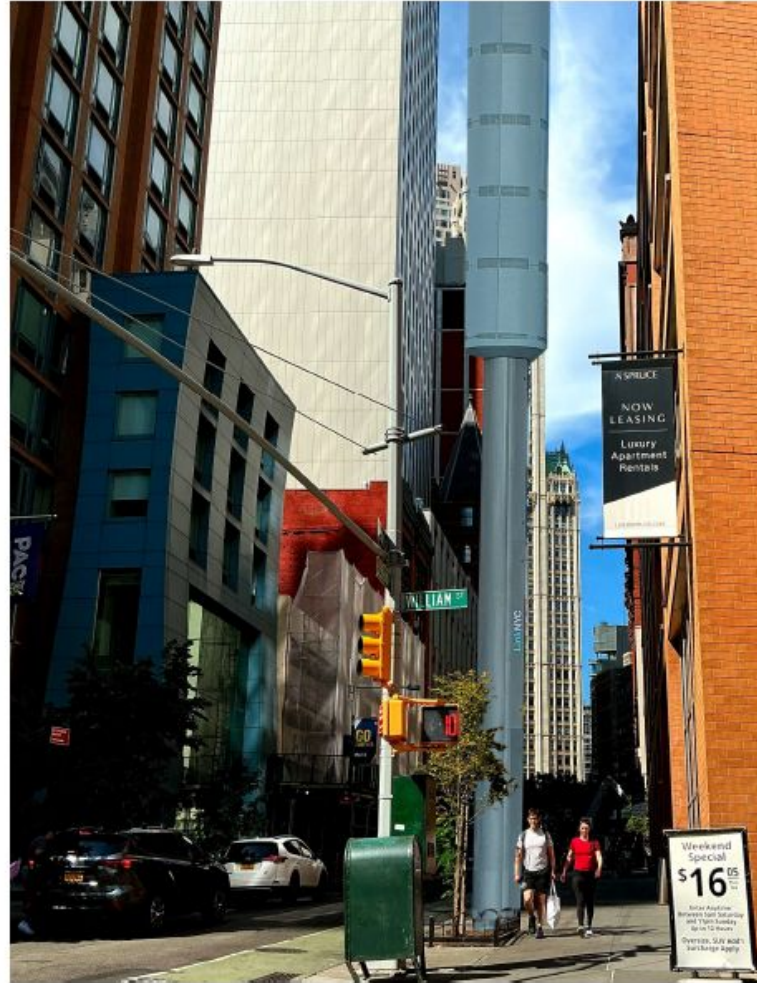
PRESERVATION NOTE: The proposed tower at the 8 Spruce Street location will block primary views of The Woolworth Building's (233 Broadway) primary façade from the base to the top of the tower. The Woolworth Building (06101.001790) is an individual US National Historic Landmark and listed on the National Register of Historic Places located less than 1,000 feet from the proposed 5G tower site.

The proposed 5G tower will obstruct views of City Hall Park (06101.000408) from the East by blocking all trees on the southern part of the property.



Location of proposed 8 Spruce Street 5G tower site from the east looking west on 09-24-24.

PRESERVATION NOTE: The proposed 5G tower will obstruct views of the Fulton Nassau Historic District (05NR05456) by impeding views of the corners of 3-9 Beekman Street (Temple Court) & 145 Nassau Street (Potter Building). Both buildings are highly contributing buildings to the US National Historic District. The Fulton Nassau Historic District is less than 300 feet away from the proposed 5G tower site.



Simulation of the proposed 8 Spruce Street 5G tower from the east looking west.

110 William Street



Location of proposed 110 William Street 5G tower site from the south looking north on 09-24-24.

PRESERVATION NOTE: The proposed 5G tower will block long views of 44 Centre Street which is the Thurgood Marshall United States Courthouse, a US National Historic Landmark (06101.003318). By covering views of the building's tower and pyramidal roof, the proposed 5G tower would diminish the importance of this landmark building within Lower Manhattan's skyline when viewed along this historic corridor from the Wall Street Historic District.



Location of proposed 110 William Street 5G tower site from the northeast looking southwest on 09-24-24.

PRESERVATION NOTE: The proposed tower will block close views of 35 Liberty Street which is the Federal Reserve Bank of New York, a US National Historic Landmark (06101.000034). By covering views of the entire east façade of the property, the building's fortress like presence is diminished because one can no longer view the building as an uninterrupted street wall along the entire block surrounded by William, Liberty, and Nassau streets & Maiden Lane.



Simulation of proposed 110 William Street 5G tower. Photo taken of the proposed 5G tower site from the northeast looking southwest.



Location of proposed 110 William Street 5G tower site from the north looking south on 09-24-24 .

PRESERVATION NOTE: The proposed tower will obstruct the view corridor of the Wall Street Historic District (06NR05647) by impeding views of highly contributing buildings such as 28 Liberty Street aka Chase Manhattan Bank Tower (06101.008578), 44 Wall Street (06101.013332) & 52 William Street (06101.015874) – all highly contributing buildings in the US National Historic District lying within the Wall Street Historic District's boundary less than 300 feet away from the proposed 5G tower site.

88 Pine Street



Location of proposed 88 Pine Street 5G tower site from the south looking north on 09-24-24.

PRESERVATION NOTE: The proposed tower will block immediate views of the South Street Seaport Historic District (90NR00884). The South Street Seaport Historic District contains highly contributing buildings that will be blocked by the proposed 5G tower including 161 Front Street (06101.021156) and 201-202 Front Street (Bogardus Building) and 181-195 Front Street (06101.003311). The proposed 5G tower site will also prohibit pedestrian understanding of the historic slip-like open space on John Street between Front and South streets – The southern boundary of the district that still evokes feelings of ship slips from the 18th and 19th centuries with its wide street and 75 foot street walls all-around.



Simulation of proposed 88 Pine Street tower site from the south looking north.

95 Wall Street



Location of proposed 95 Wall Street 5G tower site from the east looking west on 09-24-24.

PRESERVATION NOTE: The proposed tower will compete with the street level views of the historic corridor to and of the historical landmark Trinity Church. The design of the church spire was intended to be visible miles away from the east, so it is especially disruptive to propose a contemporary 5G tower that will compete with the immediate views of the church's spire or tower from the east. Trinity Church is a US National Historic Landmark (06101.001779).

Located no more than 50 feet away from the eastern and northern boundaries of the Wall Street Historic District (06NR05647), the proposed tower will obstruct the view corridor of the historic district along the Wall Street spine and impede multiple vantage points of highly contributing buildings in the historic district, such as 80 Wall Street (06101.015872), 82 Wall Street (06101.015873), 67 Wall Street (06101.008588), 72 Wall Street (06101.015871), 55 Wall Street (06101.000012), 48 Wall Street (06101.008192).



Simulation of proposed 95 Wall Street 5G tower site from the east looking west.

75 South Street



Location of proposed 75 South Street 5G tower site taken from the west looking east on 09-24-24.

PRESERVATION NOTE: The proposed 5G tower will compete with the street level views of the most historically contributing area and objects of the South Street Seaport Historic District (90NR00884). The tower's location is inappropriate due to its proximity to the historic district's southern and eastern boundaries – being sited less than 50 feet away from the district boundary. The proposed location will block views of the historic ship masts above the FDR drive and the piers underneath and beyond to the East River.



Simulation of proposed 75 South Street 5G tower. Photo taken of the proposed tower site from the west looking east.

66 Harrison Street



Location of proposed 66 Harrison Street 5G tower site from the west looking east on 09-24-24.

PRESERVATION NOTE: The proposed 5G tower at the 66 Harrison Street location will block views of the NYC landmark and US National Historic landmark eligible building – The Western Union Building.

The proposed 5G tower at the 66 Harrison Street location will impede views of the Tribeca Historic District's western boundary and corridor into the district from the west of the proposed site looking east.

The proposed 5G tower at the 66 Harrison Street location will disrupt views from the west cobblestone streets leading into the historic district in the background and interrupt the continuity of the highly contributing five pitched roof row houses on the south side of Harrison Street.



Simulation of proposed 66 Harrison Street 5G tower. Photo taken of the proposed tower site from the west looking east.



Location of proposed 100 N. Moore Street 5G tower site from the west looking east on 09-24-24.

PRESERVATION NOTE: The proposed 5G tower at the 100 N. Moore location will impede views of the scenic Hudson River waterfront from the east looking west.

The proposed 5g tower at this location will block views of the Tribeca Historic District's western boundary and corridor into the district from the west of the proposed site looking east.

The proposed 5G tower at the 100 N. Moore location will disrupt views from the east on the historic district's cobblestone streets of the west facing view corridor by interrupting the 75-foot-tall street walls lining both sides of the cobblestone streets and blue stone sidewalks and curbs.

100 N. Moore Street



Simulation of proposed 100 N. Moore Street 5G tower. Photo taken of the proposed tower site from the east looking west.

APPENDIX (FIELD NOTES)

NYC LPC HISTORIC DISTRICTS, SCENIC & INDIVIDUAL LANDMARKS

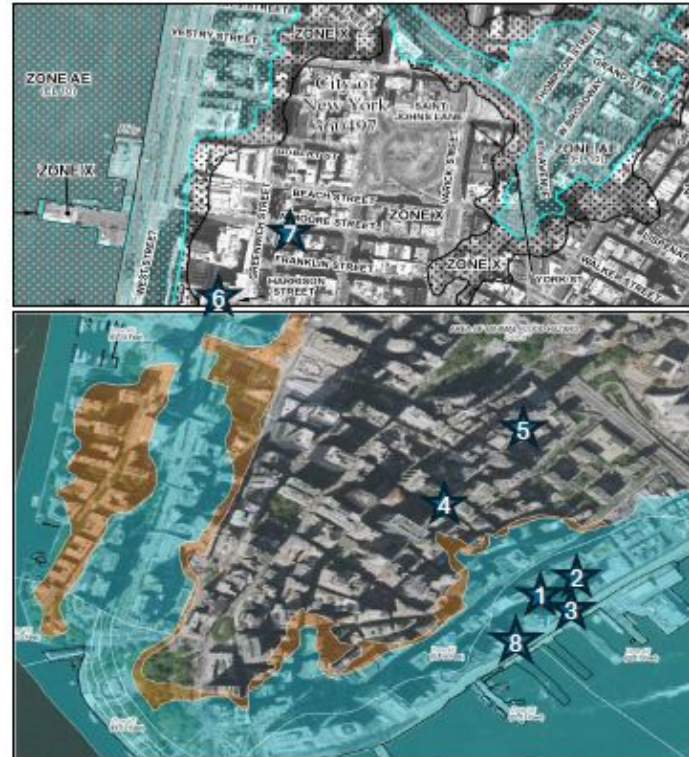
- ★ 1 95 WALL STREET
- ★ 2 88 PINE STREET
- ★ 3 75 SOUTH STREET
- ★ 4 110 WILLIAM STREET
- ★ 5 8 SPRUCE STREET
- ★ 6 66 HARRISON STREET
- ★ 7 100 N. MOORE STREET
- ★ 8 55 WATER STREET
- HISTORIC DISTRICT
- INDIVIDUAL AND SCENIC LANDMARKS
- INTERIOR LANDMARKS



FEMA SPECIAL FLOOD HAZARD AREAS

- ★ 1 95 WALL STREET
- ★ 2 88 PINE STREET
- ★ 3 75 SOUTH STREET
- ★ 4 110 WILLIAM STREET
- ★ 5 8 SPRUCE STREET
- ★ 6 66 HARRISON STREET
- ★ 7 100 N. MOORE STREET
- ★ 8 55 WATER STREET

-  FLOOD ZONE AE ON MAP #3604970184F
-  FLOOD ZONE AE #3604970182F
-  FLOOD ZONE X #3604970182F



8 SPRUCE STREET

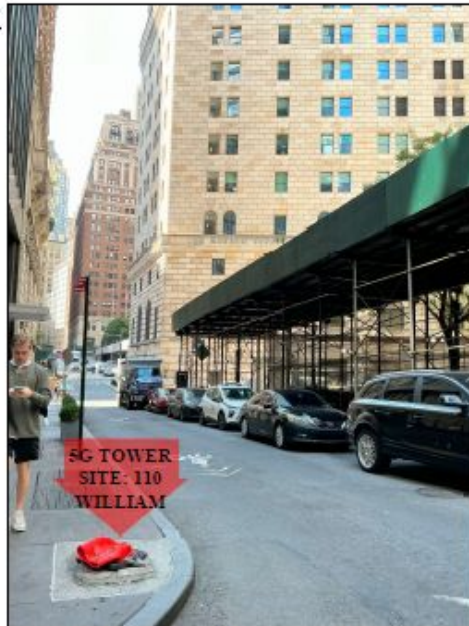


8 SPRUCE STREET LOOKING SOUTHWEST
TOWARDS
PROPOSED TOWER ON SEPTEMBER 21, 2024



8 SPRUCE STREET LOOKING SOUTHWEST WITH
LANDMARK WOLWORTH BUILDING BEING
BLOCKED

110 WILLIAM STREET



110 WILLIAM STREET LOOKING SOUTHWEST
TOWARDS THE PROPOSED TOWER SITE ON
SEPTEMBER 21, 2024



110 WILLIAM STREET LOOKING SOUTHWEST WITH
LANDMARK FEDERAL RESERVE BUILDING BEING
BLOCKED

88 PINE STREET



88 PINE STREET LOOKING NORTHEAST TOWARDS
THE PROPOSED TOWER SITE ON SEPTEMBER 21,
2024



88 PINE STREET LOOKING SOUTHWEST WITH
LANDMARK HISTORIC DISTRICT BEING BLOCKED



95 WALL STREET LOOKING WEST TOWARDS THE PROPOSED TOWER SITE ON SEPTEMBER 21, 2024

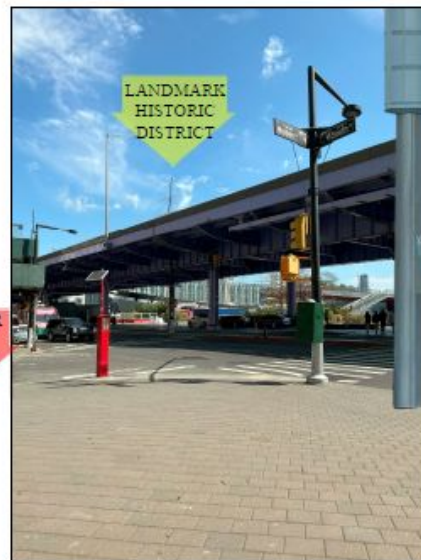


PROPOSED VIEW WEST WITH LANDMARK TRINITY CHURCH AND THE SCENIC STREET STREETSCAPE

75 SOUTH STREET

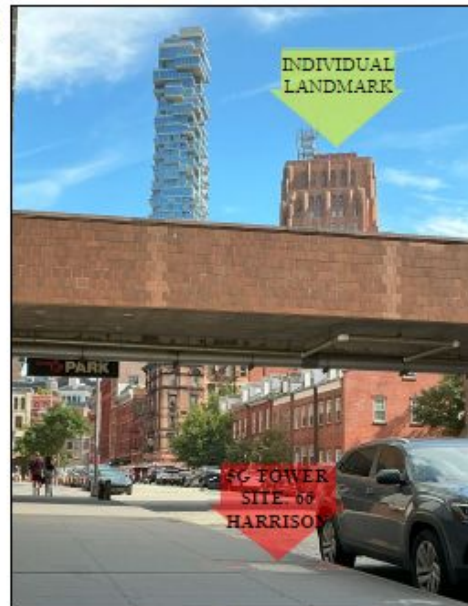


75 SOUTH STREET LOOKING NORTHEAST
TOWARDS
THE PROPOSED TOWER SITE ON SEPTEMBER 21,
2014

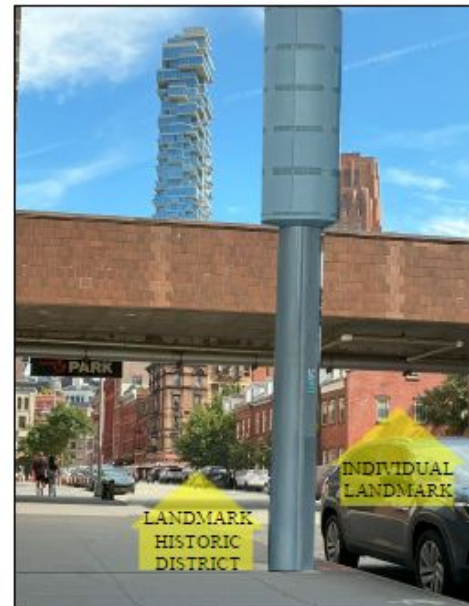


75 SOUTH STREET LOOKING NORTHEAST WITH
LANDMARK SEAPORT HISTORIC DISTRICT (SHIP)
BEING BLOCKED

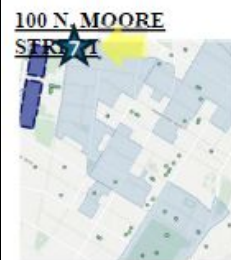
66 HARRISON STREET



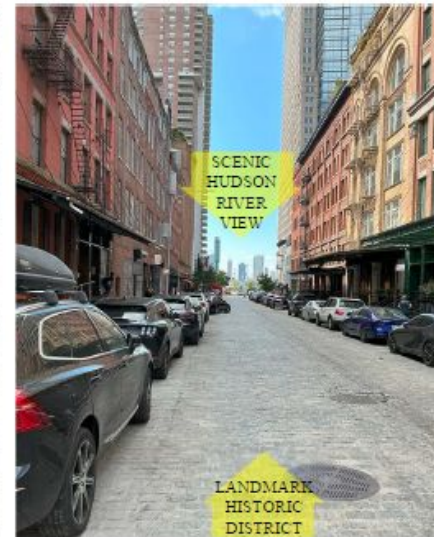
66 HARRISON STREET LOOKING SOUTHEAST
TOWARDS PROPOSED TOWER ON SEPTEMBER 21,
2024



66 HARRISON STREET LOOKING SOUTHEAST WITH
LANDMARK BUILDINGS & DISTRICT BEING
BLOCKED



100 N. MOORE STREET LOOKING WEST TOWARDS
PROPOSED TOWER ON SEPTEMBER 21, 2024



100 N. MOORE STREET LOOKING WEST WITH
LANDMARK HISTORIC DISTRICT IN FOREGROUND &
SCENIC HISTORIC HUDSON RIVER IN THE
BACKGROUND

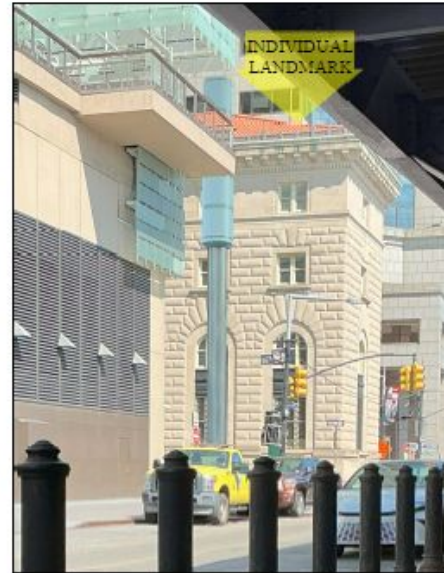
55 WATER STREET



ALREADY SHPO
REJECTED



55 WATER STREET LOOKING NORTHWEST
TOWARDS
PROPOSED TOWER ON SEPTEMBER 21, 2024



55 WATER STREET LOOKING NORTHWEST WITH
LANDMARK BUILDING BEING BLOCKED

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Tribeca area

- 1. 428 Greenwich Street, new application and temporary retail permit for Wasabi Hospitality LLC for full liquor license – Resolution**
- 2. 61 Reade Street, new application and temporary retail permit for VC&W Hospitality Group Inc for full liquor license – Resolution**
- 3. 378 Greenwich Street, new application and temporary retail permit for 378 Greenwich Hospitality LLC for full liquor license – Report**

Financial District area

- 1. 150 Greenwich Street, new application and temporary retail permit for WTC4 by Pontus Frithiof Corp for full liquor license – Resolution**
- 2. 8 Park Place, new application and temporary retail permit for Wonder Bar LLC dba Wonder Bar for full liquor license – Resolution**

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Battery Park City area

1. 100 West Street, store #249, application for corporate change for Battery BBQ LLC dba Mighty Quinn's Barbeque for wine, beer & cider license - Resolution

Seaport/Civic Center area

1. 193 Front Street, Wines and Corks Inc dba Cork, new application for wine, beer and cider license – Resolution

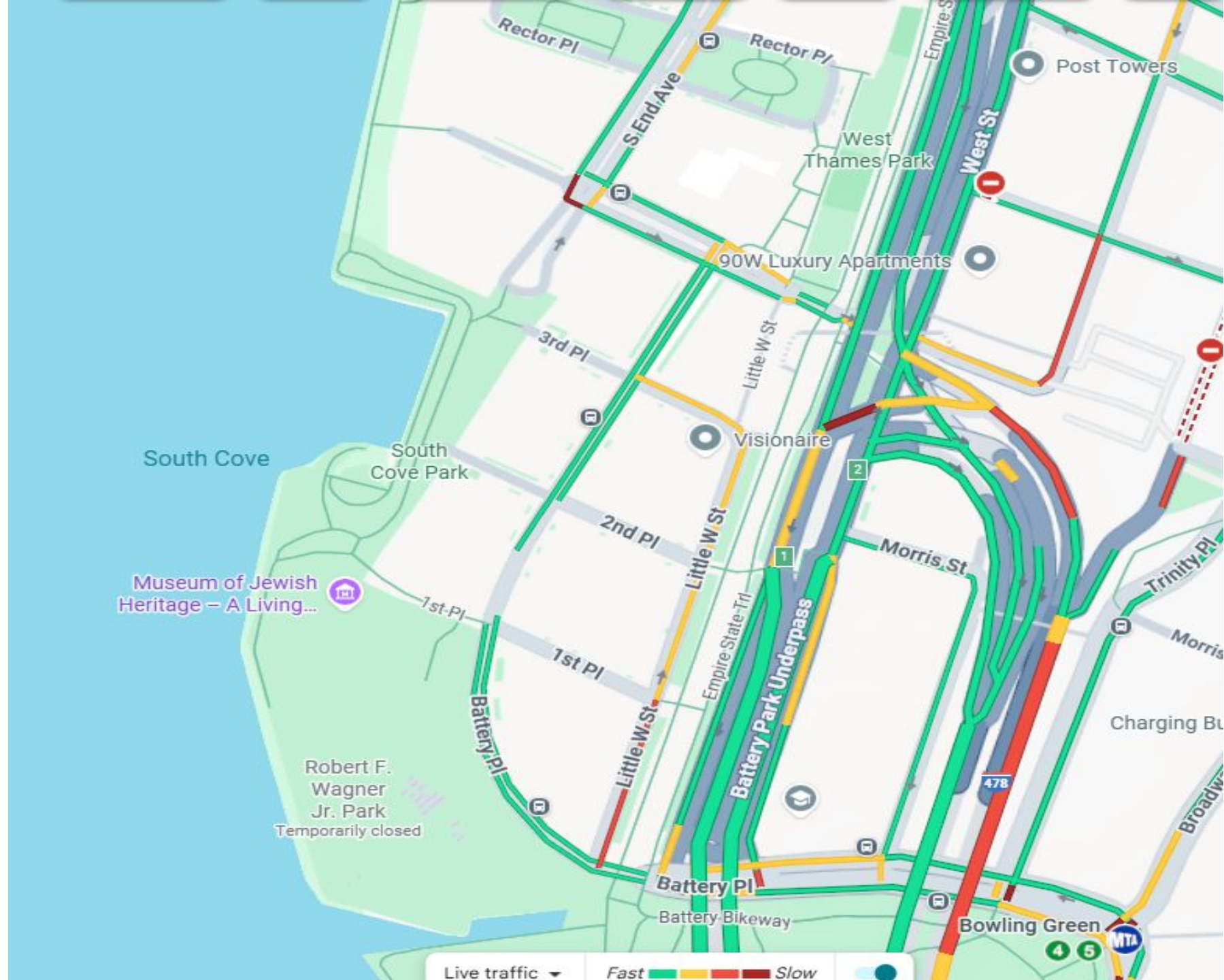
MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee - B. Kay

- 1. Request to repave Little West Street between Battery Place and 2nd Place for improved pedestrian & cyclist safety - Resolution**
- 2. Improving street safety around the Fulton Street/Cliff Street intersection - Resolution**
- 3. Improving Street Safety & Delivery - Liberty Street around Nassau Street - Resolution**
- 4. Canal Street Safety Following a Fatal Accident - Resolution**

Request to repave Little West St
between Battery Pl & 3rd Pl for
improved pedestrian & cyclist safety

Resolution



Looking south to Pier A along Little West St.

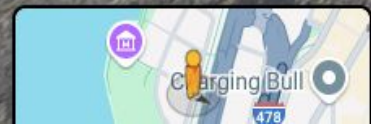
Pataki Way and bike lane are to the left



← 18 1st Pl
New York

Google Street View

Jun 2022 [See more dates](#)



Ponding on 2nd
Pl at Little West
St



Therefore Be It Resolved That

Manhattan CB1 implores the NYC Department of Transportation (DOT) to resurface Little West Street as soon as possible. Pedestrian crossing markings, school crossing sign at 1st and 2nd Place, and enhancing traffic calming methods – including improvements to existing speed control measures such as refurbishing the speed humps – are also requested to improve pedestrian safety on Little West St; and

The DOT is urged to notify CB1 if there are any reasons that will delay being able to resurface Little West Street; and

Be It Further Resolved That

The Department of Environmental Protection (DEP) is urged to look at the catch basins at the Little West St and 2nd Place intersection and intervene to stop the ponding that occurs after rain events.

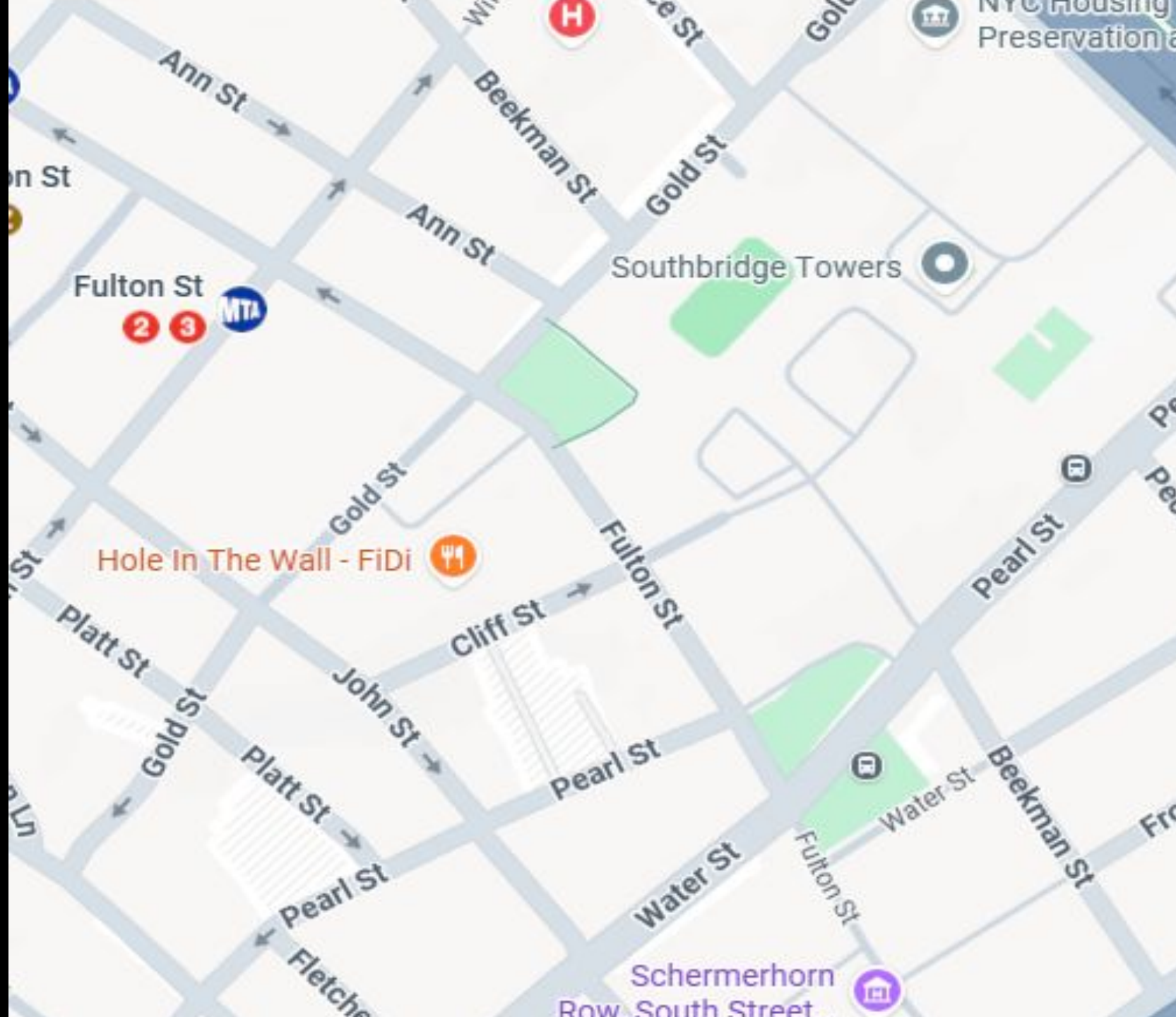
Improving street safety on Hudson St from Franklin St to Canal St

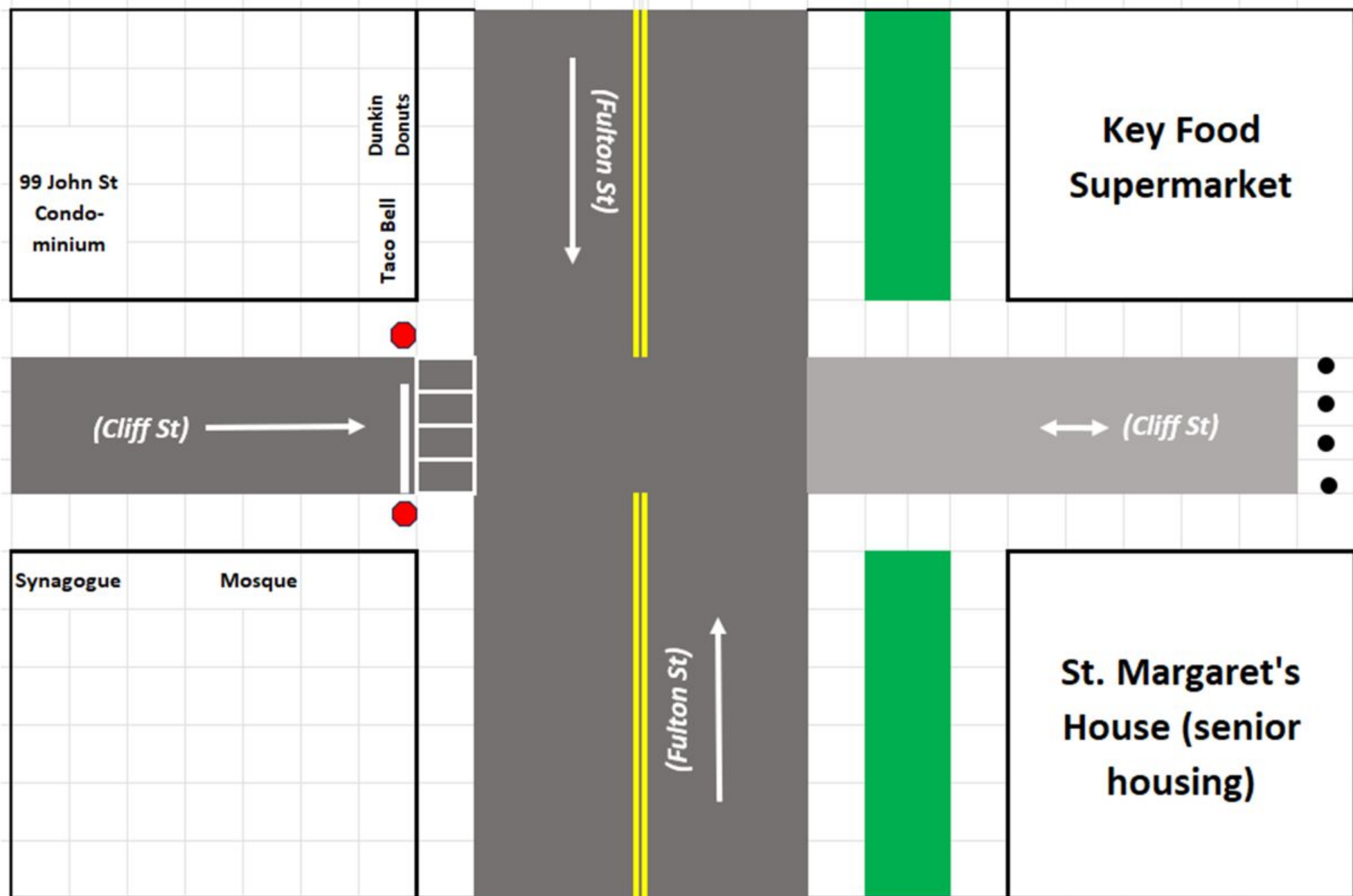
Postponed

Improving street safety around the Fulton St-Cliff St intersection

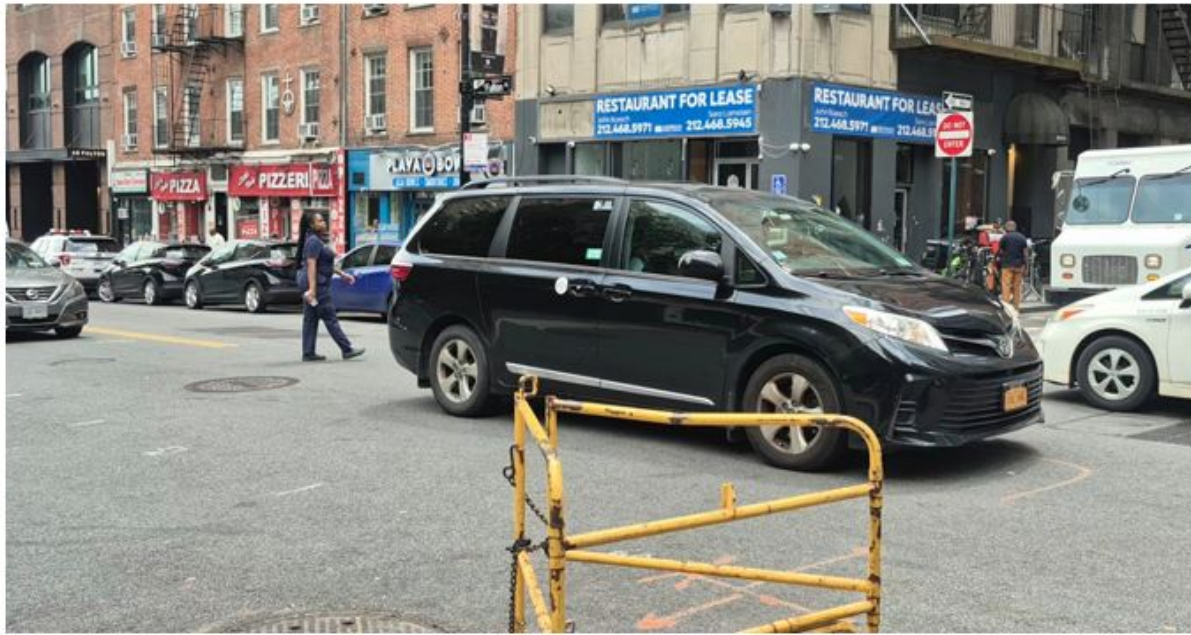
Resolution

Fulton St - Cliff St
intersection
South of Southbridge
Towers





Current Layout (*not to scale*)



(left) a pedestrian navigating opposing traffic to cross Fulton St



(above) a pedestrian waiting to cross Fulton St. There is a delivery truck also waiting to cross Fulton St.



(left) man with baby carriage crossing Fulton St.



50 Fulton St

New York



Google Street View

Nov 2024

[See more dates](#)



Google

← 53 Fulton St
New York

 Google Street View

Nov 2024 [See more dates](#)



Looking north on Cliff St from Fulton St no crosswalks, traffic device, or daylighting



55 Cliff St
New York

Google Street View

May 2024 [See more dates](#)



Truck leaving? Cliff St onto Fulton St

← 55 Fulton St
New York

 Google Street View

Nov 2024 [See more dates](#)



Cars parked in commercial loading zone east of Cliff St on southside of Fulton St

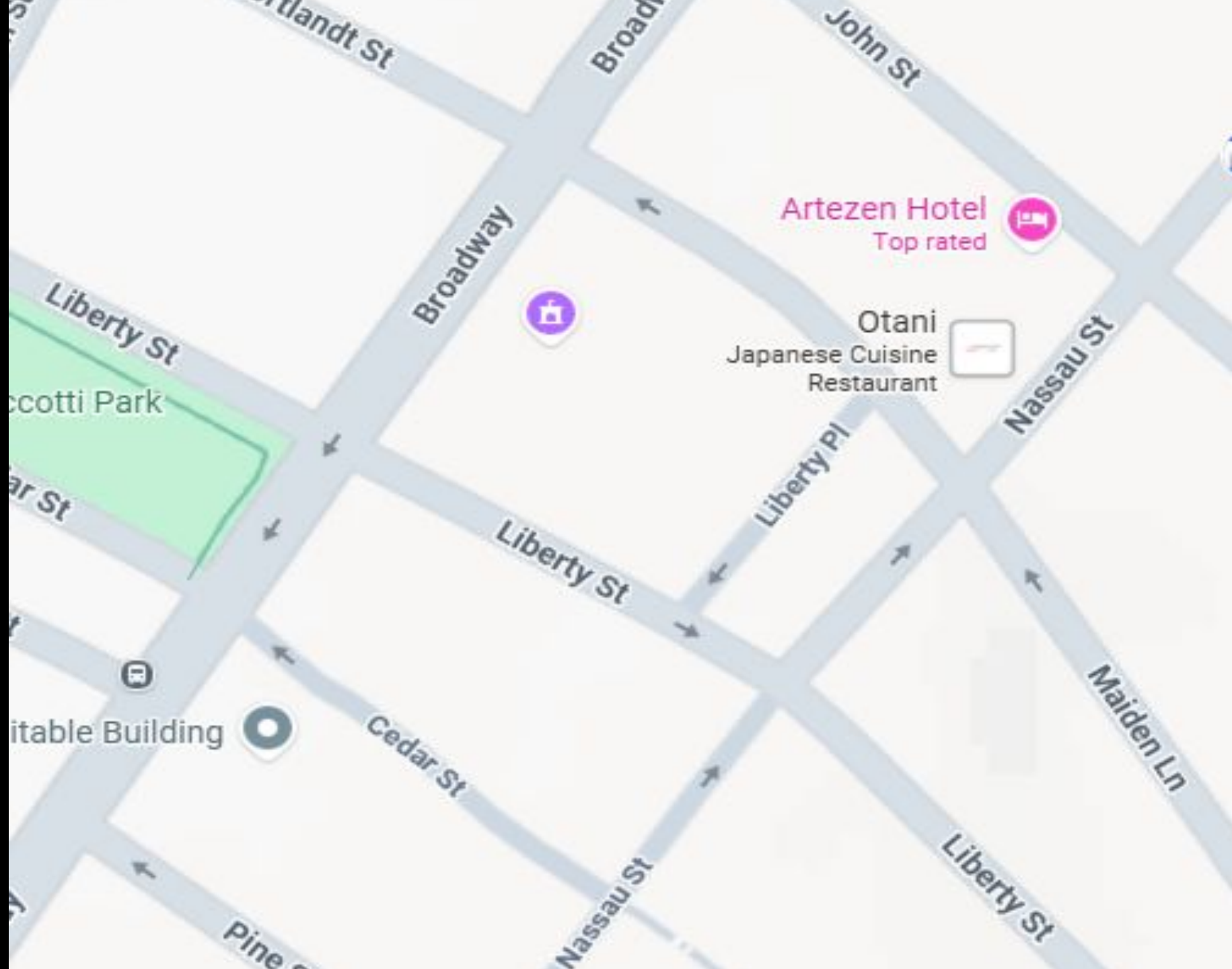
Therefore Be It Resolved That

Manhattan CB1 implores the NYC Department of Transportation (DOT) to plan and implement measures to improve pedestrian and bicycle safety on Cliff St. and around the Fulton St-Cliff St intersection including: a traffic control device(s), crosswalks, hardened daylighting and improved freight management

Improving Street Safety & Delivery on Liberty St around Nassau St

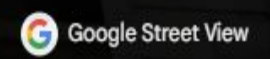
Resolution

Liberty St intersections
with Liberty Pl &
Nassau St



59 Liberty St

New York



Mar 2023 [See more dates](#)





Cars leaving commercial loading zone west of 65 Liberty Pl

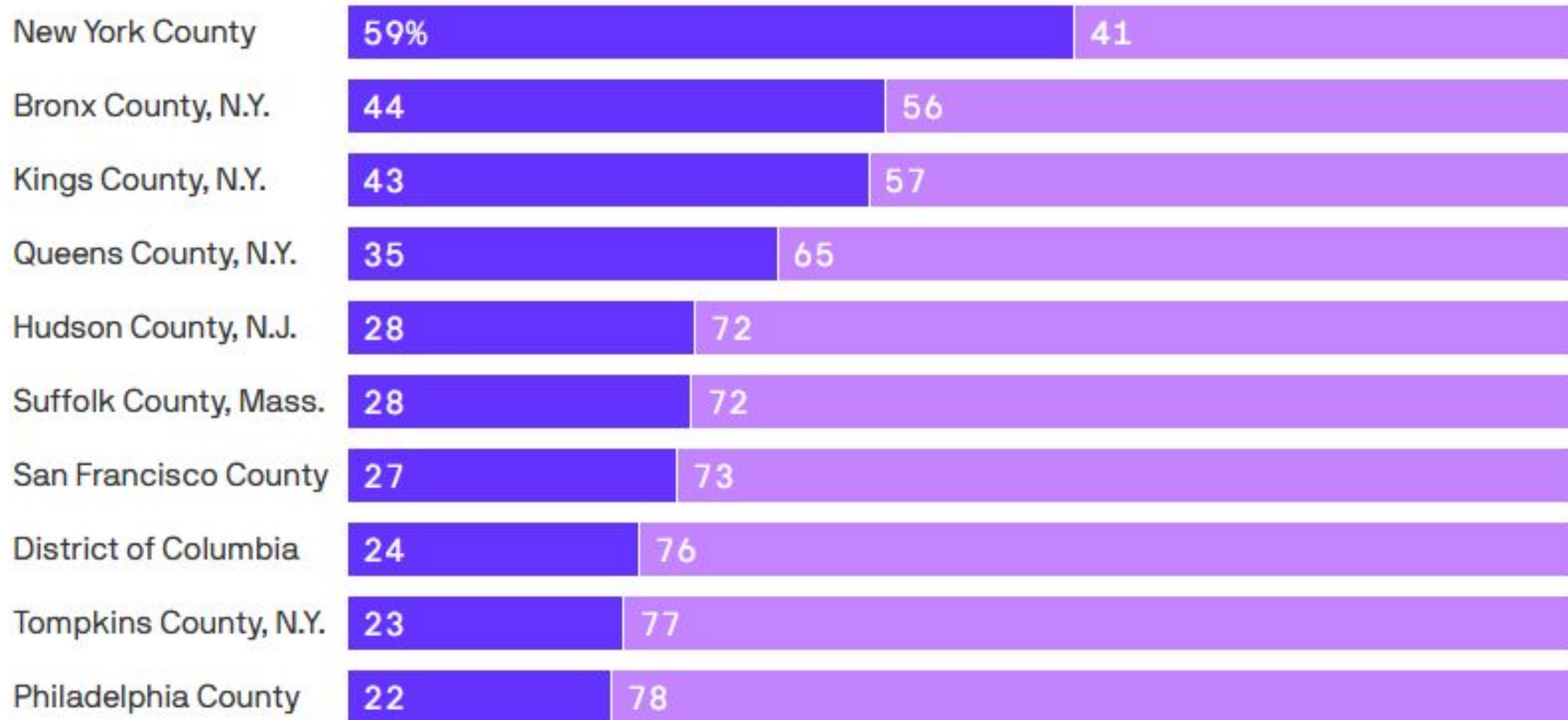


Liberty Pl looking south at Liberty St. note narrow sidewalks, road & signs

Share of trips by transportation mode, 2023

Among continental U.S. counties with at least 150 people per square mile.

 Bike + Walking  Vehicle



Therefore Be It Resolved That

Manhattan CB1 urges the NYC Department of Transportation (DOT) to:

- Implement measures to calm traffic and prioritize pedestrians on Liberty St west of Nassau St,
- Repaint crosswalk markings at the Liberty St-Nassau St intersection,
- Improve pedestrian safety crossing Liberty St at Liberty Pl, including people using wheelchairs, strollers, delivery carts, etc.
- Develop a slow speed, street sharing road design (for vehicles, bicycles, and pedestrians) and a pilot to improve pedestrian and cyclist safety and comfort on alley-like streets such as Liberty Pl. and others like it (e.g., Cliff St, Staple St, Catherine Ln, etc.) in CB1's historic street grid; and

Be It Further Resolved That

A solution to improve traffic enforcement is needed to deal with the dearth of law enforcement of traffic and parking regulations. Manhattan CB1 implores our elected officials to legislate options such as automated enforcement and/or citizen reporting to help meet the need for improved safety and better curb management for service and delivery vehicles and operations.

Renewed Call for Safety Measures on Canal Street Following Fatal Crash at Canal & Bowery

Resolution

Therefore Be It Resolved That

CB1 requests that the DOT immediately provide CB1 with a substantive update on the status of the Canal Street Redesign Project and, without further delay, present a proposal for Canal Street.

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee - J. Galloway

1. **A 4537/S1462 Relates to establishing ground rent rebates for eligible homeowners and renters in the Battery Park project area - Report**
2. **BPC Streetscape Enhancement Project Update – Report**
3. **Dog Run Working Group - Report**
4. **BPC Security Update – Report**



**Battery Park
City Authority**

BPC Neighborhood Enhancements

CB1 Meeting

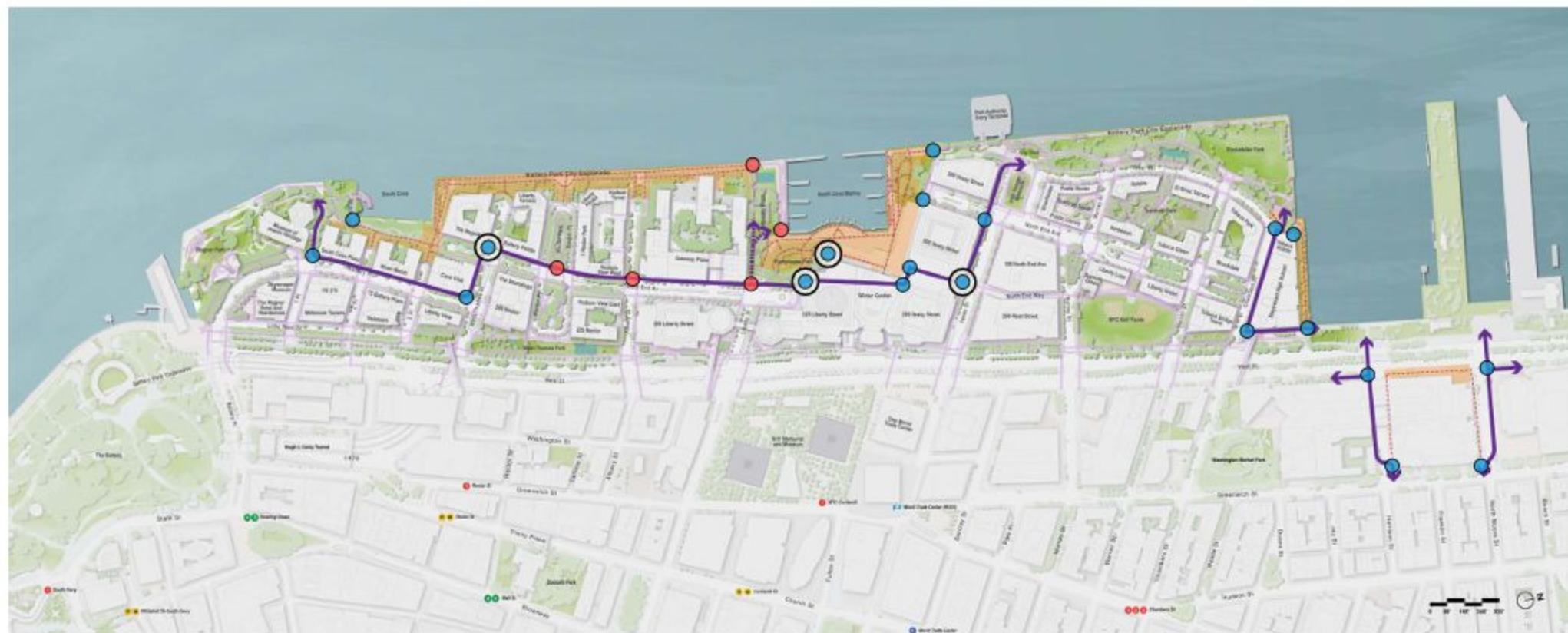


Wayfinding and Signage

- Develop a cohesive and intuitive system to help residents and visitors navigate Battery Park City efficiently
- Guide users through construction zones, minimizing confusion and ensuring continuity
- Prioritize clear messaging, legible typography, and universally recognized symbols to enhance the overall user experience through:
 - Modular and Phase-Responsive Design
 - User-Centric Approach
 - Educational and Community-Centered Messaging
 - Sustainability
 - Safety and Navigation
 - Artwork Enclosures



Wayfinding and Signage Approach - Pedestrians



Months 8-19 – Pedestrian Signage Approach

A similar assessments will be done for all phases

Existing Route
Closed Route
Detour Route

Phase 1 to remain
Phase 1 to be updated

Closed Area

Intersection Improvements

- Project team is reviewing the following intersections as possible sites for enhancement to improve safety for pedestrians and cyclists

PRECEDENT



Bike boxes

PRECEDENT



Median refuge islands

PRECEDENT



Curb extensions

-  Priority Reviewed Intersections
-  Other Reviewed Intersections
-  Intersections included in other enhancements



West Street Lighting Plan

- The West Street Corridor has been divided into distinct typologies



Pedestrian Pathways

Wooded from one or both sides

Seating areas along some paths



Pedestrian Plazas

Open spaces for engagement

Minimal seating

Citibike stations, planters, trees



Brookfield Owned Pedestrian Plazas

Open spaces for engagement

Minimal seating

Citibike stations, planters, trees



Bridge underpasses

Bisecting pedestrian paths

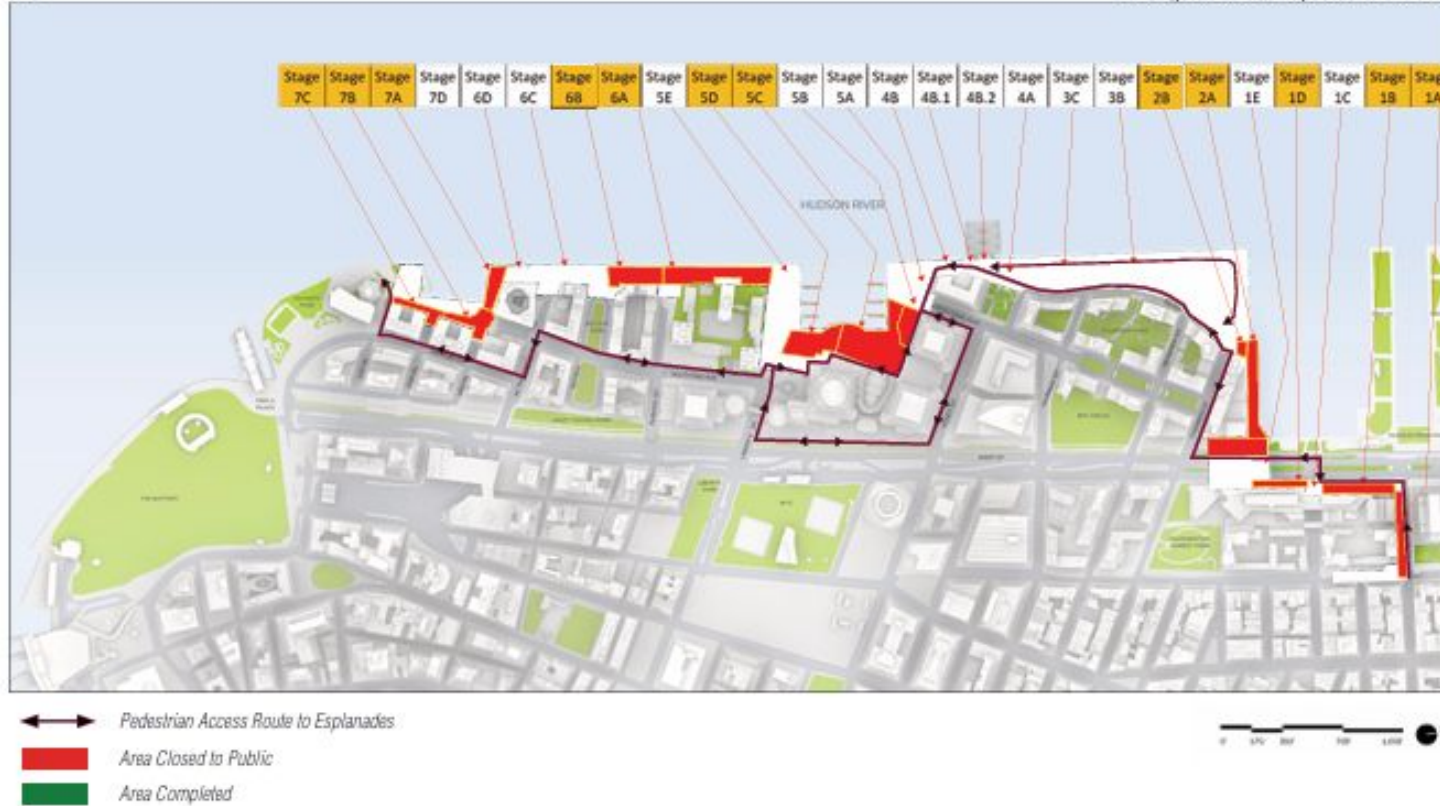
Lower light levels than surrounding

Increasing sense of safety is a priority

Viewing Platform

An accessible, elevated deck that invites people to gather, relax, and engage year-round. This platform will provide elevated views into the construction site, with AR integrated telescopes to see the past, present, and future of the site.



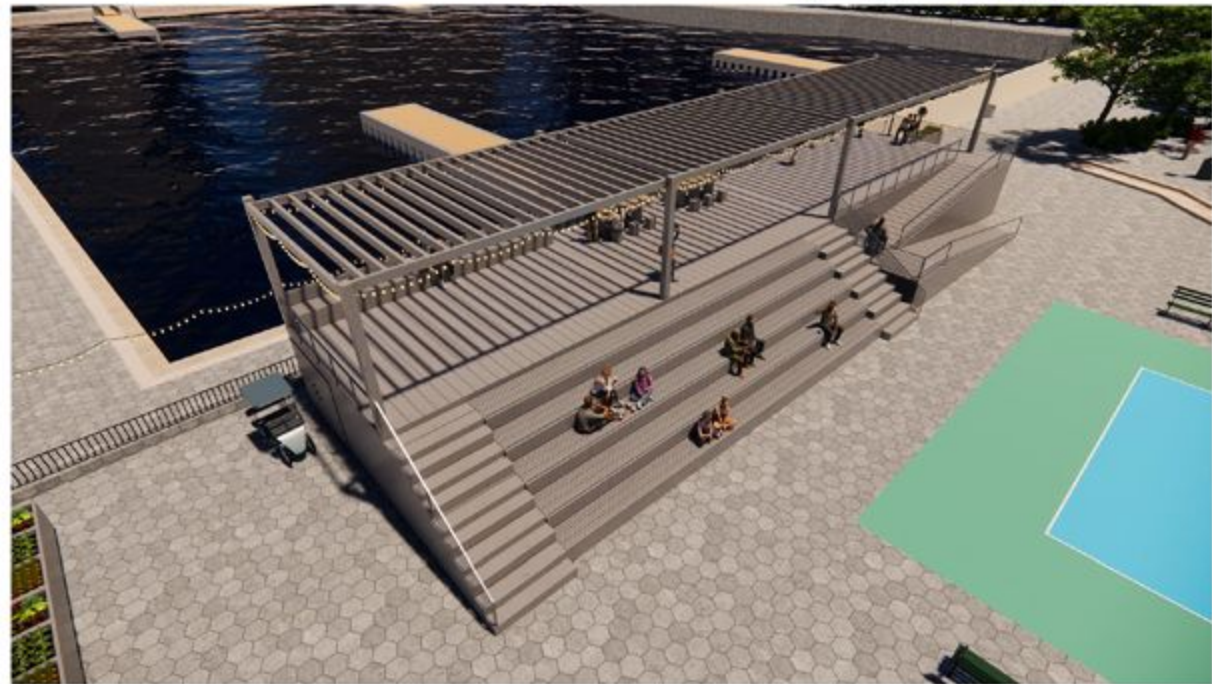


Public Access and Construction Staging Phasing
Month 19 - Stages Under Construction

Figure 3.11.2-3e

Viewing Platform

- Since the last Community Board Meeting, the BPCA Team has devised refined and improved viewing platform designs
- The BPCA Team is continuing to refine this concept, with additions such as tables and additional seating
- Dimensions: 96' L x 19' W x 8' H (proportional to plaza)



Rendering not to scale; for illustrative purposes only.

Chambers St & North End Ave – Enhancements

- The BPCA Team is continuing stakeholder engagement, having recently met with students from Stuyvesant High School for input into the design
- Have been actively coordinating with NYCDOT, who have provided feedback on the design



Murray St Triangle – Enhancements

- The BPCA Team is continuing to engage in stakeholder engagement to develop this enhancement further and gain feedback
- Recently met with representatives from Conrad Hotel to discuss loading and freight logistics
- Have been actively coordinating with NYCDOT, who have provided feedback on the design



Key Milestones

Engagement To-Date

CB1 - Workshop	March 24, 2025
DOT Meeting	April 2, 2025
CB1 – BPC Meeting	May 1, 2025
Stakeholder Meetings • <i>Stuyvesant HS, PS 94M + PS / IS 276, IS 289 +PS 89</i> • <i>BPCA Park Operations</i> • <i>Conrad Hotel</i>	June/July 2025

Next Steps

Next CB1 Update	September 2025
Implement Intersection Improvements	Late Fall 2025
Early Works Construction Begins	Late Fall 2025
Implement Wayfinding Signage	Late Fall 2025
NWBPCR Construction Begins	Winter 2026

MANHATTAN COMMUNITY BOARD 1

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

- 1. Feasibility Study for a Contiguous East River Waterfront Park - Report**
- 2. City's existing ground lease with Chung Pak Local Development Corporation - Resolution**

MANHATTAN COMMUNITY BOARD 1

Old Business

MANHATTAN COMMUNITY BOARD 1

New Business

MANHATTAN COMMUNITY BOARD 1

Adjournment

MANHATTAN COMMUNITY BOARD 1

All documents relating to the above agenda items are on file at the Community Board 1 office and are available for viewing by the public upon written request to man01@cb.nyc.gov

At all meetings, additional items may be raised as "New Business"