



The City of New York

Manhattan Community Board 1

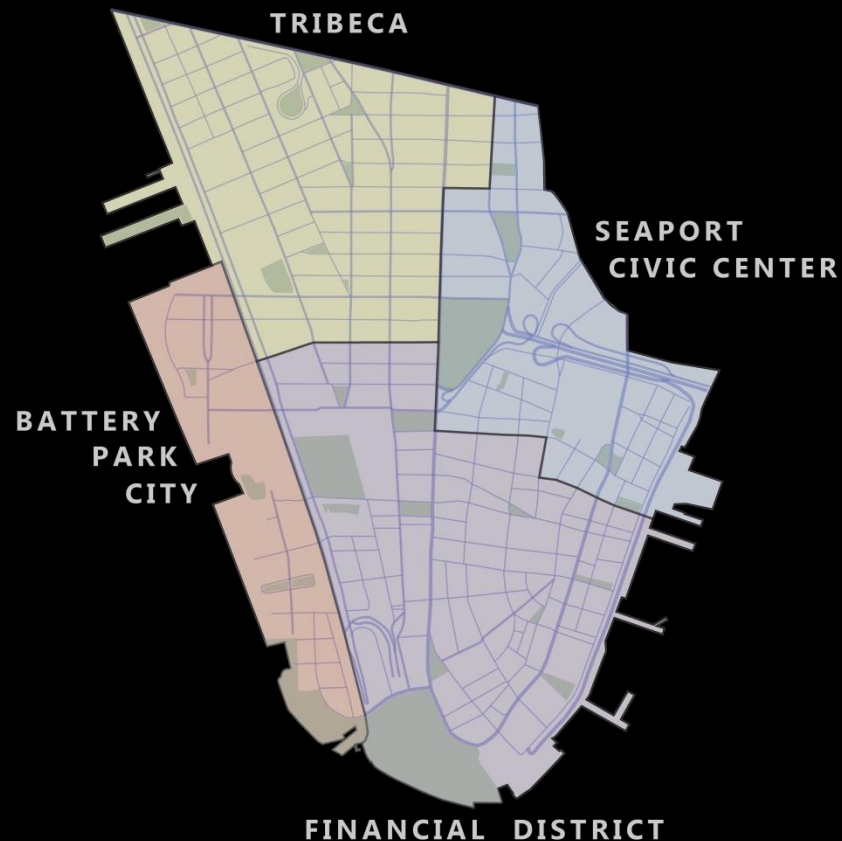
Monthly Board Meeting

Tuesday, April 25, 2017

6:00 PM

South Street Seaport Museum
Melville Gallery - 213 Water Street

Anthony Notaro, Jr. Chairperson
Noah Pfefferblit, District Manager
Lucy Acevedo, Community Coordinator
Diana Switaj, Director of Planning and Land Use
Michael Levine, Planning Consultant



CB1's OFFICE CONTACT

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Fax: (212) 669-7899

Website:

<http://www.nyc.gov/html/mancb1/html/home/home.shtml>

Email: Man01@cb.nyc.gov



Manhattan Community Board 1 Public Session

Comments by members of the public (6 PM to 7 PM)

(Please limit to 1-2 minutes per speaker to allow everyone to voice their opinions)



Manhattan Community Board 1

Business Session

- Adoption of March 2017 minutes
- District Manager's Report – N. Pfefferblit
- Treasurer's Report – J. Kopel
- Chairperson's Report – A. Notaro, Jr.

Manhattan Community Board #1

Chairperson's Report

April 25, 2017

Chair Report

- ***First Full Month of New Committee***
 - Reviewing Task Force changes
 - Reviewing committee sizes
 - Strategic Goals
- ***New Tools:***
 - Livability Index
 - New Website
 - Training
 - Conflict of Interest
 - Resolution Writing
 - Parliamentary Procedure
 - Land Use

Chair Report

- ***CB1 Priorities:***

- Resiliency Task Force
 - April 20, 2017
- School Overcrowding
 - New Site
- Peck Slip Park
- Affordable Housing
- Lower Manhattan Street & Traffic
- Landmarks Committee & Landmarks Preservation Commission (LPC) scheduling



REGIONAL ECONOMIC DEVELOPMENT COUNCILS

REGIONS

NEWS

FAQS

MAP

MATERIALS

CONSOLIDATED FUNDING APPLICATION

CFA PROJECT INFO

2016 Regional Economic Development Council Awards Announced. Learn More.

Regional Councils



2016
Regional Council
Guidebook

Consolidated
Funding Application
Workshops

CFA
Resource
Manual

CFA
Application
Guide

Welcome to the New New York

The Regional Economic Development Council initiative (REDC) is a key component of Governor Andrew M. Cuomo's transformative approach to State investment and economic development. In 2011, Governor Cuomo established 10 Regional Councils to develop long-term strategic plans for economic growth for their regions. The Councils are public-private partnerships made up of local experts and stakeholders from business, academia, local government, and non-governmental organizations.

The Regional Councils have redefined the way New York invests in jobs and economic growth by putting in place a community-based, bottom up approach and establishing a competitive process for State resources.

Explore the map above and learn more about how these plans will create jobs in the communities in your region and help to revitalize our state from the ground up.



Audit Report on the City's Oversight over Privately Owned Public Spaces

APRIL 19, 2017 | SR16-102A



City of New York

OFFICE OF THE COMPTROLLER

Scott M. Stringer
COMPTROLLER



AUDITS AND SPECIAL REPORTS

Marjorie Landa

Deputy Comptroller for Audit

Audit Report on the City's Oversight over
Privately Owned Public Spaces

CITYWIDE FERRY SERVICE PRESS CONFERENCE

April 17, 2017

Citywide Ferry Service launches May 1, 2017



**GOVERNORS ISLAND
OPEN MAY 1, 2017**



Manhattan Community Board 1

Election of Nominating Committee

- 1) Distribution of ballots and voting will remain open for one hour
- 2) Nominations from the floor for Nominating Committee

Manhattan Community Board 1 Committee Reports

Youth & Education – T. Joyce

- 1) Edgar/Trinity Working Group – Resolution
- 2) Millennium HS Preference, Past and Present and walk-through at PS 234 – Report
- 3) Teen Crimes issue in Battery Park City – Report
- 4) Review of Unfilled School Crossing Guard Positions – Report
- 5) 250 Water Street Parking Lot progress toward closing Peck Slip for play street – Report
- 6) Lead Water Testing in City Schools – Report

Manhattan Community Board 1 Committee Reports

Battery Park City – N. Segarra

- 1) North Cove Marina sailing school – Report
- 2) Allied Universal Ambassadors – Report
- 3) BPC Resiliency Assessment Overview – Report
- 4) Wagner Park Resiliency Update – Report
- 5) Battery Park City Authority – Report

Battery Park City

Resiliency Assessment Overview



Preparing for the Future

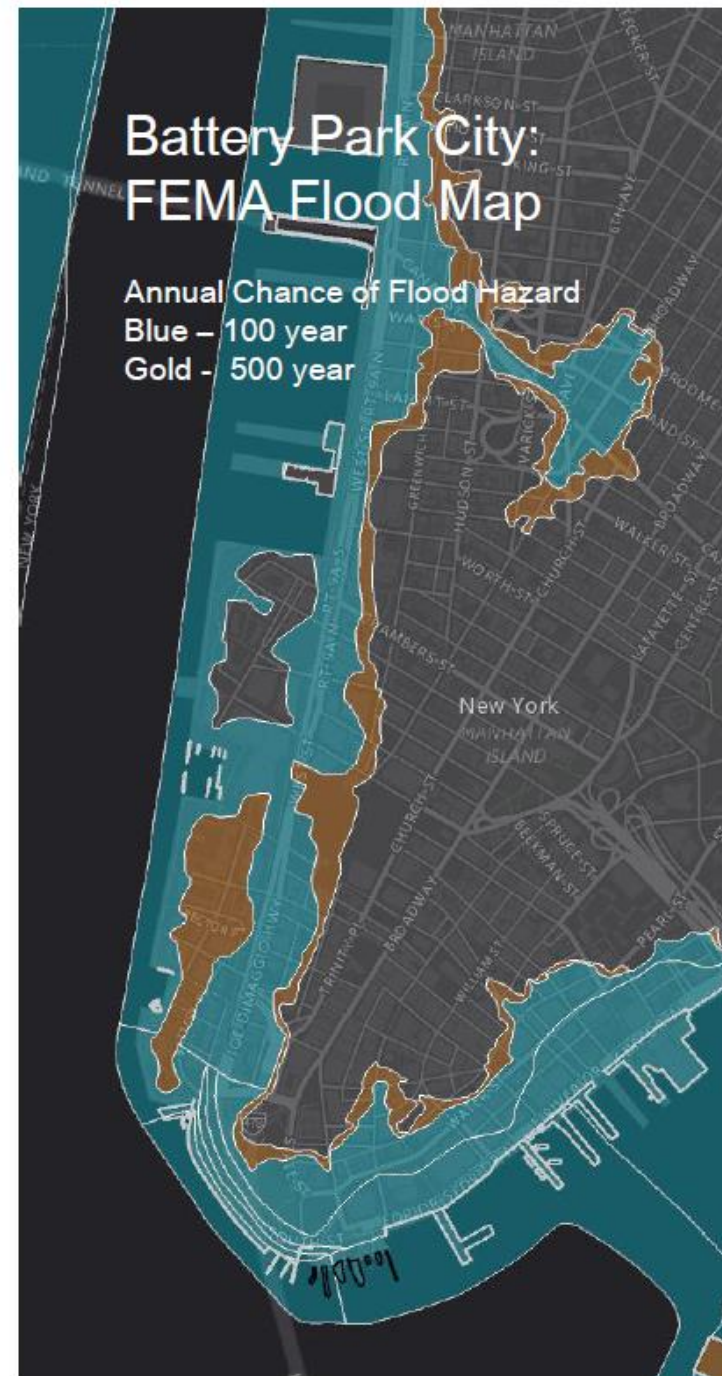
Resiliency Assessment Overview

Purpose

Identify BPC vulnerabilities to future storm events specifically a 100 year storm combined with sea level rise due to climate change in the year 2065

Risk Assessment

- FEMA Flood Map, Adjusted for SLR 2065 (Elevation 16.5 NAVD)
- West Street Flooding
 - North Esplanade inundation point
 - Wagner / Pier A inundation point
- Waterfront Flooding



Resiliency Assessment Overview

Methodology

- Based on FEMA & the Lower Manhattan Coastal Resiliency Project
- Identify Area Protection Options and options for point protection of key facilities and infrastructure
- Evaluate option based on:
 - Effectiveness
 - Functionality
 - Aesthetics
 - Benefit Cost Analysis

Design Considerations

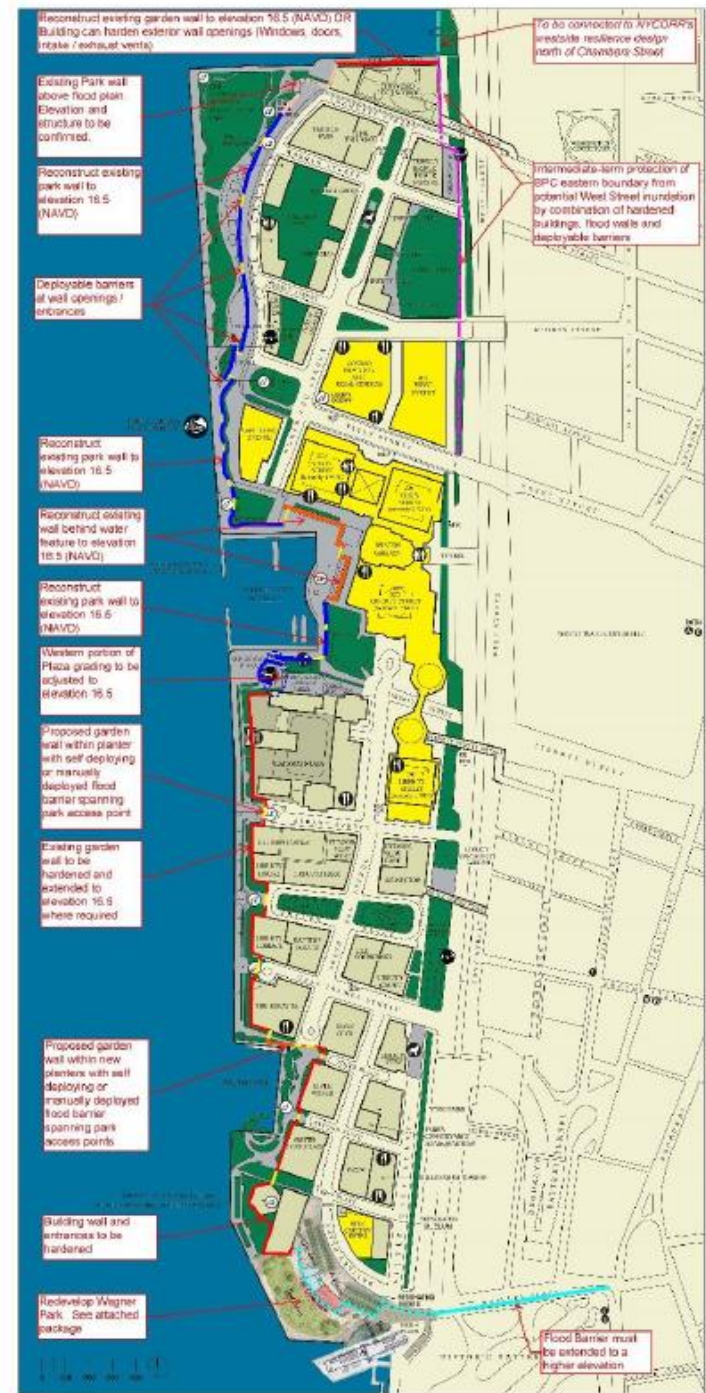
- Maintain existing neighborhood and park character including esplanade / park access points
- Develop aesthetically pleasing solutions
- Minimize implementation / construction cost

Battery Park City

Resiliency Assessment Overview

- Northern, Western, Southern Boundaries hardened existing structures combined with permanent / deployable barriers.
 - Compatible with LMCR Proposal
 - Protects BPC from intrusion from West Street & waterside breaches.
 - Makes maximum use of existing structures
 - Minimizes preparation activities

- Eastern Boundary - Floodwalls and Deployable Flood Barriers



Resiliency Assessment Overview

- Next Steps
 - Detailed Engineering and Design

- Phasing Options *(Subject to Modification)*
 - North Esplanade / Ballfields
 - Wagner Park / Pier A / Battery
 - Waterfront Garden Wall and Landscaping (South Neighborhood), including South Cove
 - Waterfront Plaza at North Cove Marina
 - North Neighborhood Park Wall



Wagner Park

Battery Park City Authority

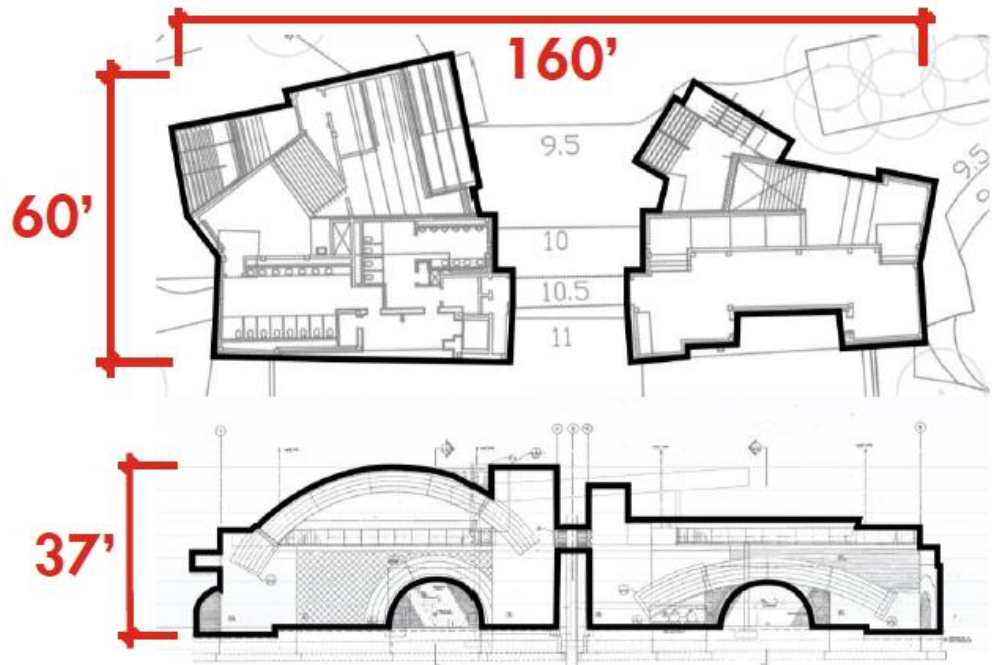
March 22, 2017



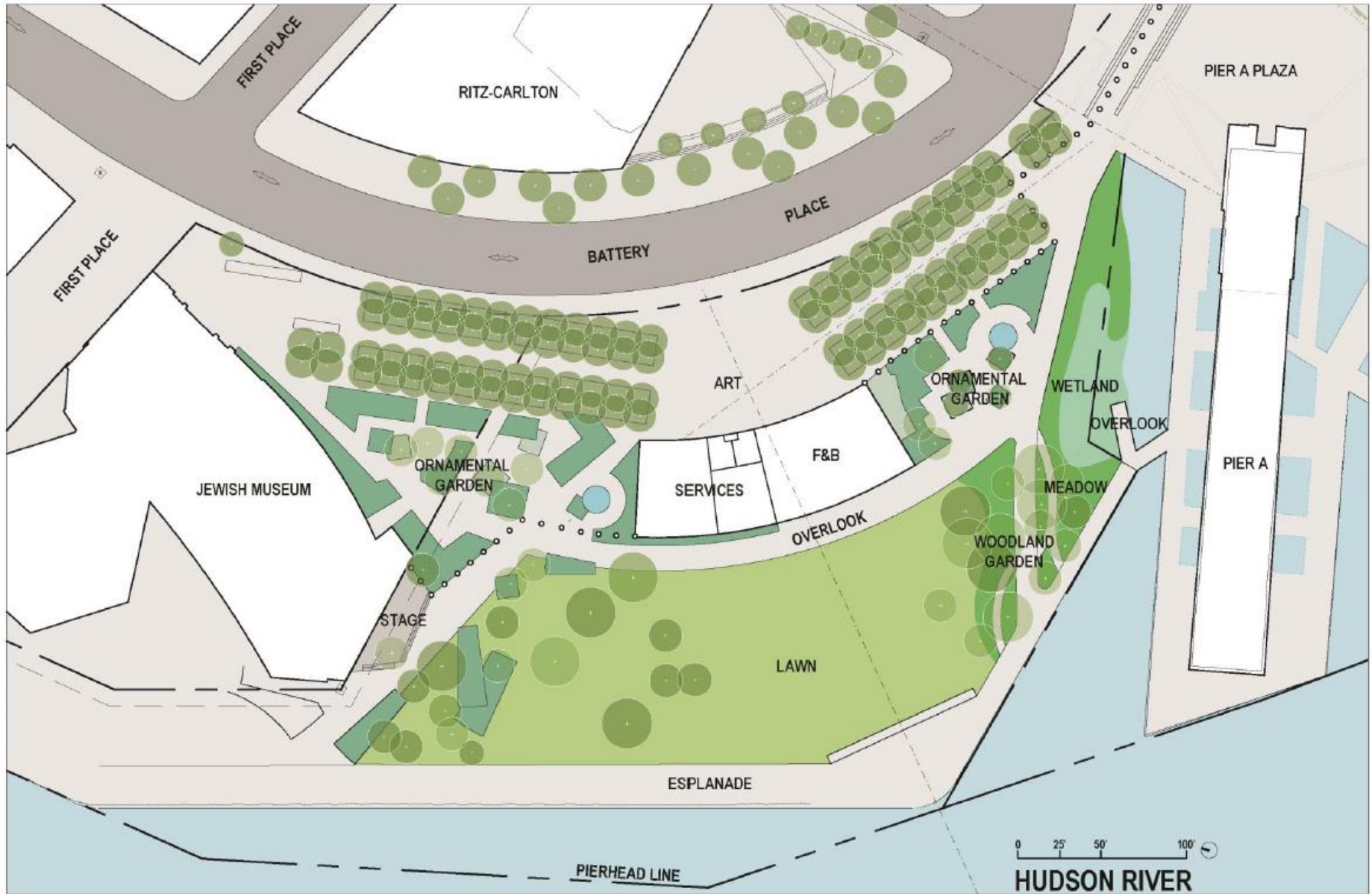
- ***Use the property to provide resiliency protection for upland areas.***
- Extend the Esplanade thru to Pier A and the Battery
- Improve the park, for more use by BPC residents.
- Improve maintenance and support facilities.
- Provide better opportunity for food and beverage

• NOT RESILIENT

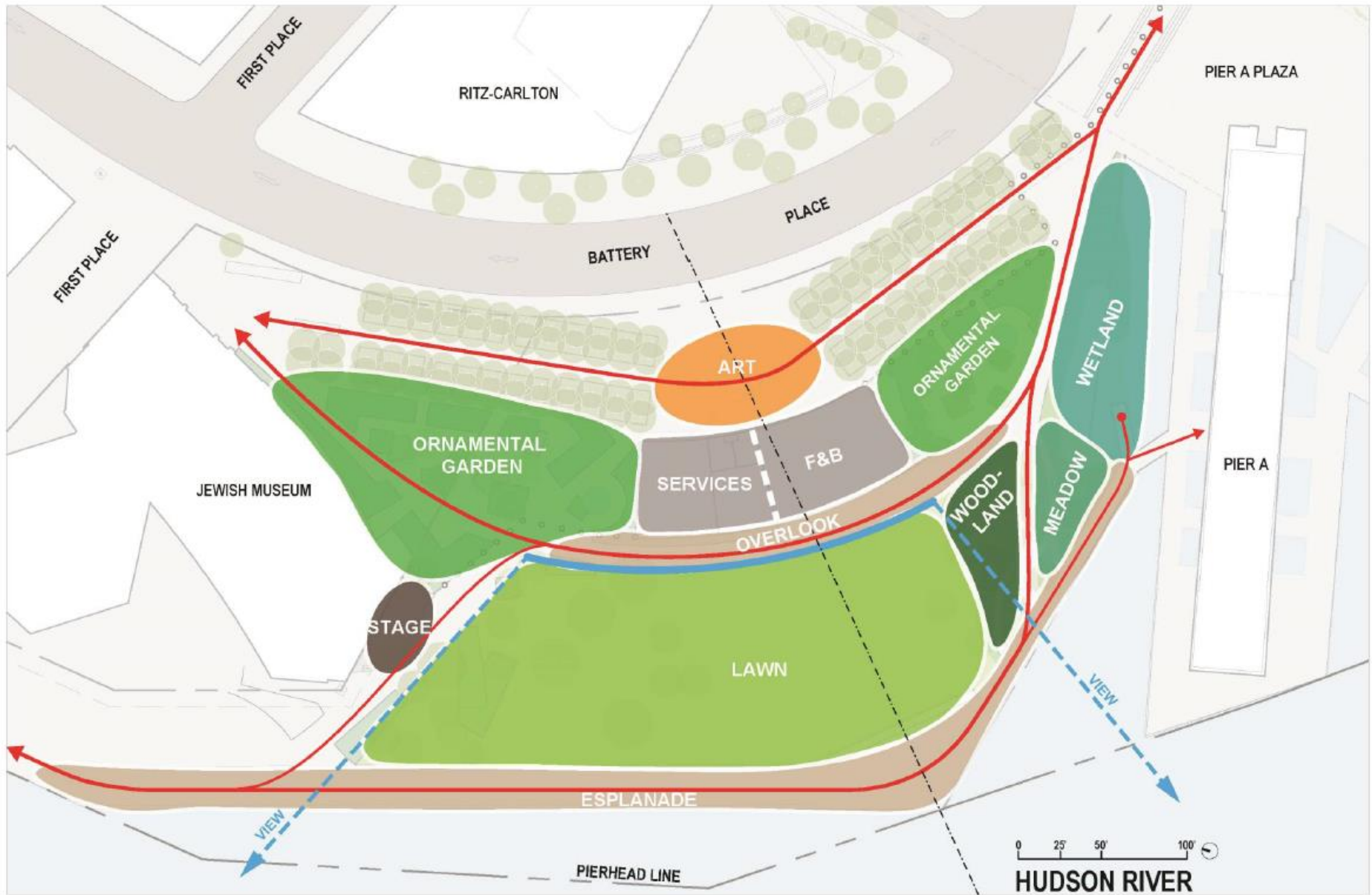
- Not achieving food & beverage potential
- Maintenance operations needs more and better space.
- Public access to the upper level is difficult.
- Toilets need to be replaced.
- ***Due to the number and extent of deficiencies and potential modification cost, replacement of building is recommended***



Proposed Park Plan



Park Programming



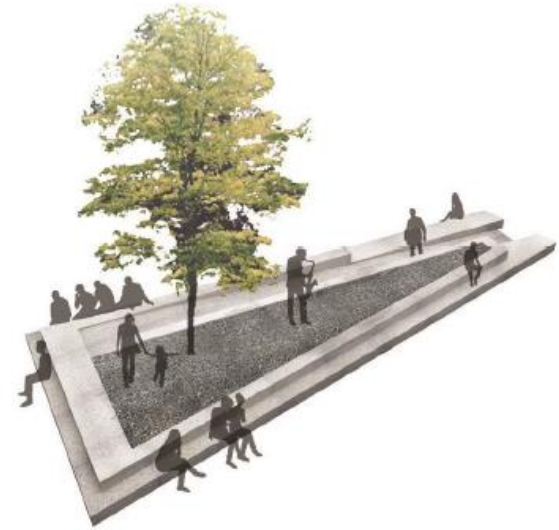
Ornamental Gardens



Woodland-Wetland Gardens: Native Ecology Transect

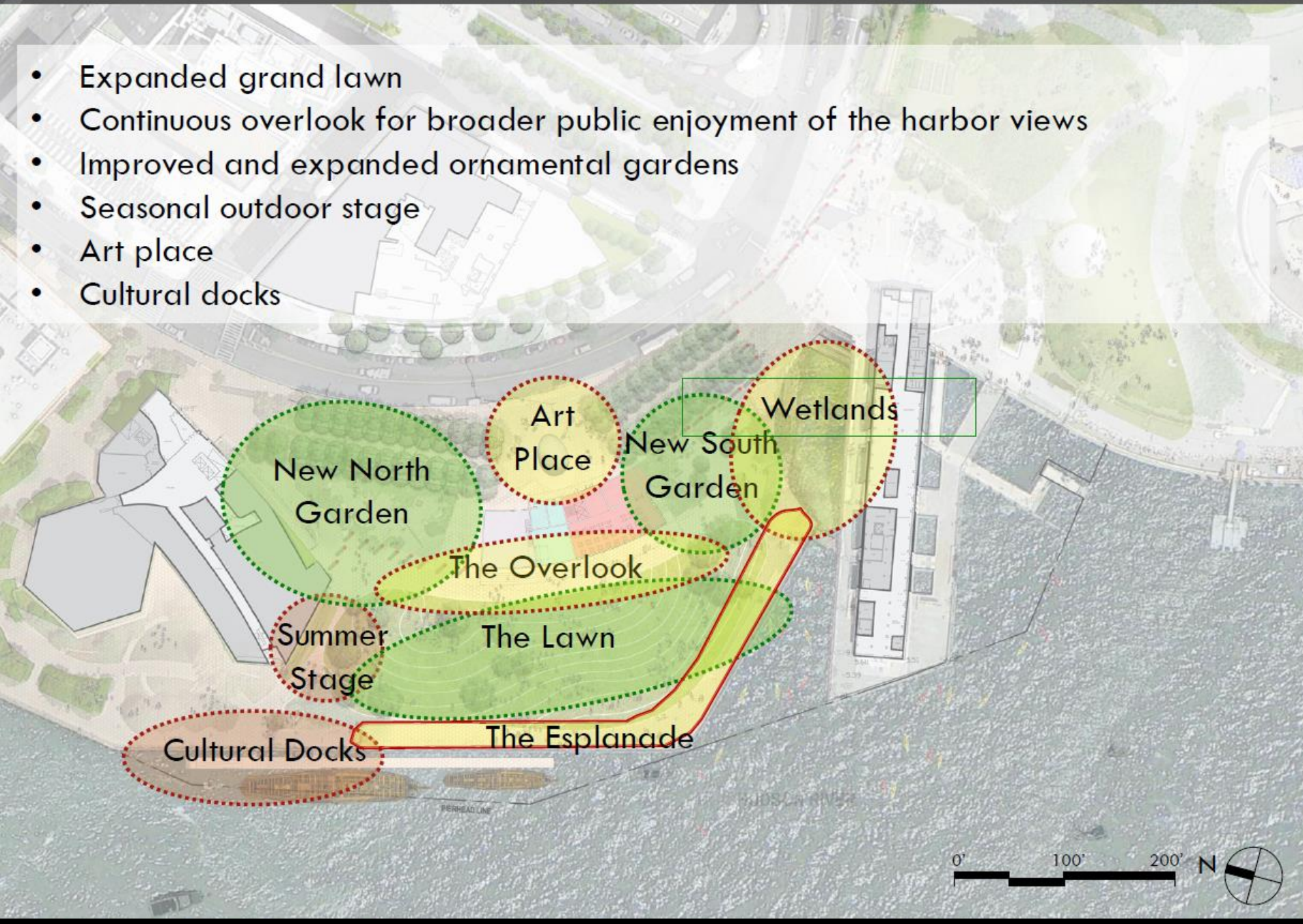


Flexible Stage



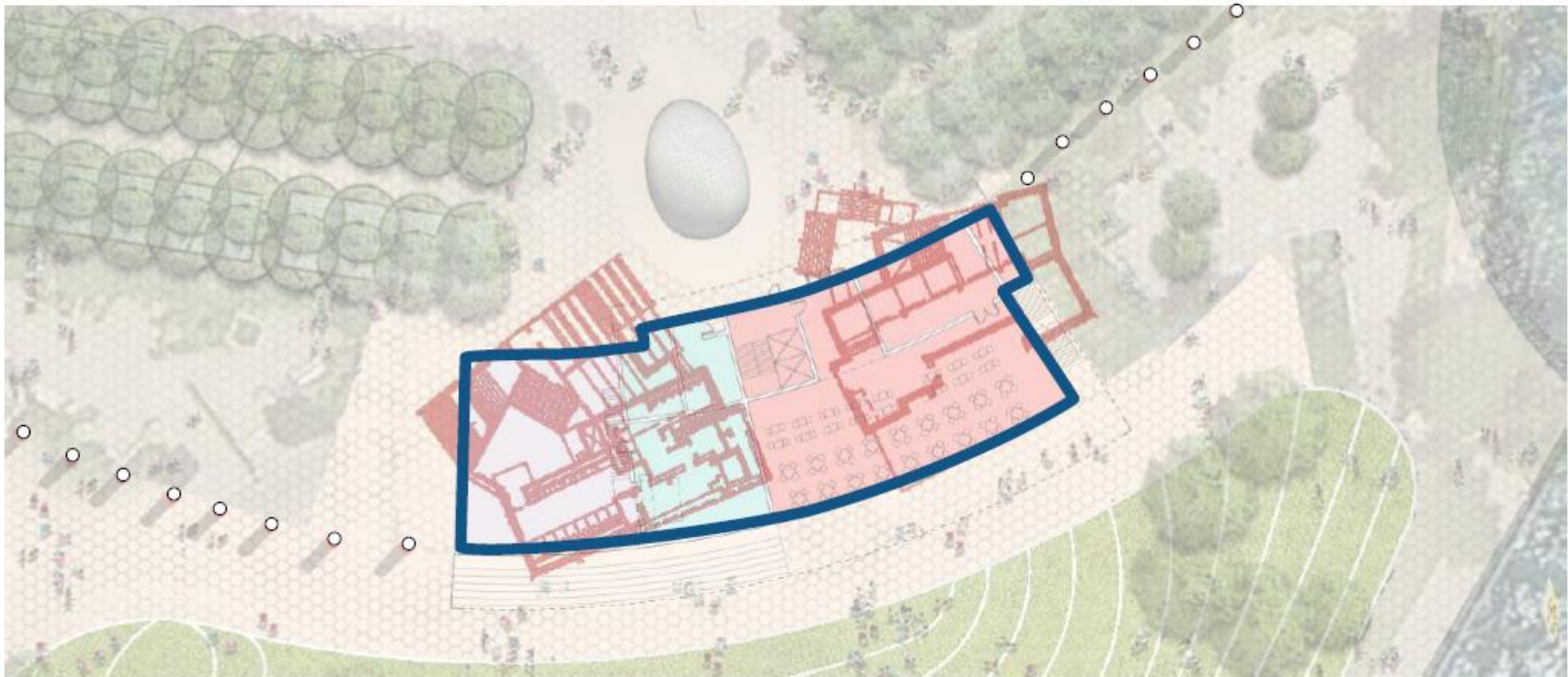
A Series of Places

- Expanded grand lawn
- Continuous overlook for broader public enjoyment of the harbor views
- Improved and expanded ornamental gardens
- Seasonal outdoor stage
- Art place
- Cultural docks



- ***Resiliency first and foremost***
- ***New facilities are resilient***
- ***The Lawn is the theme***
- ***A grand, sweeping overlook***
- ***Maintenance and support facilities are improved***
- ***Cultural docks***
- ***A continuous esplanade***
- ***Pier A is fully integrated***
- ***More Sustainable Landscape and Building***
- ***A Greener Park, with enhanced gardens***

| Program | Existing Usable Area | Potential Area |
|----------------------|----------------------|-------------------------|
| Food & Beverage | 3,450 sf | 6,000-10,000 sf |
| Maintenance/Security | 1,665 sf | 2,000 sf |
| Restrooms | 1,750 sf | 900 sf |
| Community Room | - | 1,700 sf |
| Service Yard | 960 sf | 2,300 sf |
| Total | 7,825 sf | 12,000-17,000 sf |



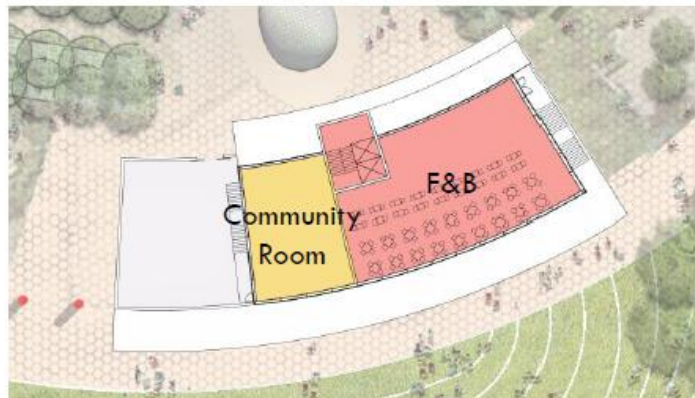
Building Plans

Roof



Roof Garden: 700 sf

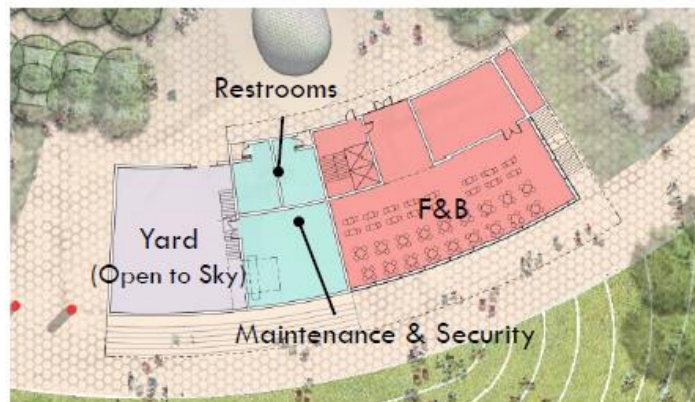
Second Floor



F&B: 3,500 sf

Community Room: 1,700 sf

First Floor



F&B: 5,000 sf

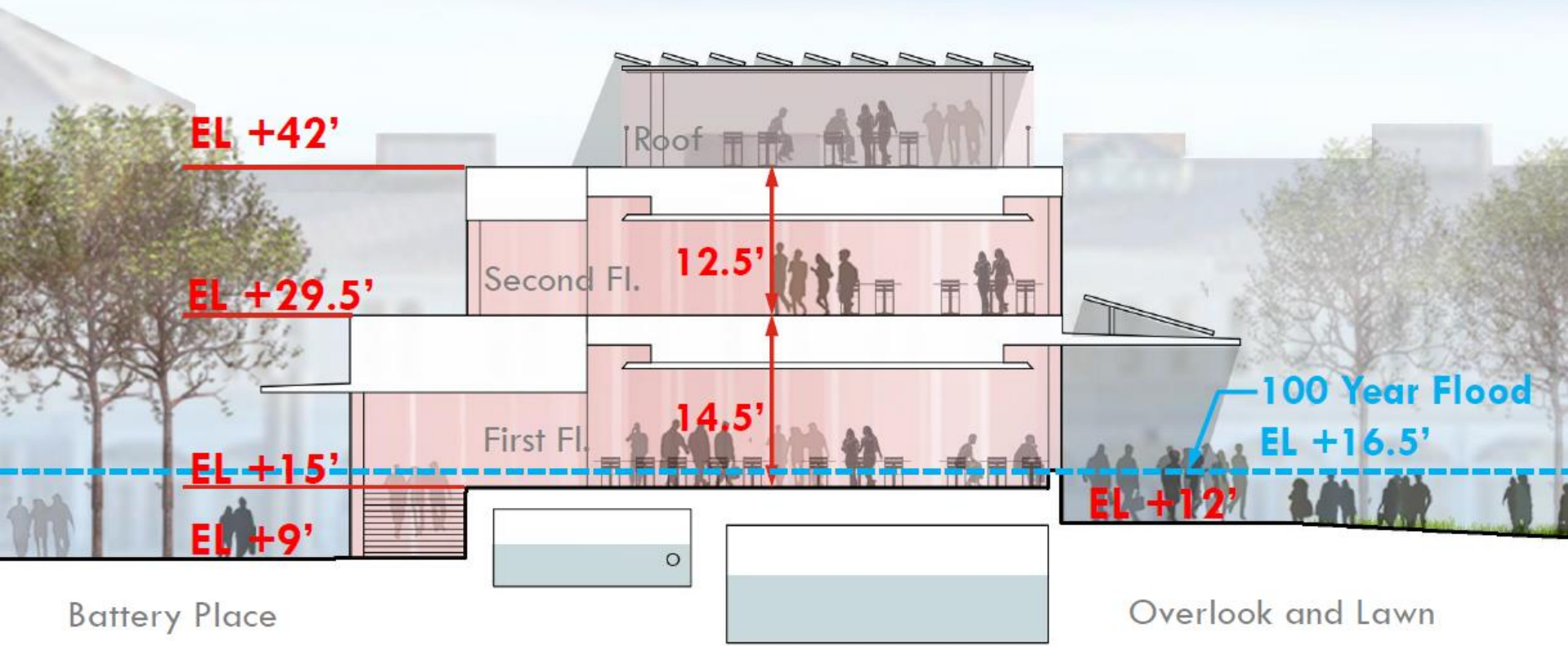
Restroom: 900 sf

Maintenance & Security: 1,100 sf

Yard: 3,000 sf



New Park Pavilion: Key Heights



Manhattan Community Board 1 Committee Reports

Human, Veterans & Senior Services Task Force – F. Curtis

- 1) Scheduling and frequency of meetings – Report
- 2) Potential agenda topics – Report

Manhattan Community Board 1 Committee Report

Land Use, Zoning & Economic Development – P. Kennell

- 1) Beaver Street Reversal – Report
- 2) Pace University Master Plan – Report
- 3) City Bench, 234 Canal Street – Report



BEAVER, HANOVER STREETS

NYC DOT's PPG Presentation to Manhattan Community Board 1 Land Use, Zoning, and Economic Development Committee

April 6, 2017

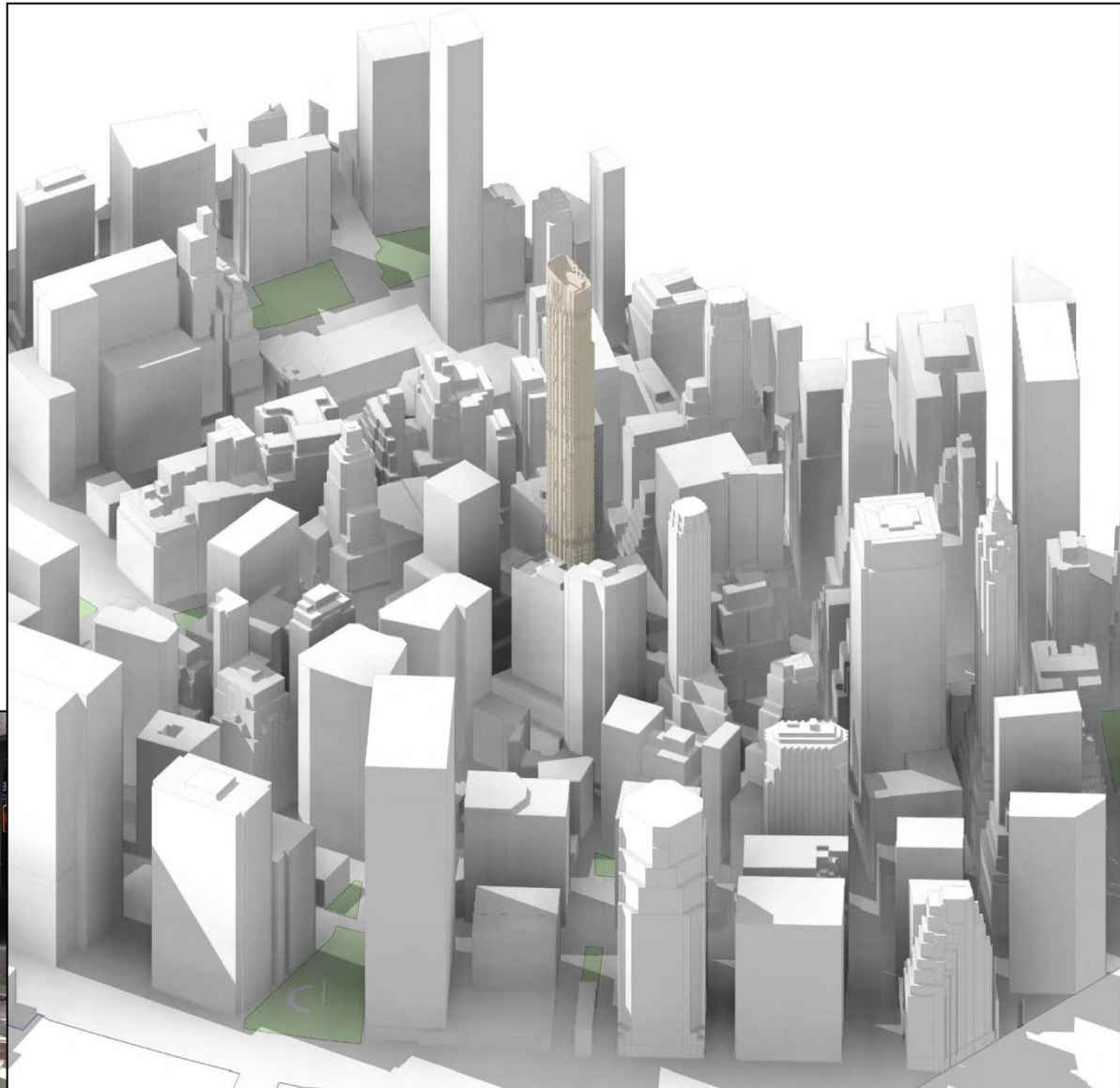


Broad St and Hanover St



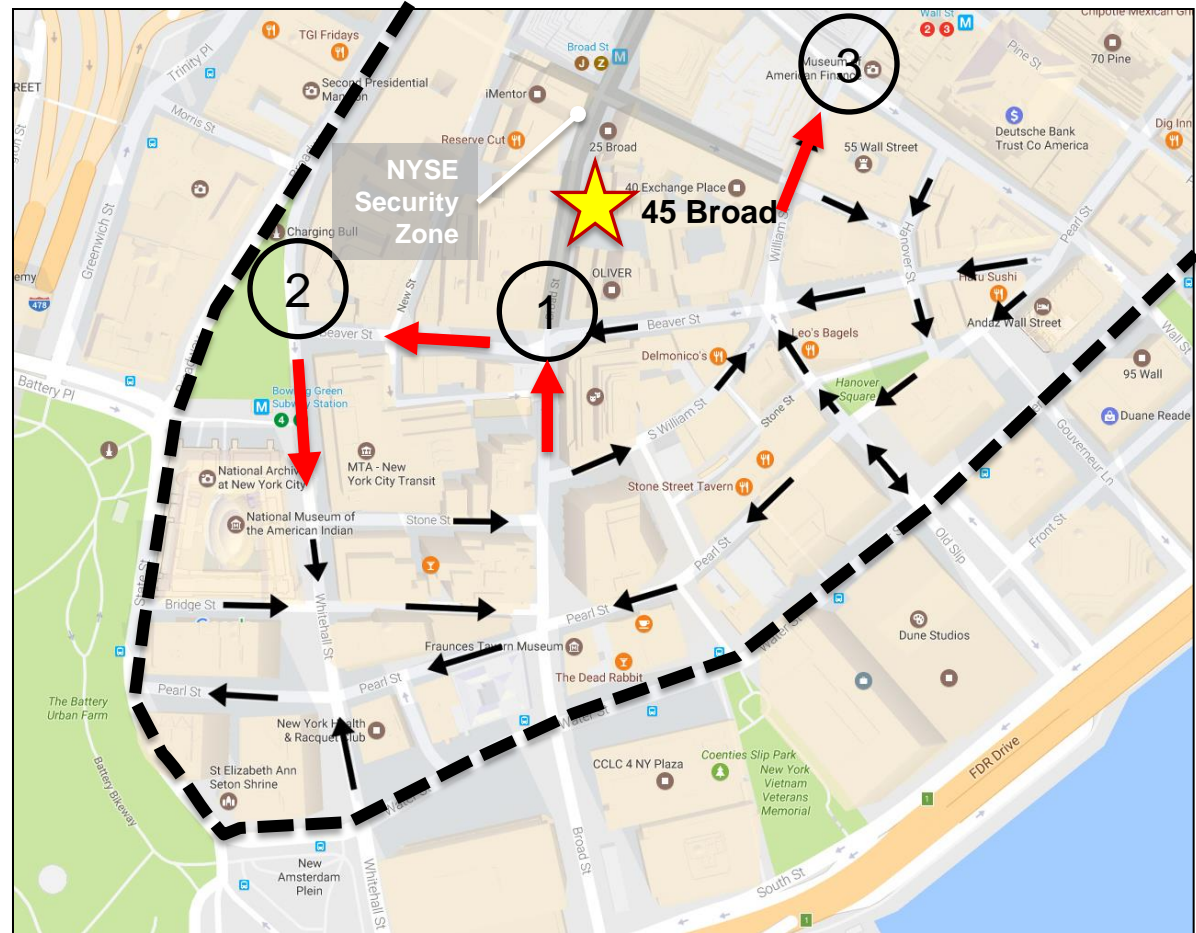
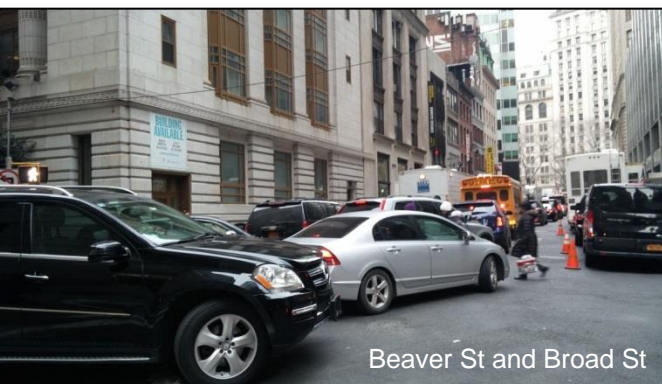
EXISTING CONDITIONS

1. 45 Broad St Construction: 1,000' tower to begin construction in Spring 2017, resulting in heavy construction traffic entering and exiting Lower Manhattan
2. NYSE security zone: limited traffic on Broad St north of Beaver St



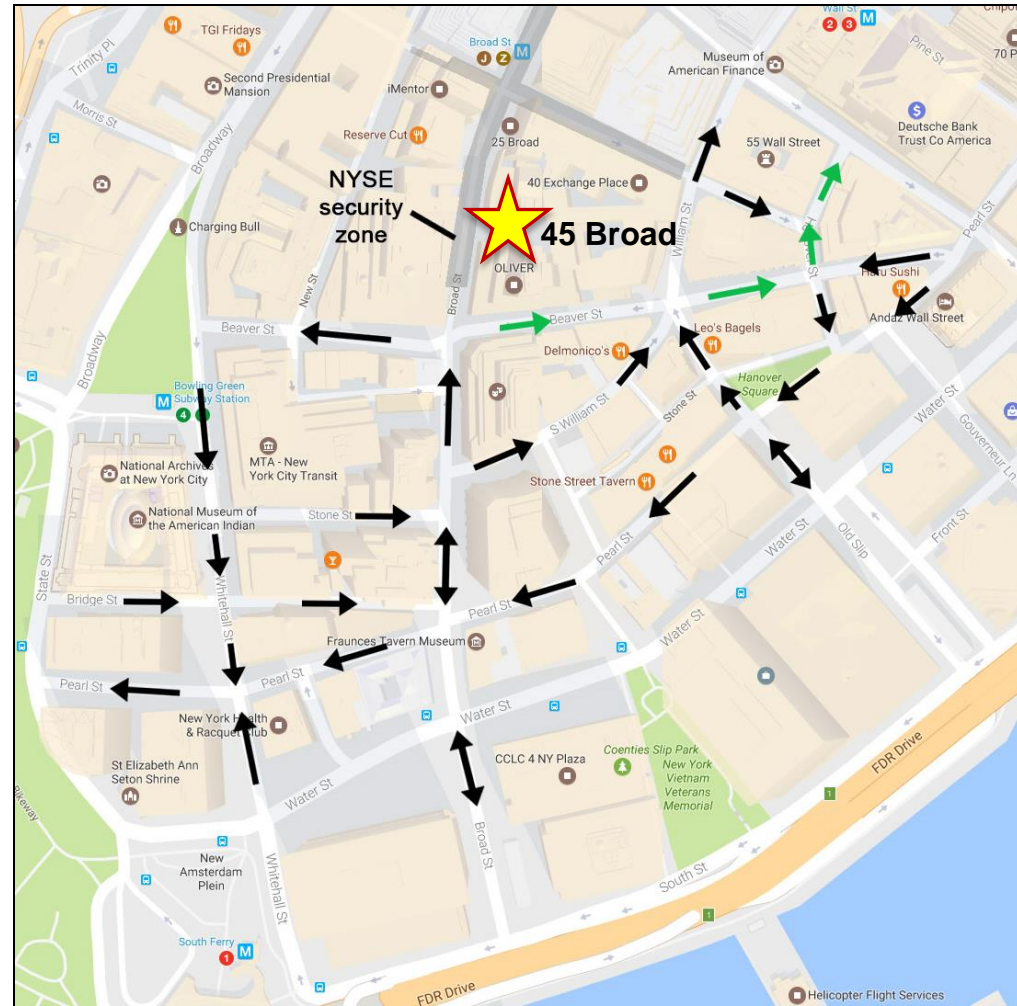
EXISTING STREET NETWORK

1. All northbound traffic on Broad St forced to turn left onto Beaver St
2. High pedestrian volumes at Whitehall St and Broad St slow traffic, causing backups onto Beaver St and Broad St
3. High pedestrian volumes on Wall St cause congestion on William St



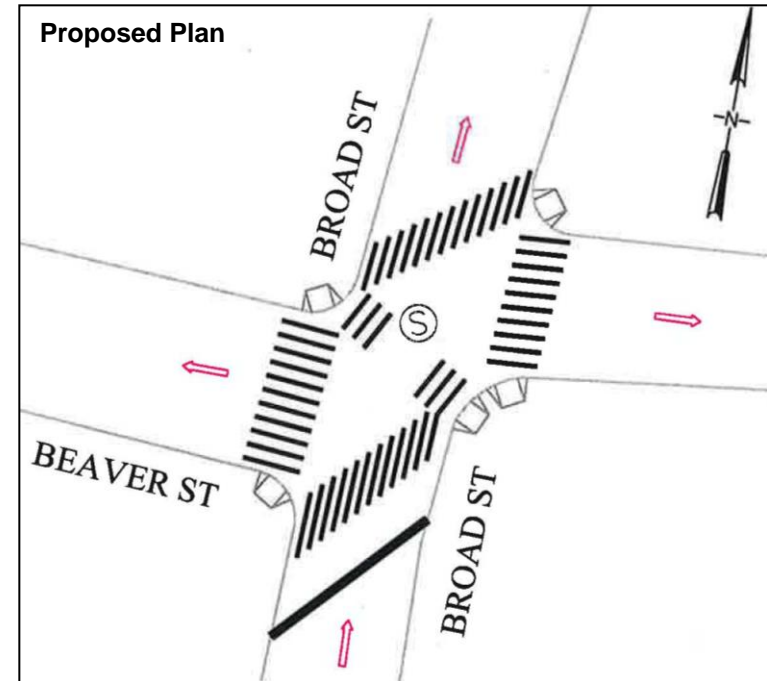
PROPOSED STREET NETWORK

- 4 blocks reversed
- Allow northbound vehicles on Broad St to turn left or right
 - Mitigates construction traffic
- Reversal of Hanover St allows vehicles to bypass William St backups

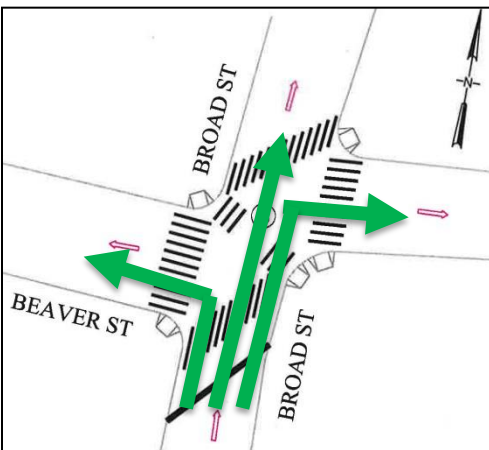


PROPOSED BROAD ST AND BEAVER ST

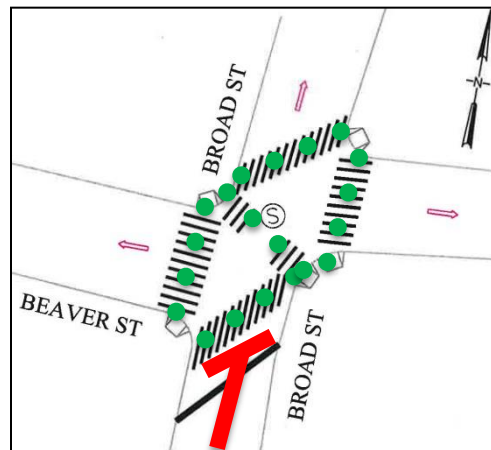
- Two phase signal (akin to existing)
 - PHASE A: Vehicles on Broad St
 - PHASE B: Pedestrians
- New diagonal crosswalk for short crossing



Phase A



Phase B

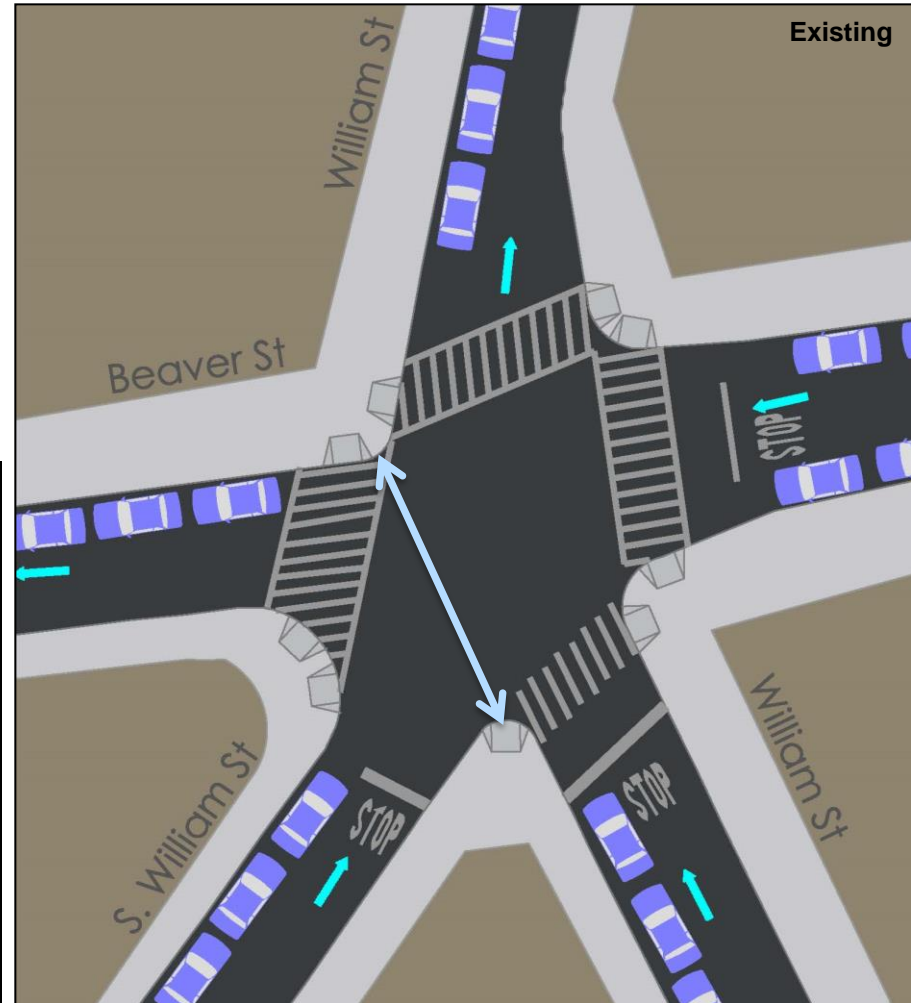


Beaver St, William St, and S William St

2

EXISTING CONDITIONS

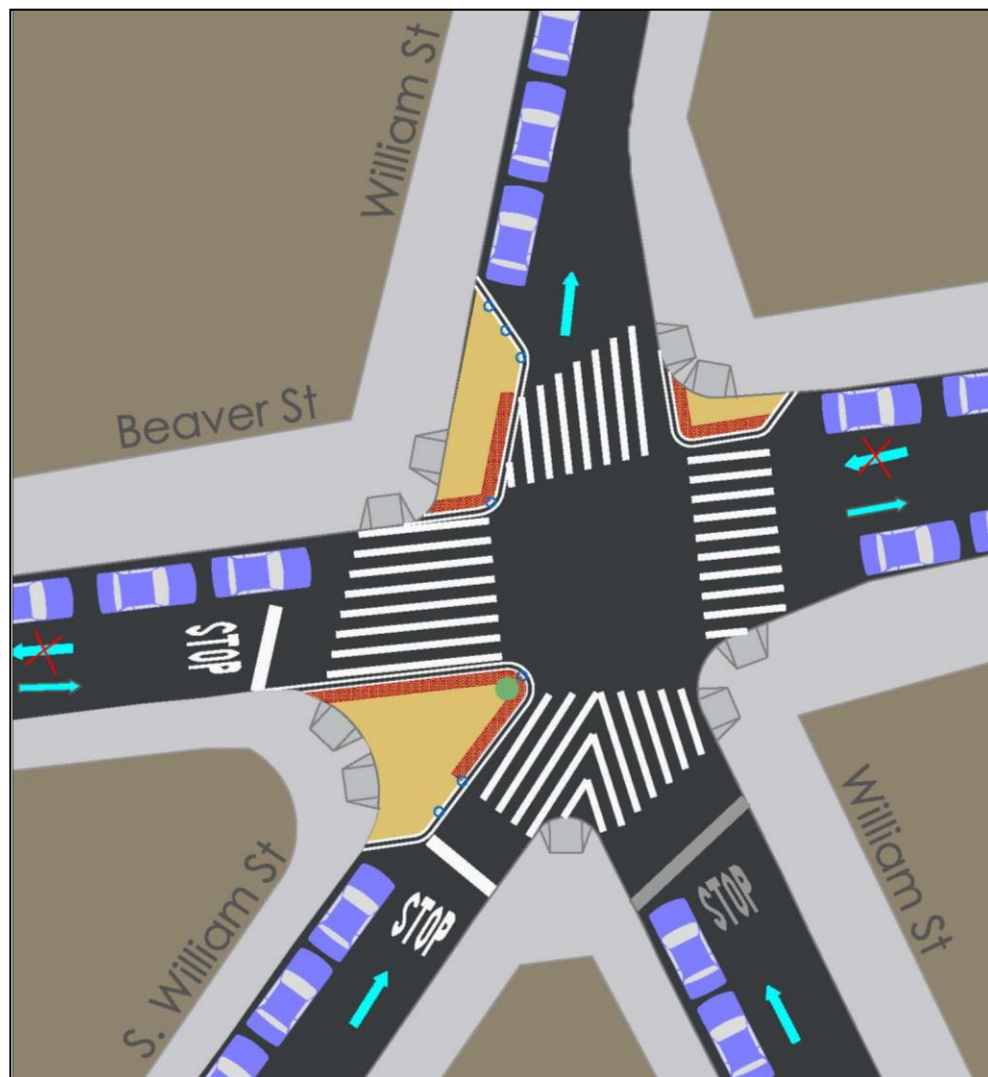
- 5 legged intersection is overly wide with diagonal desire lines
- Crosswalk missing at S. William St



PROPOSAL

- Three painted neckdowns to shorten crossings and accommodate direct pedestrian desire line

Proposed





New York City Master Plan

April 6, 2017

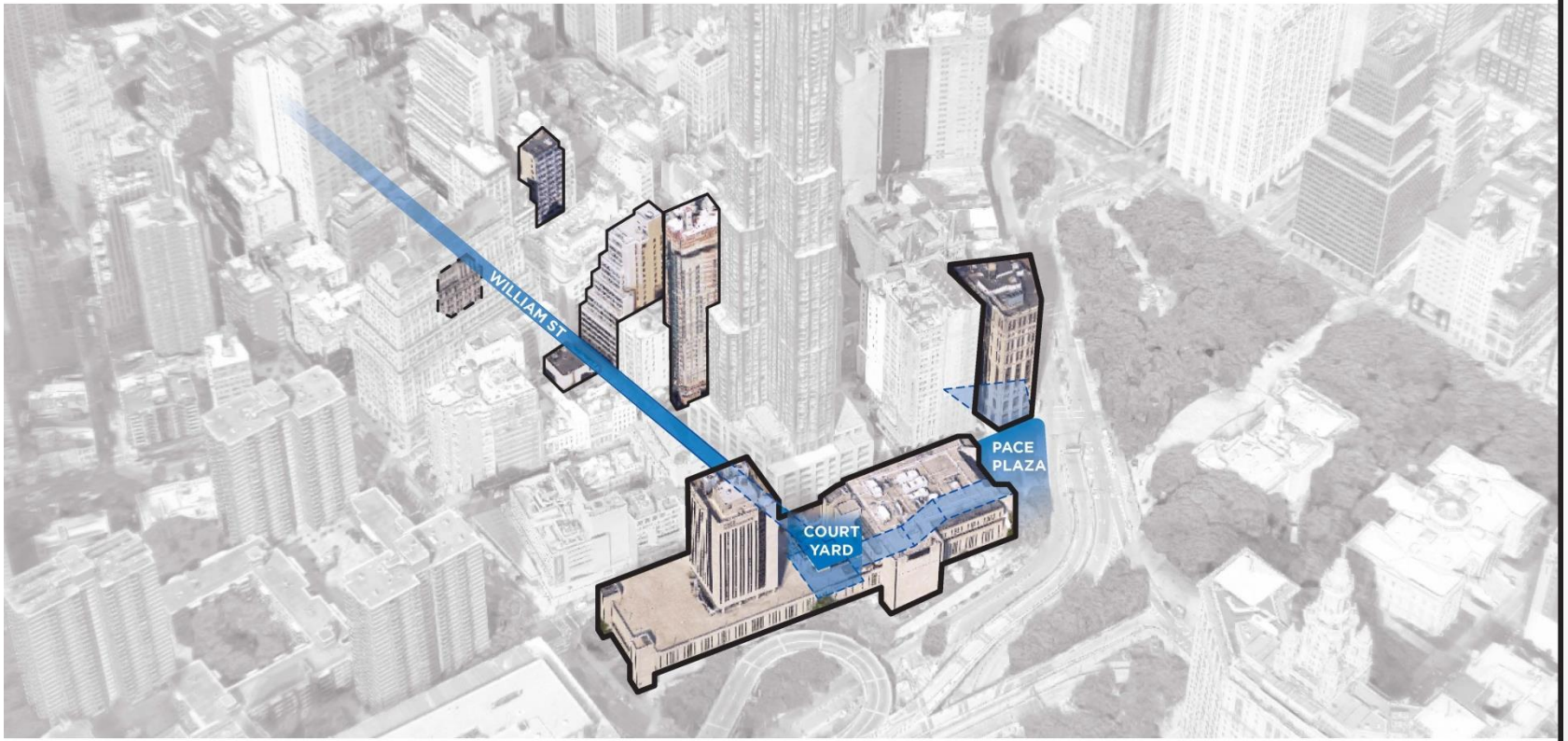


Vision for New York: Master Plan Goals

- Create a **new student center** for student success
- Create a new **exterior identity** for 1 Pace Plaza
- Create a **distinct identity for Lubin** at 1 Pace Plaza – our flagship building
- Create a **distinct identity for Dyson** at historic 41 Park Row
- Create new forms of **learning and research spaces**



Pace Path in NYC





1 Pace Plaza Student Landscape Interior

1 Pace Plaza Student Landscape to Courtyard





One Pace Plaza Lubin Lobby Interior

41 Park Row Exterior



Phase 2: One Pace Plaza Vertical Expansion



Phase 2: Plaza Renovation



PACE PLAZA LANDSCAPE - UPDATE

PACE UNIVERSITY
Pace University Student Landscape
Pace University

16038

10/21/16

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Manhattan Community Board 1 Committee Reports

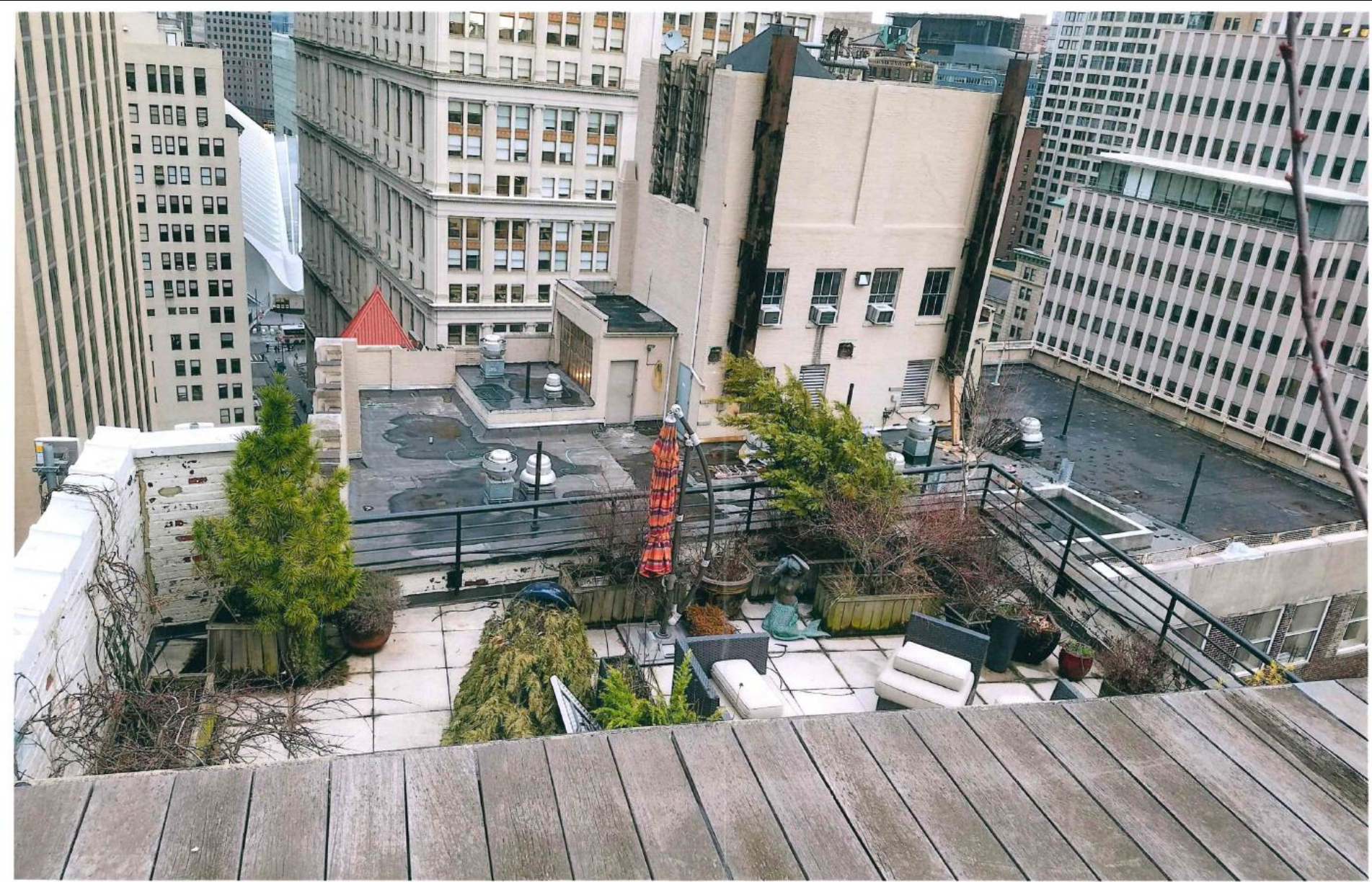
Licensing & Permits – J. Ehrlich

- 1) 63 Wall Street, application for liquor license for Wall Street Owner Inc. – Resolution
- 2) 61 Broadway, Suite 2400, application for a catering facility liquor license for Legends Hospitality LLC – Resolution
- 3) Manhattan Ferry Landing, Governors Island, 10 South Street, Slip 7; application for summer liquor license for Island Oyster LLC d/b/a Island Oyster – Resolution
- 4) 133 Greenwich Street, application for hotel/restaurant liquor license for Pyramid WTC Tenant LLC and Pyramid WTC Management LLC d/b/a Courtyard Marriott; Table 133 – Resolution
- 5) 70 South Street, application for alteration of an existing liquor license for Maiden Rest LLC d/b/a Industry Kitchen – Resolution
- 6) 78 South Street, application for alteration of an existing liquor license for P15 LLC d/b/a Cones Café and Watermark Bar & Lounge – Resolution

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

- 7) 85 Greenwich Street, application for restaurant liquor license for Tajin Restaurant Corp. – Resolution
- 8) 17 John Street, application for hotel, conference/working space, café, bar liquor license for The Assemblage Hospitality LLC, Kokua CW 1, LLC, and 17 John Street Property Owners LLC d/b/a TBD – Resolution
- 9) 78 South Street, Pier 15 request for one-time alteration of hours for Watermark Bar & Lounge – Resolution
- 10) Liggett Terrace West, 517 Clayton Road, application for bar/tavern liquor license for ABC & E, LLC – Resolution
- 11) 190A Duane Street, application for liquor license for Fatmir Caushi or corporation to be formed – Resolution



17 John Street

Manhattan Community Board 1 Committee Reports

Licensing & Permits – J. Ehrlich

- 12) 266 Canal Street, application for wine and beer license for August Gatherings Corp. – Resolution
- 13) 34 Desbrosses Street, application for wine and beer license for NZJJ, LLC d/b/a to be determined – Resolution
- 14) 157 Duane Street, application for sidewalk cafe for Khe-Yo – Resolution
- 15) 109 West Broadway, application for new enclosed sidewalk café – Report

Manhattan Community Board 1 Committee Reports

Landmarks & Preservation – R. Byrom

- 1) Building 110, Governors Island, application for restoration of stucco façade – Resolution
- 2) Building 110, Governors Island, application for demolition of existing staircase and replacement with accessible ramp and new entrance stair, installation of rooftop mechanical ventilation hoods and installation of service door at rear of building – Resolution
- 3) Building 108, Governors Island, application for window replacement – Resolution
- 4) 159 John Street, application to convert window to door – Resolution
- 5) 15 Park Row, application for window replacement master plan – Resolution
- 6) 1 Worth Street, application for window replacement – Resolution

Governors Island Building 110



Governors Island Building 110



Rendering - Proposed Barrier Free Ramp & Entrance Stair

Governors Island Building 108



**COLLAPSED WINDOW SASH DUE TO WOOD DECAY
-UNSAFE CONDITION-**



**BROKEN WINDOW SASH DUE TO WOOD DECAY.
-UNSAFE CONDITION-**



**WOOD DECAY BEHIND PAINT
-UNSAFE CONDITION-**



**WOOD DECAY BEHIND PAINT
-UNSAFE CONDITION-**



WOOD DECAY OF EXTERIOR SILLS



WOOD DECAY OF EXTERIOR SILLS



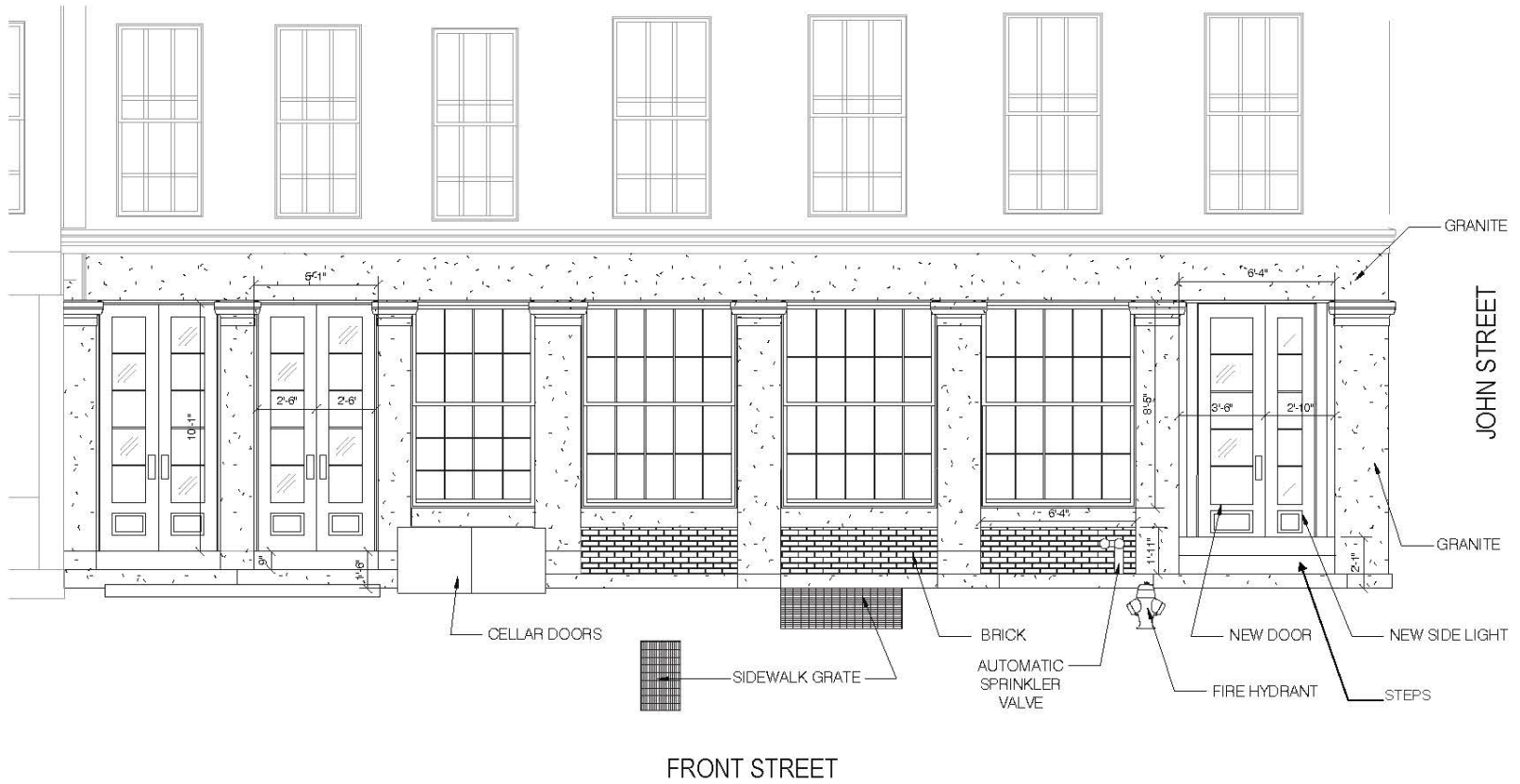
INTERIOR WOOD DECAY OF SASH FRAMING



INTERIOR WOOD DECAY OF SASH FRAMING

159 John Street

PROPOSED NEW DOOR



15 Park Row



PARK ROW VIEW

1 Worth Street



EXTERIOR WINDOW COLOR: EXISTING



EXTERIOR WINDOW COLOR: PROPOSED
GREY 7333

Manhattan Community Board 1 Committee Reports

Waterfront, Parks & Resiliency – M. Pasanella

- 1) Leonard Ursachi Tribeca Park Art Installation – Report
- 2) Lower Manhattan Coastal Resiliency – Report
- 3) Seaport Development – Report
- 4) Peck Slip Park – Report

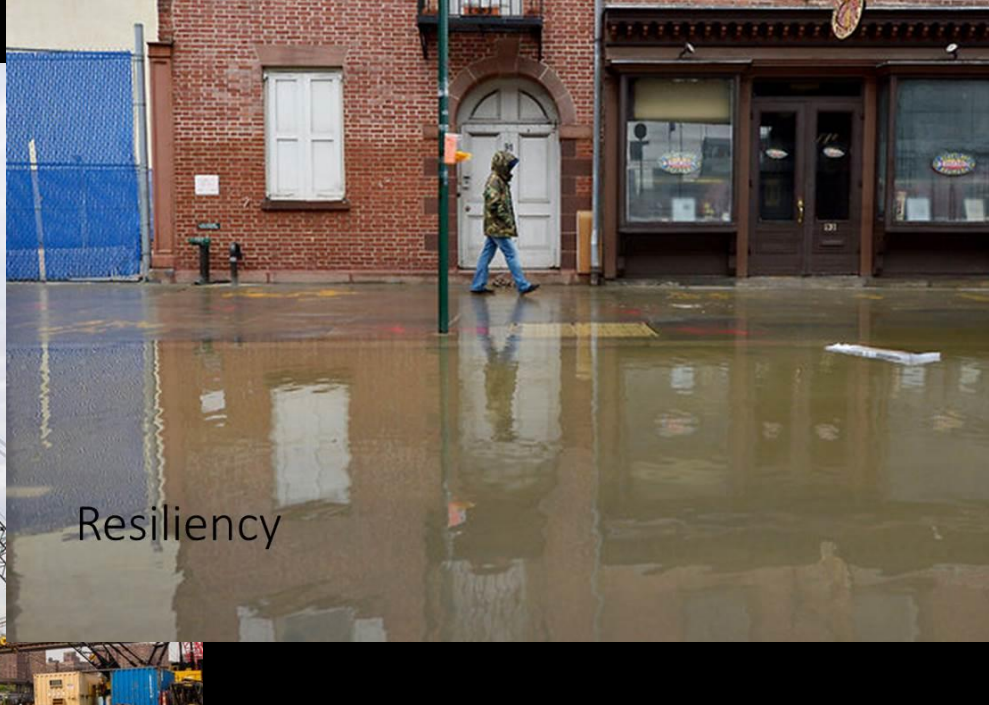
Waterfront, Public Spaces & Resiliency Committee Community Board 1



Seaport Development



Resiliency



Parks & Public Spaces



gettyimages
George Rinhart

Other Current Waterfront Activity



Manhattan Community Board 1 Committee Reports

Quality of Life & Service Delivery – P. Moore

- 1) Urban Umbrella – Report
- 2) Arts funding for lower Manhattan – Report
- 3) New York State Assembly legislation A00347 relating to feminine hygiene product access in schools – Resolution

Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

1) Hudson Square/West Village Transportation Study – Report by M. Levine and M. Ameruso



HUDSON SQUARE/WEST VILLAGE

BACKGROUND

- Requested by CM Corey Johnson and CB 2 to conduct a comprehensive Transportation Study
- Address congestion/queue spillback along major roadways leading to the Holland Tunnel
- Improve safety for all street users
- Access, connectivity and circulation to major pedestrian generators/attractions
- Safer crossing and access to Hudson River park
- Enhanced Quality of life for area residents and businesses

STUDY SCHEDULE

- Tech Memo 1: Summer 2017
 - Tech Memo 2: Fall 2017
 - Tech Memo 3: Winter 2018
 - Draft Report: Spring 2018
 - Final Report: Spring 2018
-

STUDY AREA

Eastern Boundary

- 6th Avenue
- Greene Street
- Church Street

Western Boundary

- West Street

Northern Boundary

- Christopher Street

Primary Southern Boundary

- Canal Street

Secondary Southern Boundary

- Watts Street
- Leonard Street



— Primary Study Area

- - - Secondary Study Area

Manhattan Community Board 1 Adjournment

Thank you and goodnight

