



# Manhattan Community Board 1

## Full Board Meeting

TUESDAY, FEBRUARY 24, 2015

6:00 PM

Borough of Manhattan Community College  
Richard Harris Terrace  
199 Chambers Street

Catherine McVay Hughes, Chairperson  
Noah Pfefferblit, District Manager  
Diana Switaj, Director of Planning  
Lucy Acevedo, Community Coordinator  
Michael Levine, Planning Consultant  
Tamar Hovsepian, Community Liaison

# Public Hearing

Mayor's Preliminary Budget for  
FY 2016

(1-2 minutes per speaker)

To view the City's response to  
CB 1's budget requests please  
link on to our web site

<http://www.nyc.gov/html/mancb1/downloads/pdf/Home%20Page/FY%202016%20Preliminary%20Budget.pdf>

## Register of Community Board Budget Requests

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For The Preliminary Budget  
Fiscal Year 2016

Manhattan 1



The City of New York  
Bill de Blasio, Mayor

# Manhattan Community Board 1

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## 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)

Welcome:

Dr. Karrin E. Wilks, Senior Vice President and  
Provost, Borough of Manhattan Community College

# Manhattan Community Board 1

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## Business Session

- Adoption of January 2015 minutes
- Chairperson's Report – C. McVay Hughes
- District Manager's Report – N. Pfefferblit

Creation of New Park in Financial District (formerly known as Edgar Plaza, renamed as Elizabeth H. Berger Plaza) is moving forward.



Photos from [ebroadsheet.com](http://ebroadsheet.com)



# Marriott Joins Lower Manhattan's Inn



Photo from broadsheet.com

Governor's Office of Storm Recovery (GOSR) released Notices of Funding Availability (NOFA) for up to \$12mm in Lower Manhattan to establish NY Rising Community Centers; a network of resilient community-run, neighborhood-based recovery centers where local residents may access ongoing services.

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### **Respondents Webinar Information**

Two webinars are scheduled regarding the NY Rising Community Center Program Notices of Funding Availability (NOFA); One for the NOFA for Facility Site Selection, and one for the NOFA for Public Services.

Respondents are welcome to participate in both webinars.

**Date:** Wednesday, February 25, 2015

**Facility Site Selection:** 1:00 p.m. – 1:30 p.m.

**Public Services:** 2:00 p.m. – 2:30 p.m.

**RSVP by email to** [NYRisingNOFA@stormrecovery.ny.gov](mailto:NYRisingNOFA@stormrecovery.ny.gov)



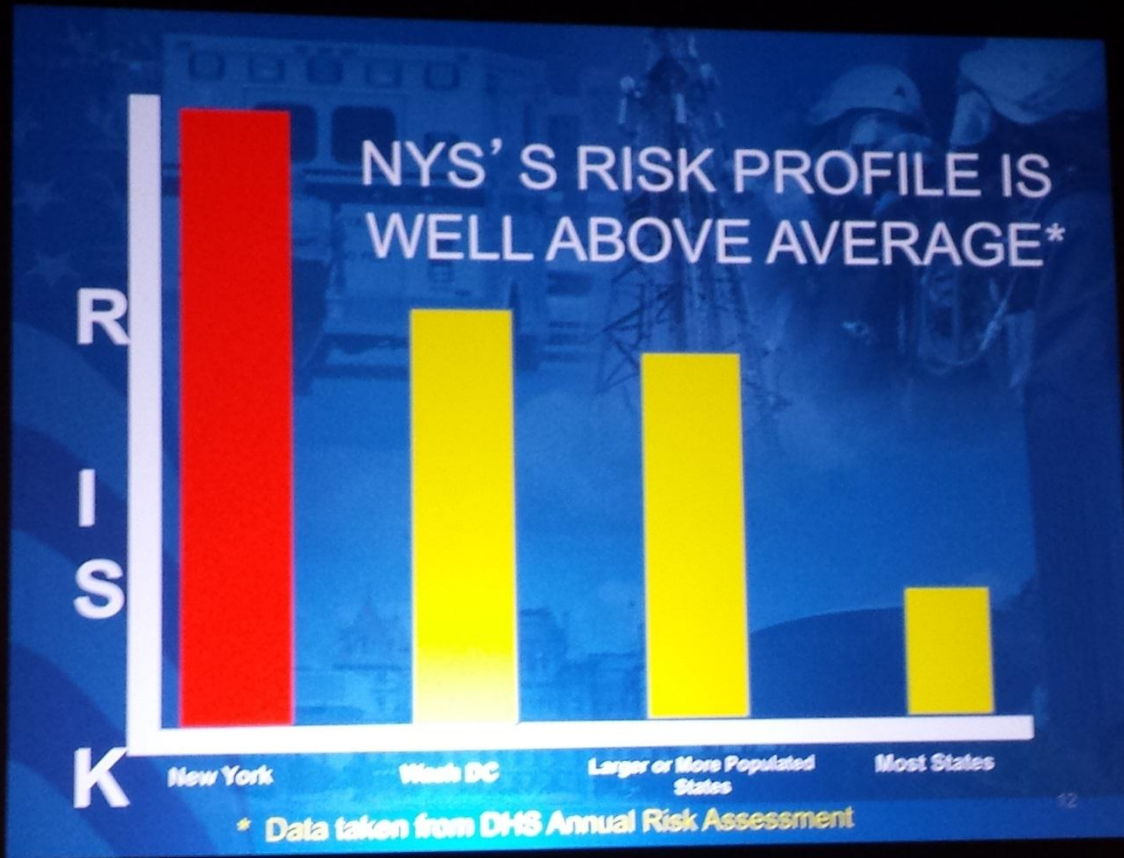
\$40 million NY Prize MICROGRID COMPETITION: New and improved microgrids will bolster community access to safe and reliable energy announced by Governor Cuomo. NY Prize objectives include: promoting the design and build of community grids that improve local electrical distribution system performance and resiliency in both a normal operating configuration as well as during times of electrical grid outages: <http://www.nyserda.ny.gov/microgrid>



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Please submit any suggestions that you have for phone booth to be relocated and a possible nearby site to CB1 by Thursday, February 26:

<http://www.nyc.gov/html/doitt/html/cable/linknyc.shtml>



**NYS Citizen Preparedness Training Program** – co-sponsored with Governor Cuomo, Borough President Brewer, Senator Squadron, Assembly Member Glick, Council Member Chin and CB 1 (Pace University, 01/20/2015)

Of the original \$16 billion Federal appropriation, there is approximately \$1 billion in CDBG-DR funds remaining. The remaining CDBG-DR funds will be distributed via the National Disaster Resilience Competition (NDRC). The funds in this competition are distinct from the \$4.21 billion allocated to New York City.

New York City is participating in the U.S. Department of Housing and Urban Development's (HUD) National Disaster Resilience Competition. NDRC is a two-phase process that will competitively award nearly \$1 billion in HUD CDBG-Disaster Recovery funds to 67 eligible communities nationwide.

In this first phase, the City describes its unmet resiliency needs stemming from Hurricane Sandy. No specific projects will be identified in the Phase 1 application.

**PUBLIC HEARING FOR PROPOSED PHASE 1 APPLICATION**

**MARCH 2, 2015 AT 7:00PM**

**PACE UNIVERSITY**

**163 WILLIAM STREET, 18<sup>TH</sup> FLOOR**

**NEW YORK, NY 10007**

**The City of New York  
Manhattan CB1  
District Needs Statement,  
Fiscal Year 2016**

Submitted to the Department of City Planning

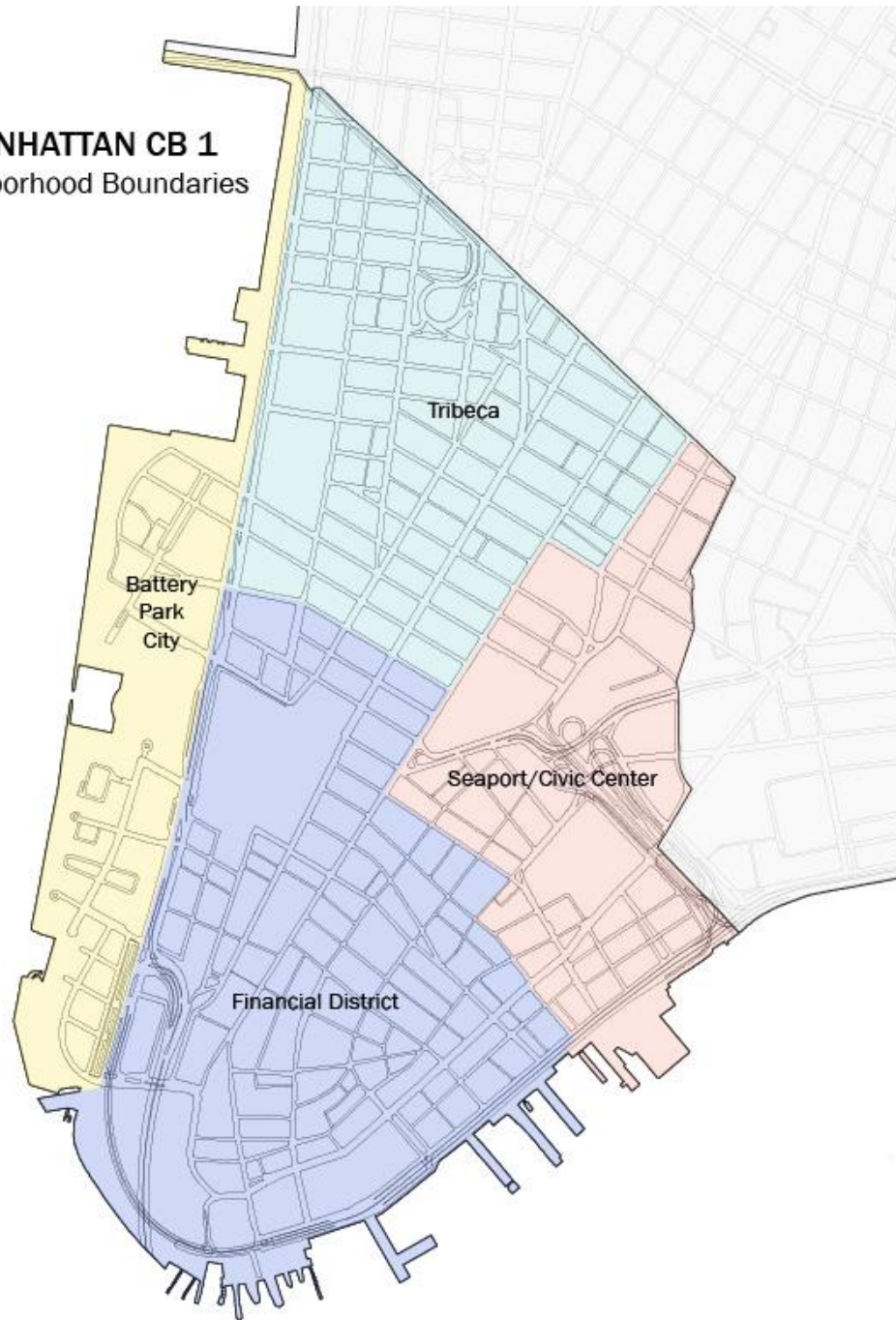
[http://www.nyc.gov/html/mancb1/downloads/pdf/District\\_Needs/District%20Needs%20FY16.pdf](http://www.nyc.gov/html/mancb1/downloads/pdf/District_Needs/District%20Needs%20FY16.pdf)

# **Community Needs Assessment**

- **Manhattan Community Board 1**
  - **Financial District**
  - **Tribeca**
  - **Seaport/Civic Center**
  - **Battery Park City**

**Pace University  
Urban Planning  
Fall 2014/Spring 2015**

**MANHATTAN CB 1**  
Neighborhood Boundaries





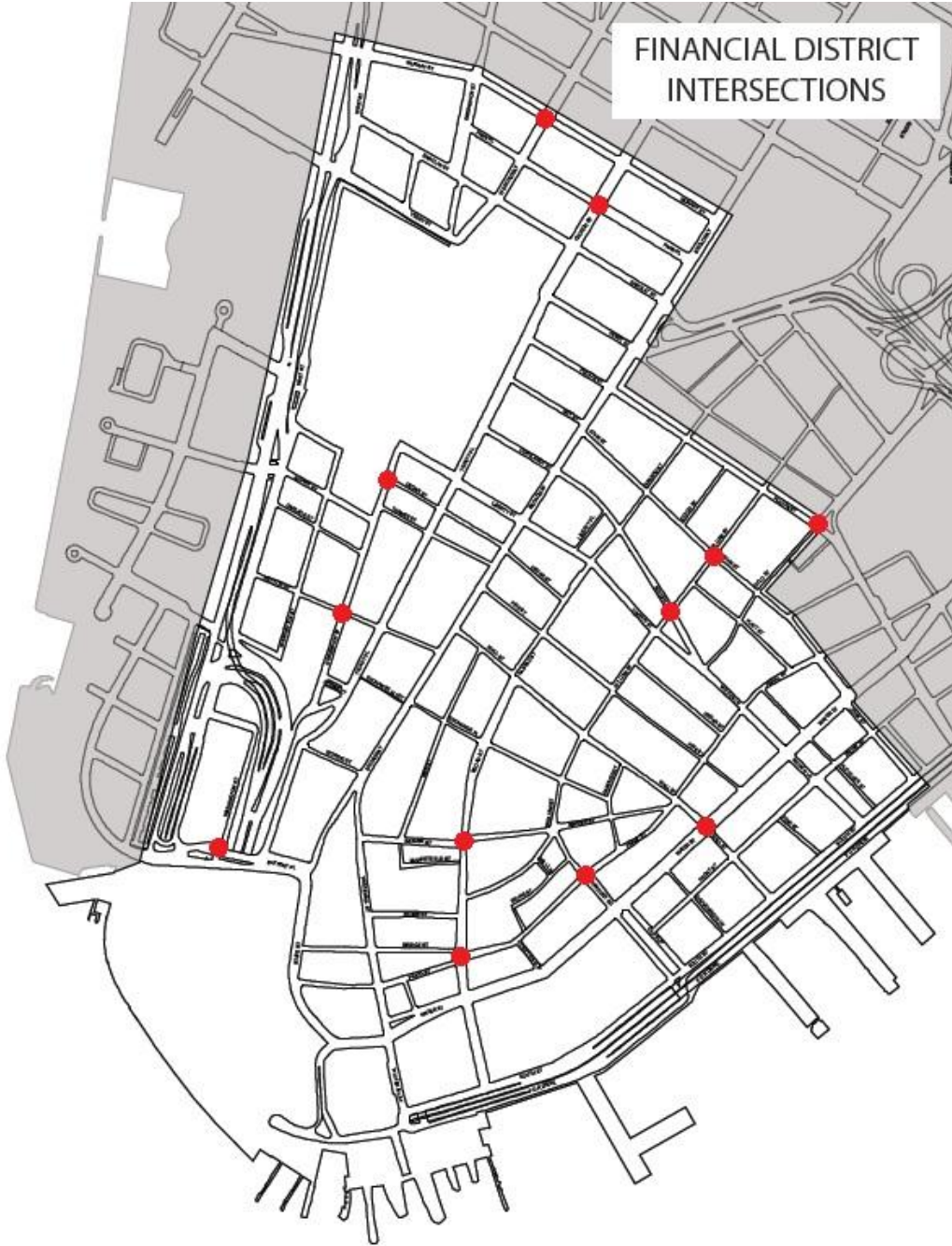
# **Community Needs Assessment**

## **Financial District**

**250 Surveys Completed  
11 Intersections**

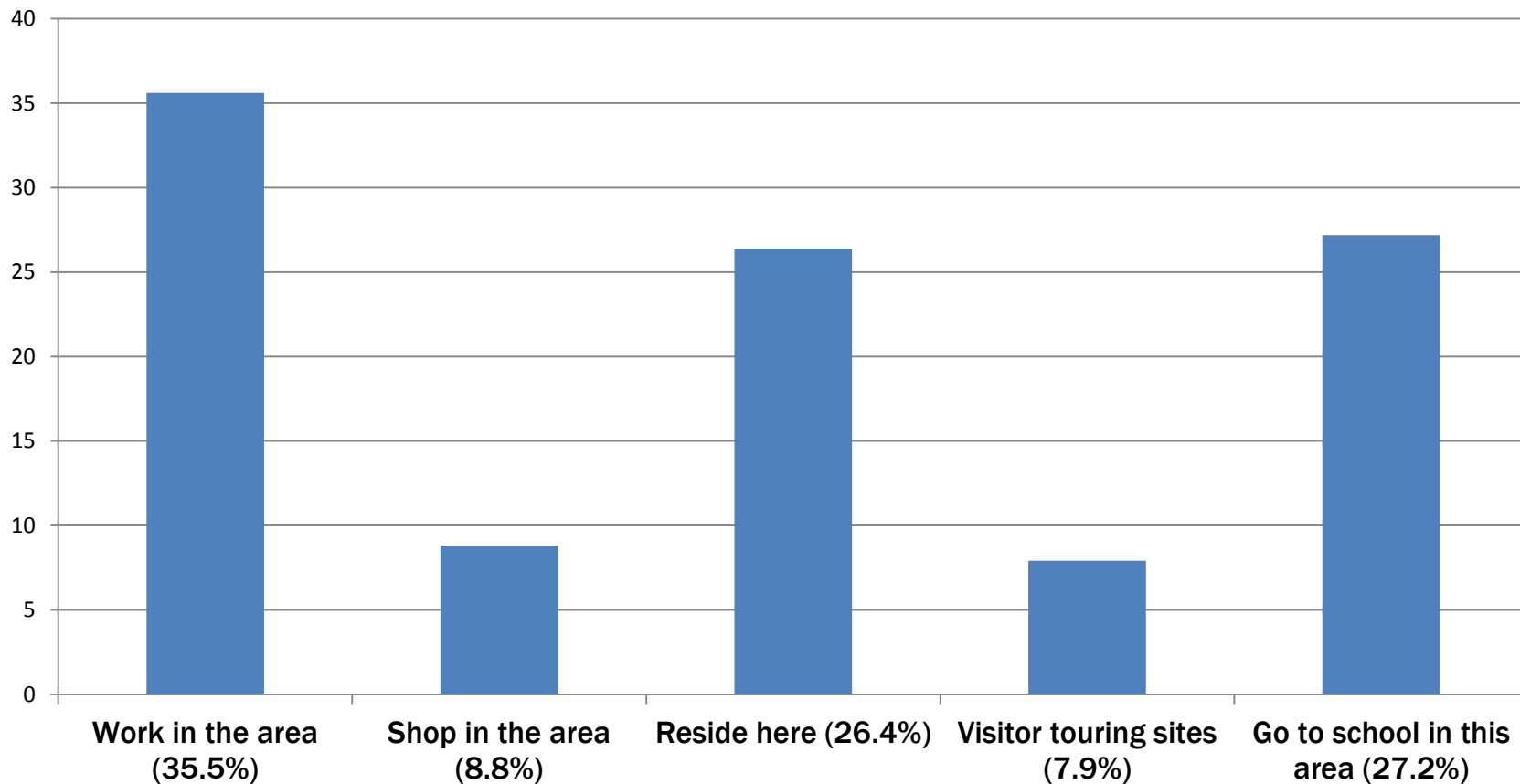
**Pace University  
Urban Planning  
Fall 2014**

FINANCIAL DISTRICT  
INTERSECTIONS

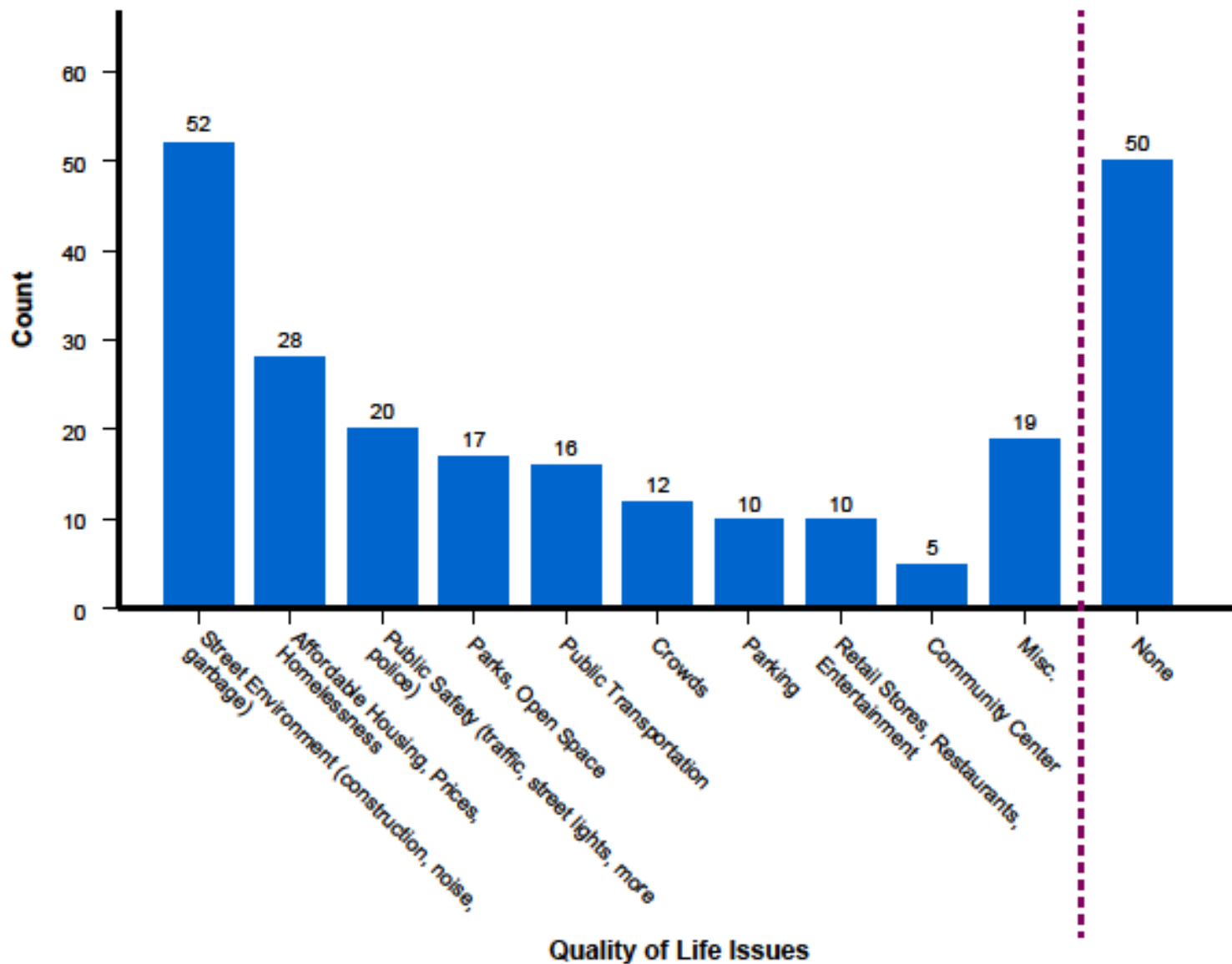


# You are in this neighborhood because...

You are here because you...



## Quality of Life Improvement Survey Responses Financial District



# **Community Needs Assessment**

## **Tribeca**

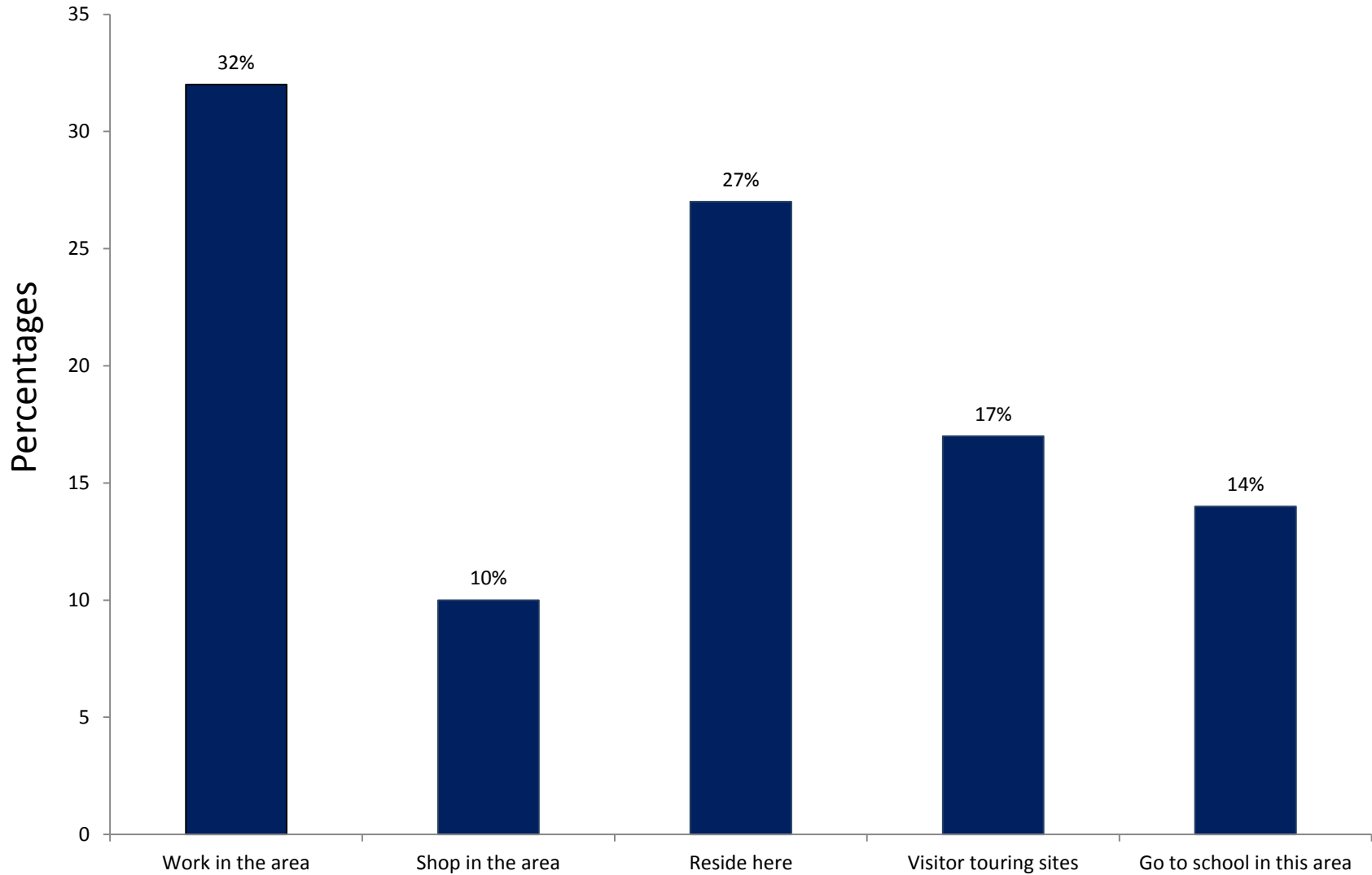
**250 Surveys Completed  
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**Pace University  
Urban Planning  
Fall 2014**

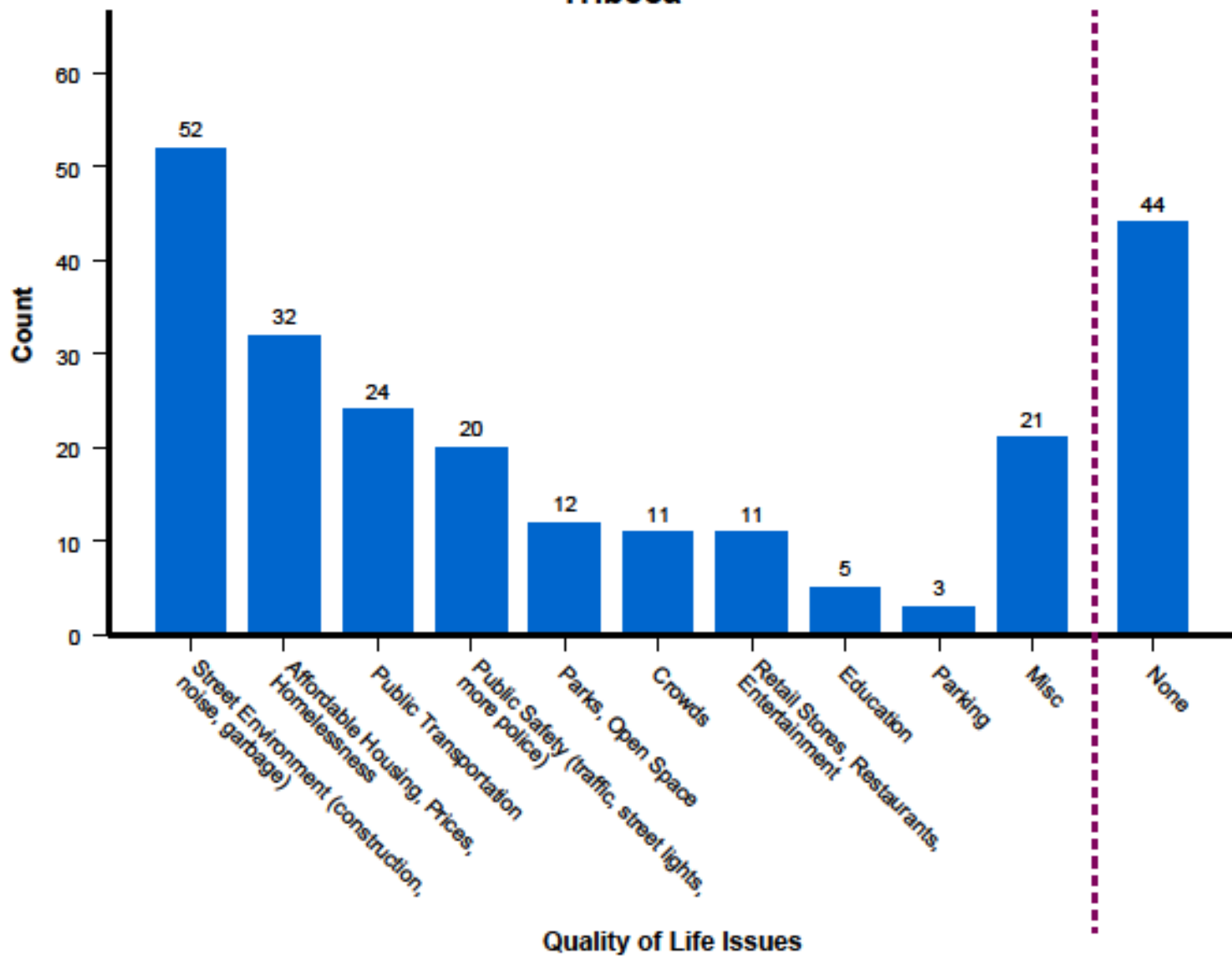




# You are in this neighborhood because...



## Quality of Life Improvement Survey Responses Tribeca



# Manhattan Community Board 1 Committee Reports

## Youth & Education – P. Hovitz

1. Governor's Education Budget – Resolution
2. Pre-K for all – Report
3. State grants to middle schools – Report
4. Advocating for new school seats – Report



# Manhattan Community Board 1 Committee Reports

## Landmarks – B. Ehrmann

1. 463 Greenwich Street, application to extend height of elevator bulkhead – Resolution
2. 440 Greenwich Street, application for exterior restoration and storefront infill – Resolution



# Manhattan Community Board 1

## Committee Reports

### Battery Park City – A. Notaro

1. 250 Vesey Street, ground level #107b and second floor #202, application for restaurant liquor license for L'Atelier NYC LLC – Resolution
2. 21 South End Avenue (Store 3), application for restaurant liquor license for Malaysian Kitchen USA Inc. – Resolution
3. 250 Vesey Street, application for liquor license for Parm Battery Park LLC – Resolution
4. Brookfield Place – Report
5. Water-related uses at Pier A – Report
6. Overview of the 2015 capital plan – Report
7. NYPD First Precinct Update – Report
8. Review of Map of Public Pay Telephones in CB1 – Report
9. BPCA permit requests: – Reports
  - MS Society/NYC LeadDog Marketing Group, Inc. Sunday, April 19, 2015
  - National 9/11 Memorial/NYC LeadDog Marketing Group, Inc. Sunday, April 26,



# Manhattan Community Board 1 Committee Reports

## Quality of Life – P. Moore

1. Construction update – Report
2. Community Board 1 Vendor Restricted Streets – Report





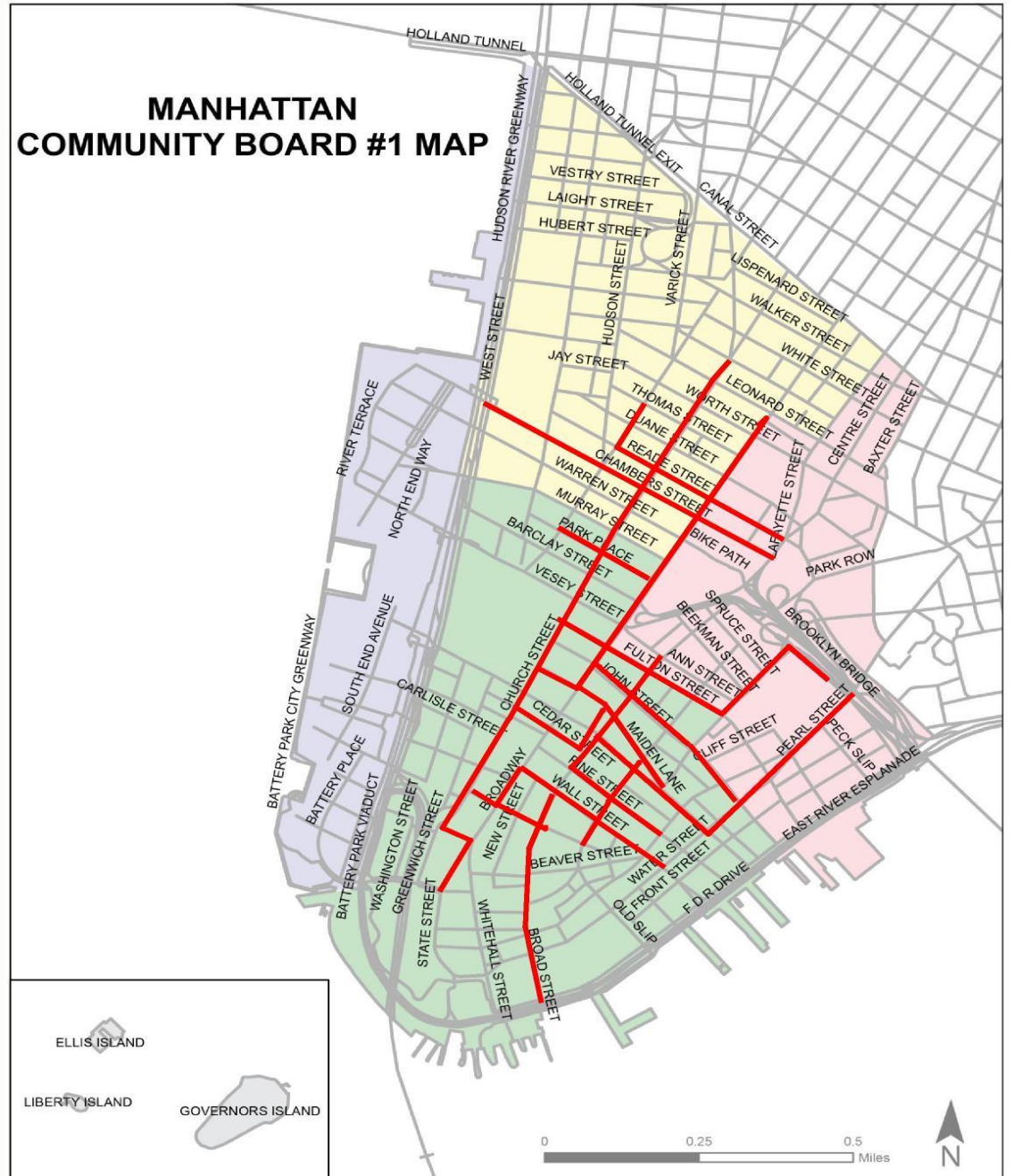
NYC  
Department of  
Consumer Affairs

Vendor Restricted Streets

Marline Paul,  
Fund for the City of New York  
Community Planning Fellow

December 2014

Source: **NYC** Department of  
Consumer Affairs  
[http://rules.cityofnewyork.us/  
content/section-2-314-list-  
street-restrictions](http://rules.cityofnewyork.us/content/section-2-314-list-street-restrictions)



# Manhattan Community Board 01

## NYC Department of Consumer Affairs: Vendor Restricted Streets

Street	Section	Day	Hours
Beaver Street	William St. to Broadway	Mon. through Fri.	8 a.m. to 10 a.m. noon to 6 p.m
Broad Street	Entire street	Mon. through Fri.	8 a.m. to 6 p.m.
Broadway	Bowling Green to Cortlandt St.	Mon. through Fri.	8 a.m. to 6 p.m.
Broadway	Cortlandt St. to Murray St.	Mon. through Fri.	8 a.m. to 7 p.m.
Broadway	Murray St. to Leonard St.	Mon. through Fri.	8 a.m. to 6 p.m.
Cedar Street	William St. to Pearl St.	Mon. through Fri.	8 a.m. to 6 p.m.
Chambers St.	Centre St. to West St.	Mon. through Sat.	8 a.m. to 6 p.m.
Church Street	Worth St. to Liberty St.	Mon. through Fri.	8 a.m. to 6 p.m.
Cortlandt St.	Entire Street	Mon. through Fri.	8 a.m. to 7p.m.
Dey St.	Entire street	Mon. through Fri.	8 a.m. to 7 p.m.
Exchange Place	Broadway to Broad St.	Mon. through Fri.	8 a.m. to 6 p.m.
Fulton Street	William St. to Church St.	Mon. through Fri.	8 a.m. to 7 p.m.
Fulton Street	Water St. to William St.	Every day	24 hours
Gold Street	Fulton St. to Frankfurt St.	Mon. through Fri.	8 a.m. to 6 p.m.
John Street	Water St. to Gold St.	Mon. through Fri.	8 a.m. to 6 p.m.
John Street	Gold St. to Broadway	Mon. Through Fri.	8 a.m. to 7 p.m.
Lafayette St.	Reade St. to Duane St.	Mon. through Fri.	8 a.m. to 6 p.m.
Liberty St.	Church St. and Trinity Pl. to William St.	Mon. through Fri.	8 a.m. to 10 a.m. Noon to 6 p.m.
Maiden Lane	William St. to Broadway	Mon. through Fri.	8 a.m. to 6 p.m.
Nassau Street	Entire street	Mon. through Fri.	8 a.m. to 6 p.m.
Park Place	Broadway to West Broadway	Mon. through Sat.	10 a.m. to 4:30 p.m.
Pearl Street	Fulton St. to Frankfurt St.	Mon. through Fri.	8 a.m. to 6 p.m.
Rector Street	Washington St. to Broadway	Mon. through Fri.	8 a.m. to 6 p.m.
Vesey Street	Church St. to Broadway	Mon. through Fri.	8 a.m. to 6 p.m.
Wall Street	Water St. to Broadway	Mon. through Fri.	8 a.m. to 6 p.m.
Water Street	Whitehall St. to Wall St.	Mon. through Fri.	8 a.m. to 7 p.m.
Whitehall St.	South St. to Pearl St	Mon. through Fri.	8 a.m. to 10 a.m. Noon to 6 p.m.
William St.	Exchange Pl. to Pine St.	Mon. through Fri.	8 a.m. to 6 p.m.
William St.	Pine St. to John St.	Mon. through Fri.	8 a.m. to 10 a.m. Noon to 6 p.m.
William St.	John St. to Fulton St.	Mon. through Fri.	8 a.m. to 6 p.m.

Marline Paul, Fund for the City of New York Community Planning Fellow  
December 2014

Source: **NYC** Department of Consumer Affairs

<http://rules.cityofnewyork.us/content/section-2-314-list-street-restrictions>

# Manhattan Community Board 1

## Committee Reports

### Seaport/Civic Center - J. Fratta

1. South Street Seaport Museum – Resolution
2. 233-235 Water Street, BSA Building Code Variance Appeals Application – Resolution
3. 121 Fulton Street, application for NYC Department of Transportation Street Seats program – Resolution
4. Street activity permit for CB 1 on Sunday, September 20, 2015 from 10am – 7pm, Fulton St. between Dutch St. and Broadway – Resolution
5. 90 Baxter Street, application for wine and beer license for Jaya 888 Inc. – Resolution
6. 19 Fulton Street, application for a seasonal liquor license for Flea Productions LLC d/b/a Smorgasbar – Resolution
7. Howard Hughes Corporation Update – Report
8. Reverting Peck Slip to 2-way and closing during school dropoff/pickup – Report
9. Brooklyn Banks Skate Park – Report
10. Review of Map of Public Pay Telephones in CB1 – Report





# SOUTH STREET SEAPORT MUSEUM

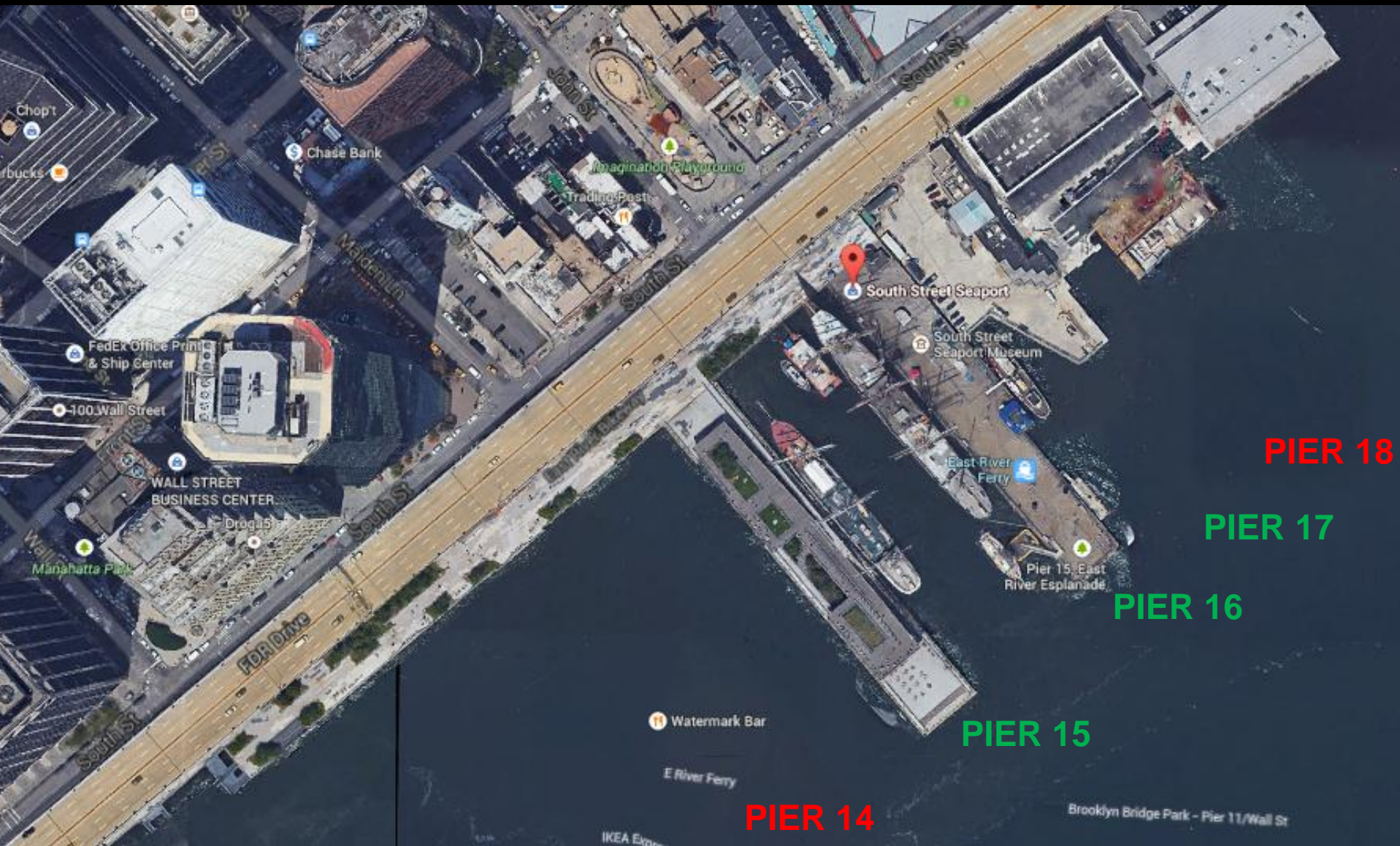
## 2015 Programs, Ashore and Afloat

Community Board 1

Seaport / Civic Center Committee

Captain Jonathan Boulware, 17 Feb 2015





South Street Seaport Museum – Presence on Water





*Hermione, a reconstruction of the 1779 French ship that ferried General Marquis de Lafayette to the U.S. during the Revolutionary War, could be coming to the South Street Seaport as part of its summer voyage.*

**Tribeca Trib, 2015**

# Blue School 233 Water Street Expansion

233-235 Water Street, New York, NY 10038

South Street Seaport Historic District



Community Board #1 Presentation – February 17, 2015

Architect: PellOverton, LLC. 25 Mercer Street, #4F, New York, New York 10013

BSA Filing Representative: Sheldon Lobel, P.C. 18 East 41<sup>st</sup> Street, 5<sup>th</sup> Floor, New York, NY 10017



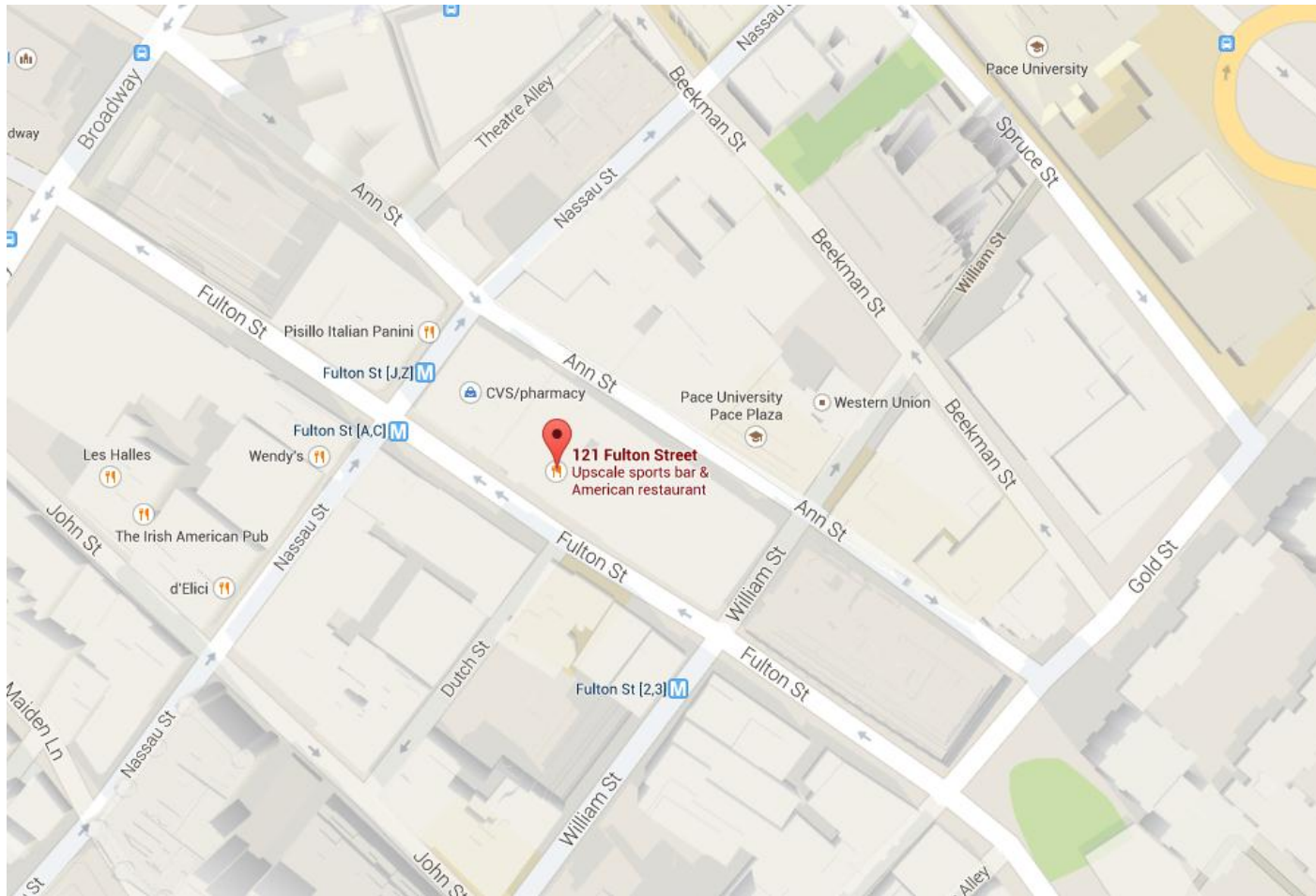


Proposed Façade, Day



Proposed Façade, Night

# 121 Fulton Street







FOOT MARKET  
Chickens, Vegetables, Herbs, and more...

WASSAL ST. MENTAL  
WASSAL ST. MENTAL

BRUNCH / LUNCH  
DINNER  
HAPPY HOUR  
PRIVATE EVENTS  
at MASSA ST. MENTAL  
115 WASSAL ST. NEW YORK, NY 10014

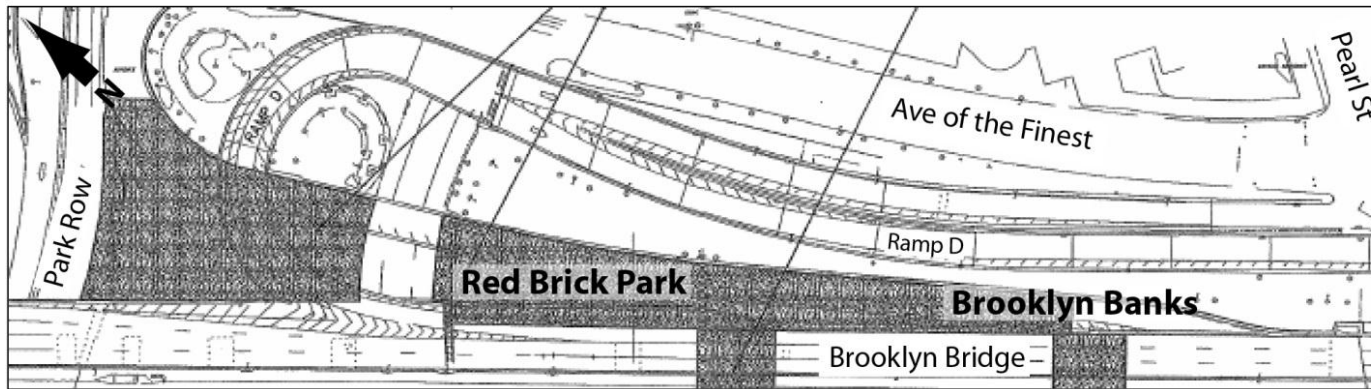


# Closing Red Brick Park / The Brooklyn Banks

May 2010

CB 1 and 3 (Manhattan)

The New York City Department of Transportation is performing rehabilitation and painting of the Brooklyn Bridge. Work commenced in January of 2010 and will continue until 2014. In order to facilitate the reconstruction and painting work, the contractor will begin to mobilize in the area known as the **Red Brick Park** and the **Brooklyn Banks**, between Pearl Street and Park Row on the north side of the Manhattan approach of the Brooklyn Bridge, as shown in the area below.



The contractor installed protective guards around the trees at the end of March, and expects to place a concrete barrier along the perimeter of the shaded section on or around May 15<sup>th</sup>. Fencing will be installed after the concrete barriers are in place. Setting up this staging area is expected to continue until approximately May 30<sup>th</sup>. DOT is continuing to work with the communities using this area, to maintain as much access as can be safely accommodated, including the potential relocation of skate areas into areas outside of the staging area. During a 4-6 month period beginning in mid-2010, the entire area will be closed due to overhead paint work. DOT expects to re-instate partial access after this work is completed.

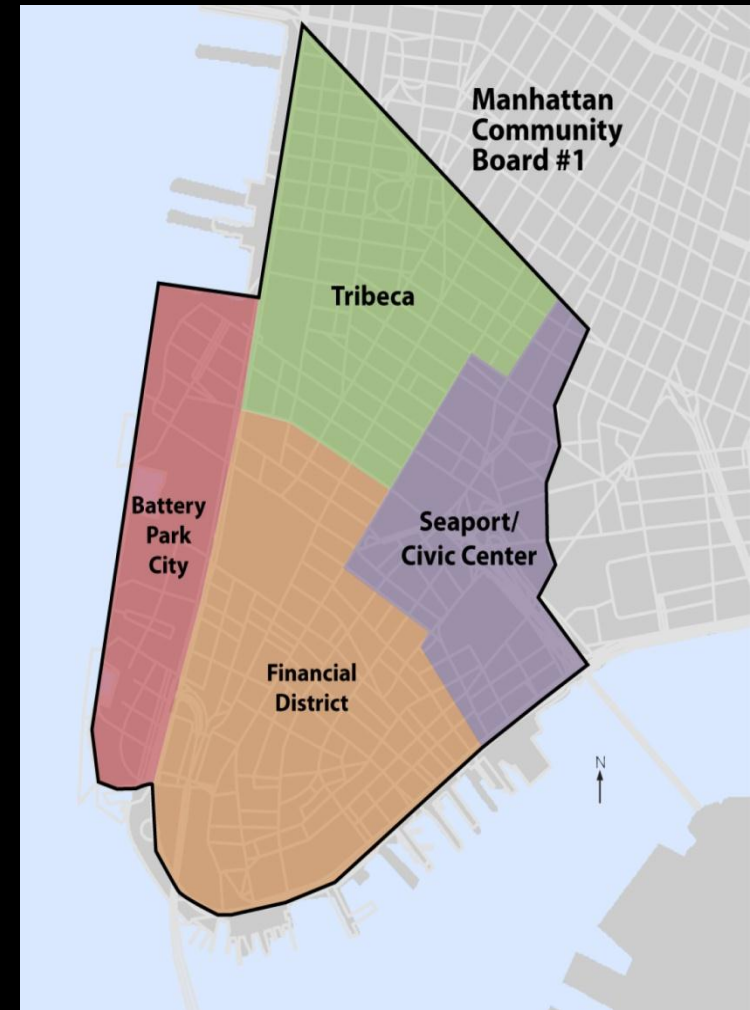


# Manhattan Community Board 1

## Committee Reports

### Planning and Executive Committees - J. Galloway

1. Waterfront Edge Design Guidelines (WEDG) – Report
2. NY Rising – Report





**Metropolitan Waterfront Alliance**



# Waterfront Edge Design Guidelines

# How can we do better? A “LEED” for the waterfront



**Sustainable  
SITES  
Initiative™**



# WEDG Summary

- A tool and voluntary/incentive program
- Beneficial, Permittable, Feasible, Understandable
- Scope is property at waterfront edge
- For all waterfronts
  - Residential/Commercial
  - Parks
  - Industrial/maritime
- Task Force- Gov agencies, experts, and stakeholders/users



# WEDG Credit Categories

1. Site Selection & Planning
2. Public Access & Interaction
3. Edge Resiliency
4. Ecology & Habitat
5. Materials & Resources
6. Operations & Maintenance
7. Innovation

# WEDG Program Look-Ahead

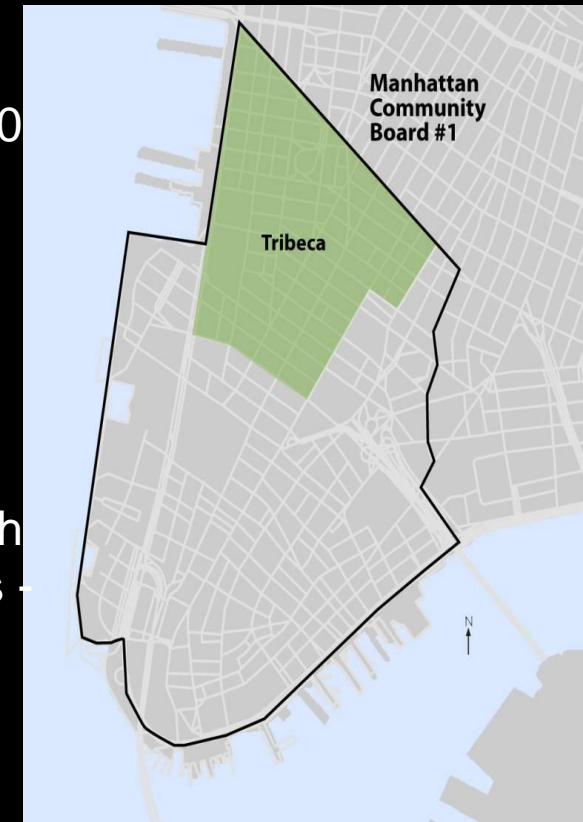
- Launch and Exhibition at the AIA NY Center for Architecture 1/22 at 5pm
- Outreach and dissemination
- 10-15 pilot projects for Version 1.0
- Annual Waterfront Conference on May 7<sup>th</sup>
- Award exemplary WEDG projects at Fall gala

# Manhattan Community Board 1

## Committee Reports

### Tribeca – P. Braus

1. NYC Police Museum Fair, Friday June 19, 2015 from 11:00 am to 6:00 pm, North Moore Street between West and Greenwich Streets – Resolution
2. Tribeca Community School Block Party street activity permit application for Ericsson Place between Varick and Hudson Streets, Saturday, May 16, 2015 – Resolution
3. Street Activity Permit Application by Tribeca Family Festival, Saturday April 25, 2015, Greenwich, Beach, North Moore, Franklin, Harrison, Jay, Duane and Reade Streets – Resolution
4. Street permit application by Taste of Tribeca on Saturday May 16, 2015, Duane Street between Greenwich and Hudson Streets and Reade and Jay Streets – Resolution



# Manhattan Community Board 1

## Committee Reports

### Tribeca – P. Braus

5. Department of Transportation Street Seats application for space in front of Laughing Man Coffee, 84 Duane Street – Report
6. Tribeca Park (Walker Street, Beach Street between St. John's Lane and Ave. of the Americas) temporary public artwork – Report
7. Worth Street Reconstruction Project – Report
8. 111 Murray Street (“St. John’s site”) demolition – Report
9. Review of Map of Public Pay Telephones in CB1 – Report

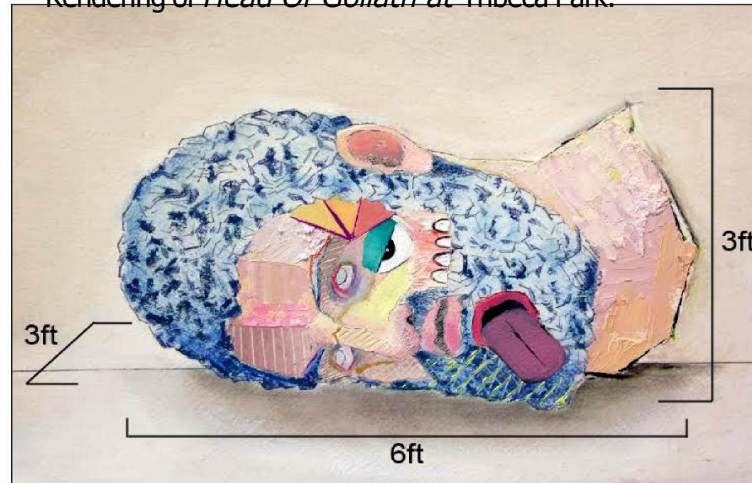


Proposed Site and Sculpture

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Rendering of *Head Of Goliath* at Tribeca Park.



Rendering of *Head Of Goliath*.

## Past Artwork

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# **Reconstruction of Worth Street** **(Hudson Street to Park Row)**

## **Manhattan**

**Community Board 1**  
**Tribeca Committee Meeting**  
**February 11, 2015 6:00PM**

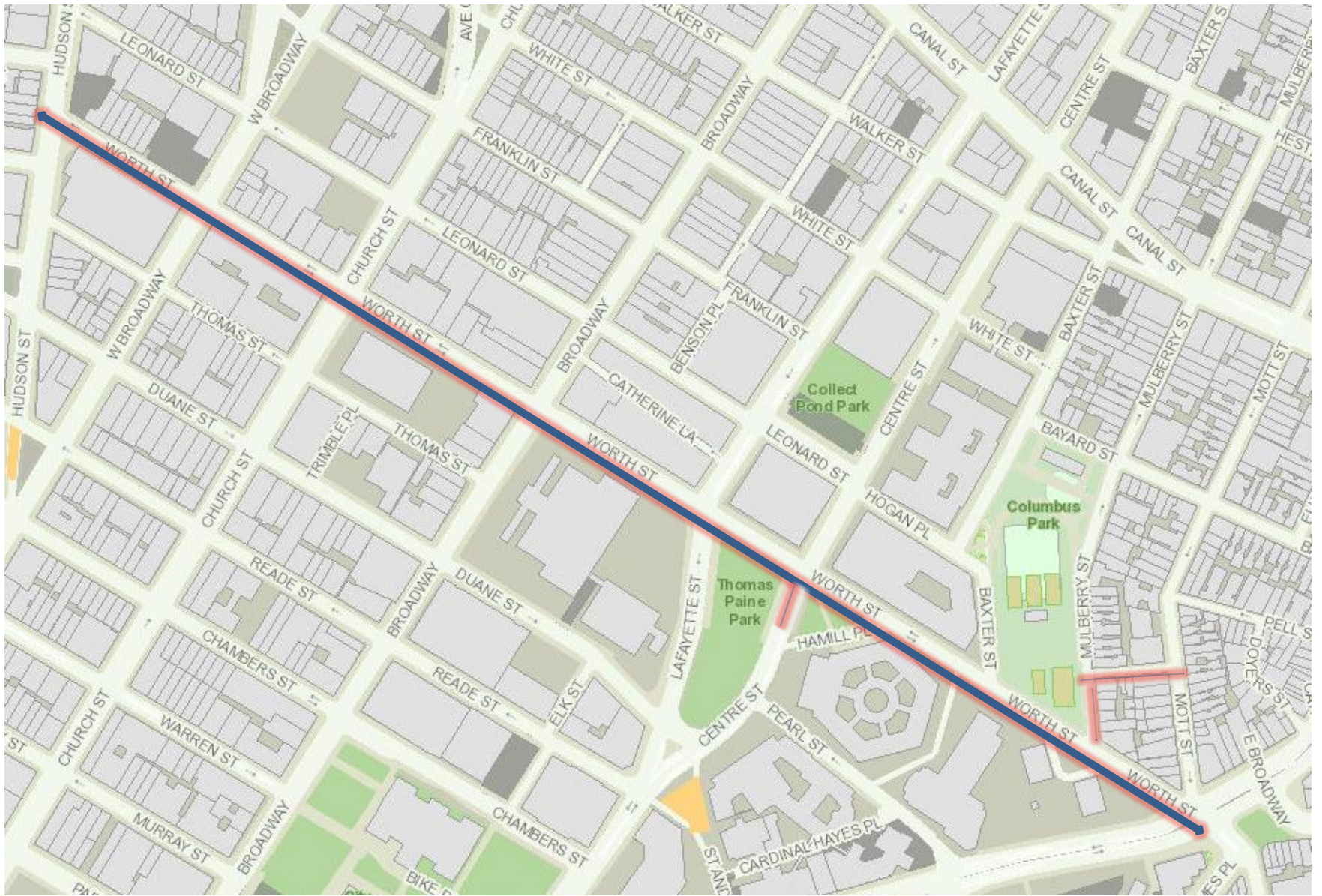
**Project ID: HWMWTCA7E**

**Anticipated Project duration: Fall 2015 - Fall 2020**

**Estimated Contract Value: \$90,000,000.00**

# PROJECT INTENT & SCOPE

- 100 + year old trunk and distribution water main replacement (adding a new trunk water main also)
- sewers
- catch basins
- street reconstruction; including roadways, sidewalks & curbs
- street lighting and traffic signals.

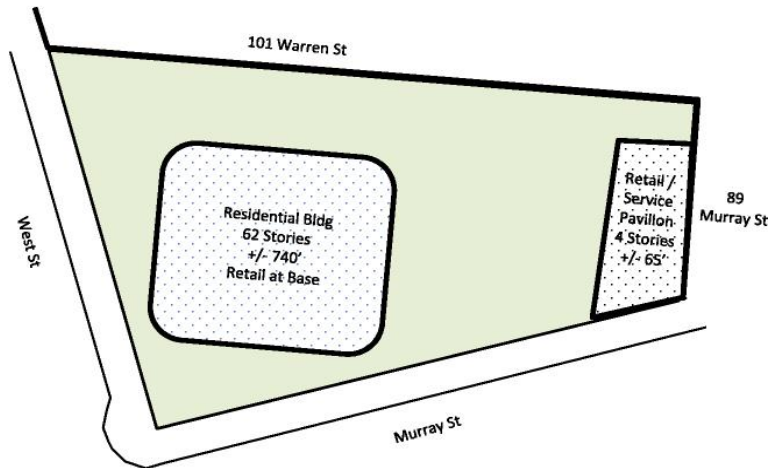


Project Name: Reconstruction of Worth Street  
Project ID: HMMWTCA7E  
Office of Community Outreach + Notification

# COMMUNITY IMPACTS

- Pedestrian access will be maintained at all times
- Temporary street closures and / or limited access may be necessary
- Uniformed NYPD traffic agents assigned for traffic control
- DDC will monitor operation and work within DEP Noise Code regulations
- Sidewalk and/or loading dock access from the curb may be temporarily restricted while work is conducted (coordination will be arranged on a case by case basis)
- Parking may be temporarily restricted during construction
- M22 Bus Stops may be temporarily relocated
- Garbage/Trash pick up may be affected





## • Demolition

- Demolition of existing St. John's University building – completion Spring 2015.

## • New Construction

- Construction of new residential building, approx 62 stories, 740' high (+ mechanical space)
- Construction of 4 story, 65' high pavilion to house retail and mechanical space
- Approximately 2,500 sf of neighborhood retail space
- Landscaping throughout the site
- Design to be finalized in the spring

# Estimated Construction Milestones



- 
- Demolition – Spring 2015
  - Foundation – Spring 2016
  - Superstructure Top-Off – Spring 2017
  - Completion of Building Facade – Summer 2017
  - Initial Occupancy – Winter 2017
  - Completion of Construction / Restoration of Streetscape – Summer 2018
  
  - Construction Hours
    - Monday – Friday, 7:00 AM to 6:00 PM
    - Certain activities – crane setup and takedown, winter heating for concrete, selected utility work – mandated to be performed during off-hours.
    - Weekend and off-hours work to be noticed in compliance with NYC DOB regulations.

# Manhattan Community Board 1 Committee Report

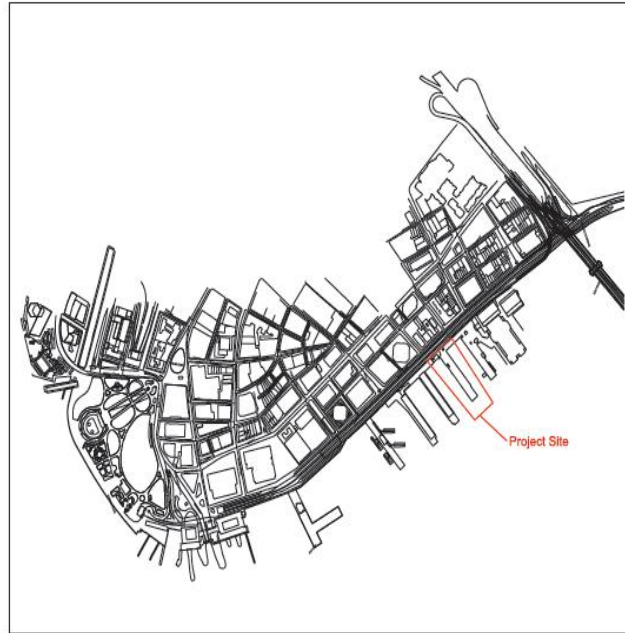
## Financial District – R. Sheffe

1. Maiden Lane Pavilion and signage designs – Resolution
2. Battery Maritime Building, PDC Sidewalk proposal – Resolution
3. Street activity permit for Bowling Green Association on Monday, October 12, 2015 from 12pm-10pm, Whitehall St. between Stone St. and Water St., Broadway between Morris St and Stone St., and Broadway between Liberty St and Morris St. – Resolution
4. Street activity permit for Veteran’s Day Festival – Independence Plaza Tenants Association co-sponsored event on Wednesday, November 11, 2015 from 12pm-7pm, Broadway between Liberty St. and Battery Place – Resolution
5. Street activity permit for Sons of Italy Freedom Block Party on Sunday, October 04, 2015 from 12pm-7pm, Liberty St. between Broadway and Trinity Place – Resolution
6. Street activity permit for First Police Precinct Explorers Block Party on Sunday, August 09, 2015 from 12pm-7pm, Liberty St. between Broadway and Trinity Place – Resolution





Industry Kitchen Signage Presentation  
Community Board 1  
February 4, 2015



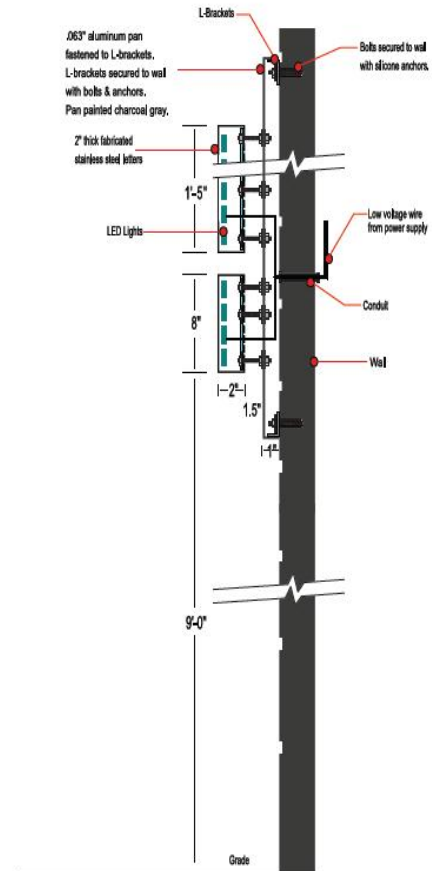


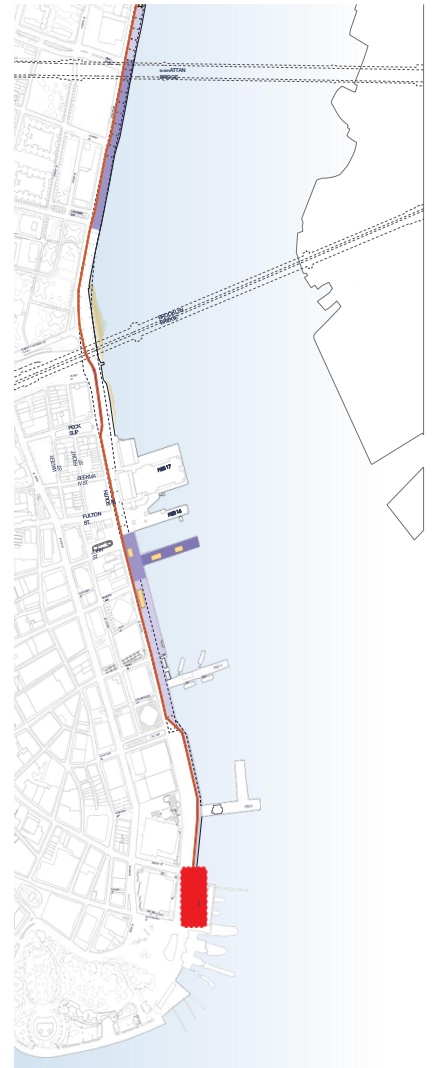
Proposed tenant identification signage SIGN F3



Proposed tenant identification signage SIGN F3

- 2" thick fabricated stainless steel letters with LED lights within to provide back light effect. Letters fastened to .063 aluminum pan (painted Charcoal Gray) with 1-1/2" spacers. Sign pan secured to wall with pins set in silicone anchors.





VISUALIZATION / PROPOSED VIEW FROM WHITEHALL STREET

EAST RIVER WATERFRONT  
ESPLANADE

CONNECTION WITH  
BMB

**ISMAEL LEYVA**  
ARCHITECTS

**LANGAN**

**The Battery  
Maritime  
Building**

New York, New York

CLIENT:

10 South Street, LLC

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1 LOOKING EAST ON SOUTH STREET



3 LOOKING EAST ON SOUTH STREET



5 LOOKING EAST ON SOUTH STREET



6 LOOKING SOUTHEAST ACROSS SOUTH STREET



8 LOOKING SOUTHWEST ACROSS SOUTH STREET



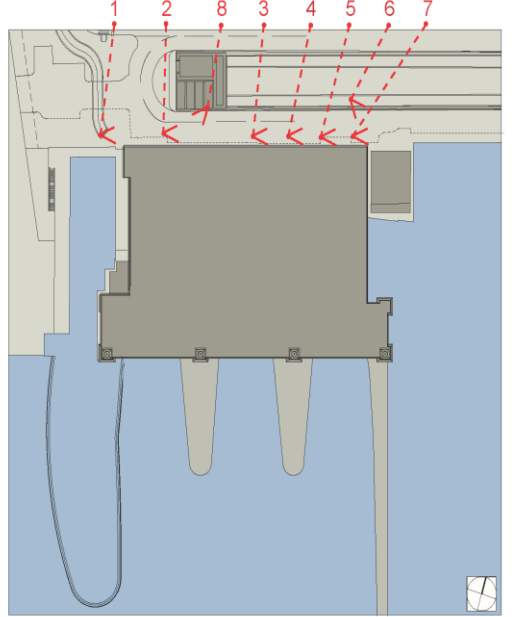
2 LOOKING EAST ON SOUTH STREET



4 LOOKING EAST ON SOUTH STREET



7 LOOKING EAST ON SOUTH STREET



SITE CONDITIONS / PHOTOS



VISUALIZATION / PROPOSED VIEW FROM  
SOUTH

**ISMAEL LEYVA**  
ARCHITECTS

**LANGAN**

STREET

**The Battery  
Maritime  
Building**  
New York, New York

CLIENT:

10 South Street, LLC

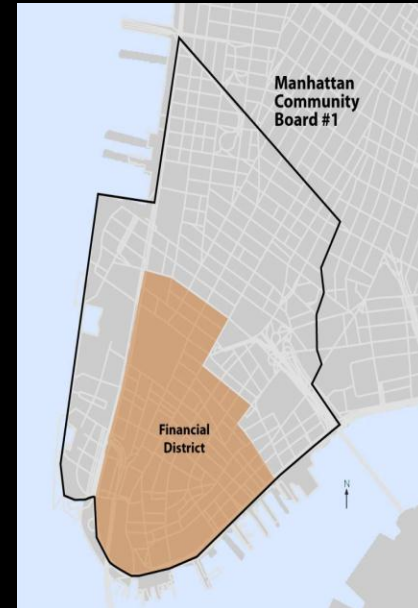
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# Manhattan Community Board 1 Committee Report

## Financial District – R. Sheffe

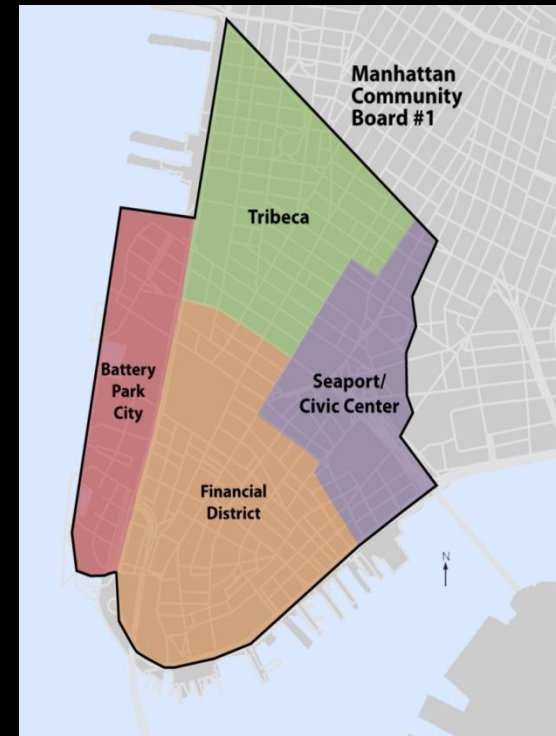
7. Street activity permit for ZIUA USA – Romanian Day Festival on Sunday, May 10, 2015 from 12pm-7pm, Broadway between Liberty St. and Battery Place and Whitehall St. between Stone St. and Water Street – Resolution
8. Street activity permit for Chabad of Wall Street Community Fair on Monday, May 25, 2015 from 12-7pm, Liberty St. between Broadway and Trinity Place – Resolution
9. Street activity permit for Seaport Community Coalition on Sunday, August 1, 2015 from 12-7pm, Water St. between Fulton St. and Broad Street – Resolution
10. 27 Park Place aka 24 Murray Street, renewal liquor license application for MXK Restaurant Corp – Report
11. Pace University Community Needs Assessment Student Study – Report
12. Review of Map of Public Pay Telephones in CB1 – Report



# Manhattan Community Board 1 Committee Report

## Sidewalk Café Working Group – A. Blank

1. Discussion of issues related to sidewalk café in  
CB 1 area – Report





**SIDEWALK CAFÉ REGULATIONS**



All Cafes Permitted



Small Cafes Permitted



Unenclosed & Small Cafes Permitted



# Manhattan Community Board 1

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## Old Business

# Manhattan Community Board 1

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## New Business

# Manhattan Community Board 1

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## Adjournment

Thank you and goodnight!