



# Manhattan Community Board 1

## Full Board Meeting

Tuesday, July 26, 2016

6:00 PM

DC #37, Auditorium

125 Barclay Street

(Photo ID is required to enter building)

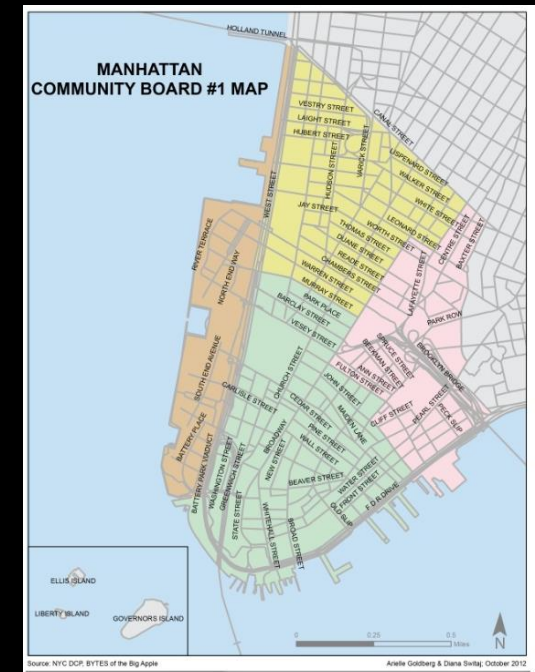
Anthony Notaro, Chairperson

Noah Pfefferblit, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

Michael Levine, Planning Consultant



Source: NYC DOP, BYTES of the Big Apple

Arnelle Goldberg & Diana Switaj, October 2012

# CB1's OFFICE CONTACT

Please update your records to reflect the following changes:

Manhattan Community Board 1  
1 Centre Street, Room 2202 North  
New York, NY 10007

Tel: (212) 669-7970

Fax: (212) 669-7899

Website:

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

Email: [Man01@cb.nyc.gov](mailto:Man01@cb.nyc.gov)



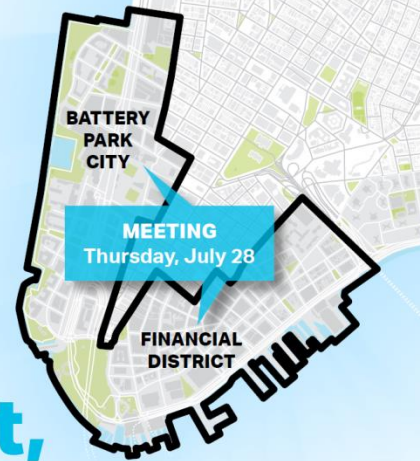


lower manhattan  
**COASTAL RESILIENCY**

# Protect, Connect, and Strengthen Your Neighborhood!

**New York City is continuing to advance waterfront improvements to protect against coastal flooding and we need your help!**

- + Share your ideas for the waterfront
- + Let us know your top priorities and concerns
- + Receive updates about progress and opportunities to get involved



## JOIN US!

**Thursday, July 28, 2016**

**6:30-8:30 PM**  
doors open at 6 PM

### Southbridge Towers

90 Beekman Street

This meeting will focus on the waterfront from the Brooklyn Bridge to the North end of Battery Park City

#### ALL ARE WELCOME!

Childcare, translation (Cantonese, Mandarin, Spanish), and a light meal will be provided.

**NYC** Mayor's Office of  
Recovery and Resiliency



Bill de Blasio, Mayor

@NYClimate  
#OneNYC

Learn more about the Lower  
Manhattan Coastal Resiliency  
(LMCR) Project:

[www.nyc.gov/lmcr](http://www.nyc.gov/lmcr)

# 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)

# Manhattan Community Board 1

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## Business Session

- Adoption of June 2016 minutes
- Chairperson's Report – A. Notaro
- District Manager's Report – N. Pfefferblit
- Treasurer's Report – J. Kopel

# Manhattan Community Board 1 Committee Reports

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## Executive – A. Notaro

- 1) Discussion of what committee mandate and objectives should be – Report
- 2) Discussion of CB1 committee structure – Report

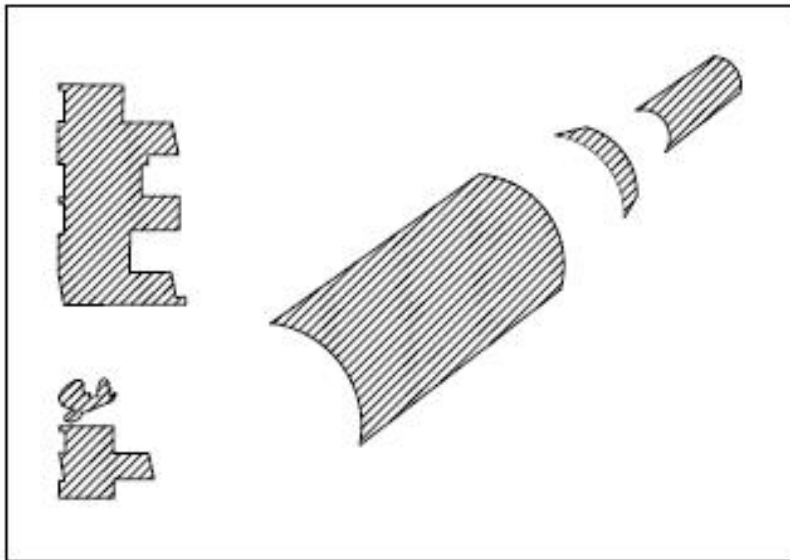
# Manhattan Community Board 1 Committee Reports

## Landmarks – R. Byrom

- 1) 405 Broadway, application for renewal of approval of Master Plan – Resolution
- 2) Broad Street near Exchange Place, application for installation of two subway access elevators within the Street Plan of New Amsterdam and Colonial New York Historic District – Resolution
- 3) 90 Hudson Street, application for installation of ADA ramp – Resolution

# 405 Broadway

**CLIENT:** Stolli  
**LPC ATP:** 16-3570





# Broad Street at Exchange Place



# 90 Hudson Street



# Manhattan Community Board 1 Committee Reports

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## Youth & Education – T. Joyce

- 1) Request by Portfolio School for Drop-off Zone – Resolution
- 2) Health and Safety Issues at Imagination Playground – Report
- 3) Overcrowding Task Force – Report

# Manhattan Community Board 1 Committee Reports

## Battery Park City – N. Segarra

- 1) 21 South End Avenue, application for restaurant liquor license for Ningbo Café – Resolution
- 2) Offshore Sailing School, Ltd., Inc. – Report
- 3) BPCA Permit Request – Report
- 4) Zika Virus – Report
- 5) Battery Park City Authority – Report
- 6) Allied Barton Ambassadors – Report

# Manhattan Community Board 1 Committee Report

## Quality of Life – P. Moore

- 1) NYC Comptroller Scott Stringer's Sun Screen Initiative – Resolution
- 2) Crane regulations – Report
- 3) Mayor's Office of Media & Entertainment – Report
- 4) TD Five Borough Bike Tour – Report
- 5) Sanitation and other quality of life issues in Community Board 1 – Report
- 6) Recent traffic accident at Chambers and West Streets – Report
- 7) GrowNYC Recycling program – Report
- 8) Construction forum – Report

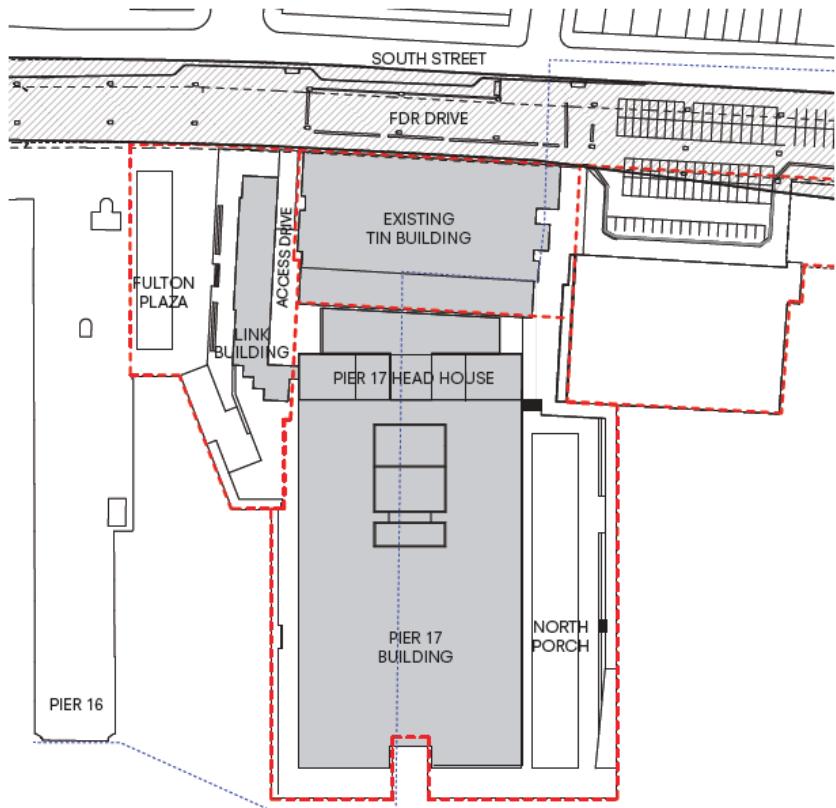
# Manhattan Community Board 1 Committee Report

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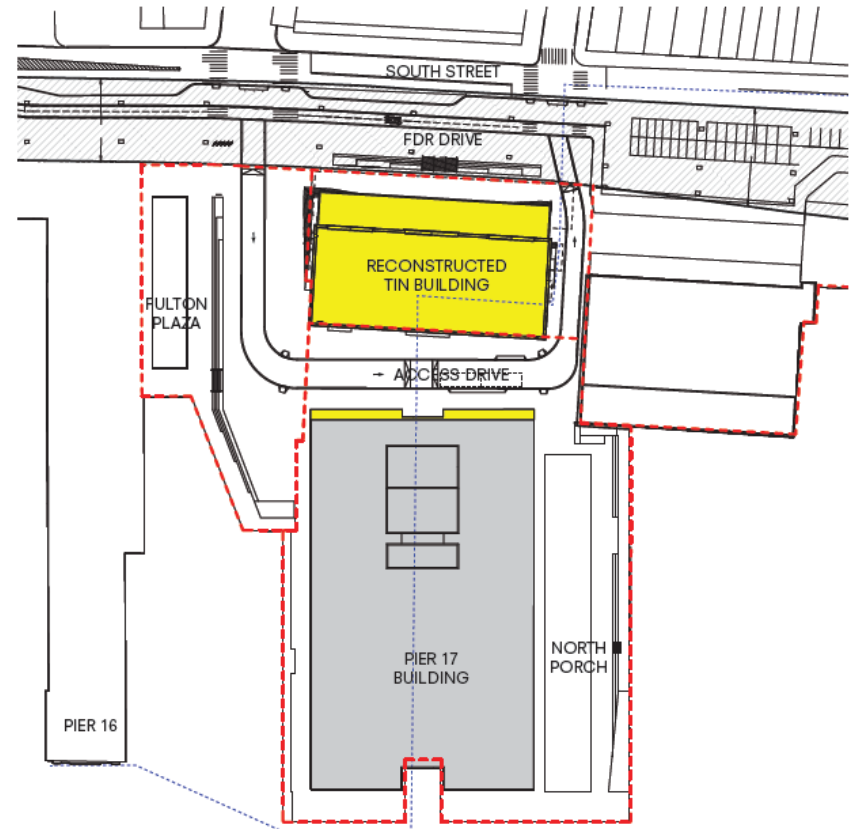
## Seaport/Civic Center – M. Pasanella

1) Minor modifications to previously approved Pier 17 ULURP – Resolution

# SOUTH STREET SEAPORT // SITE PLAN



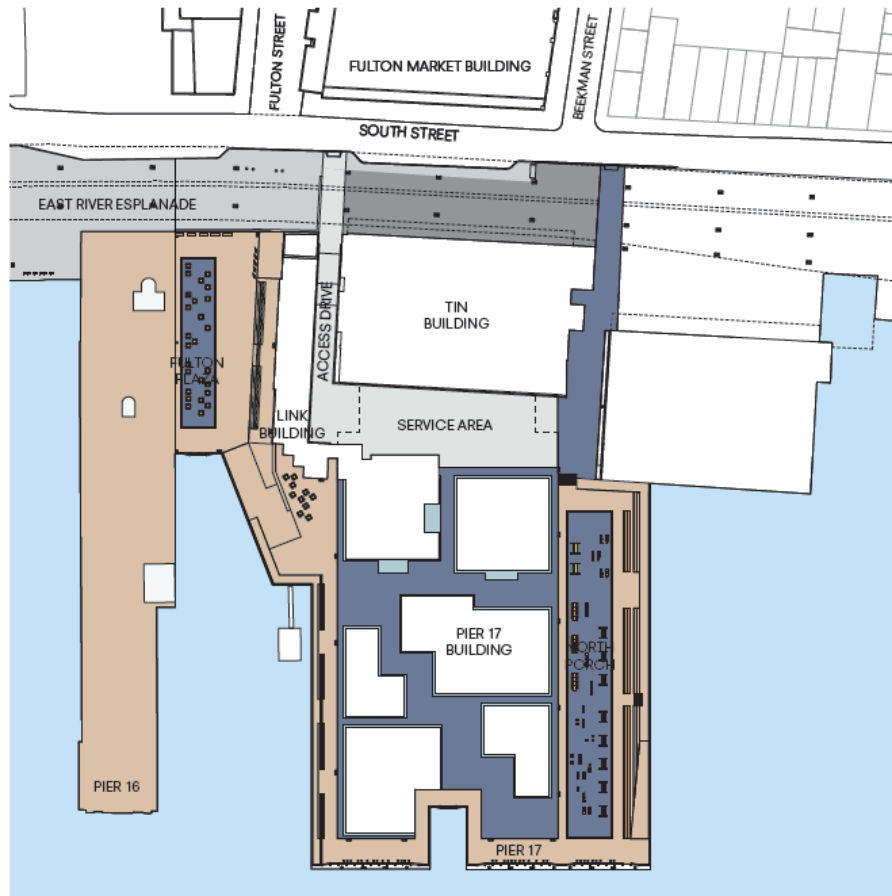
APPROVED SITE PLAN



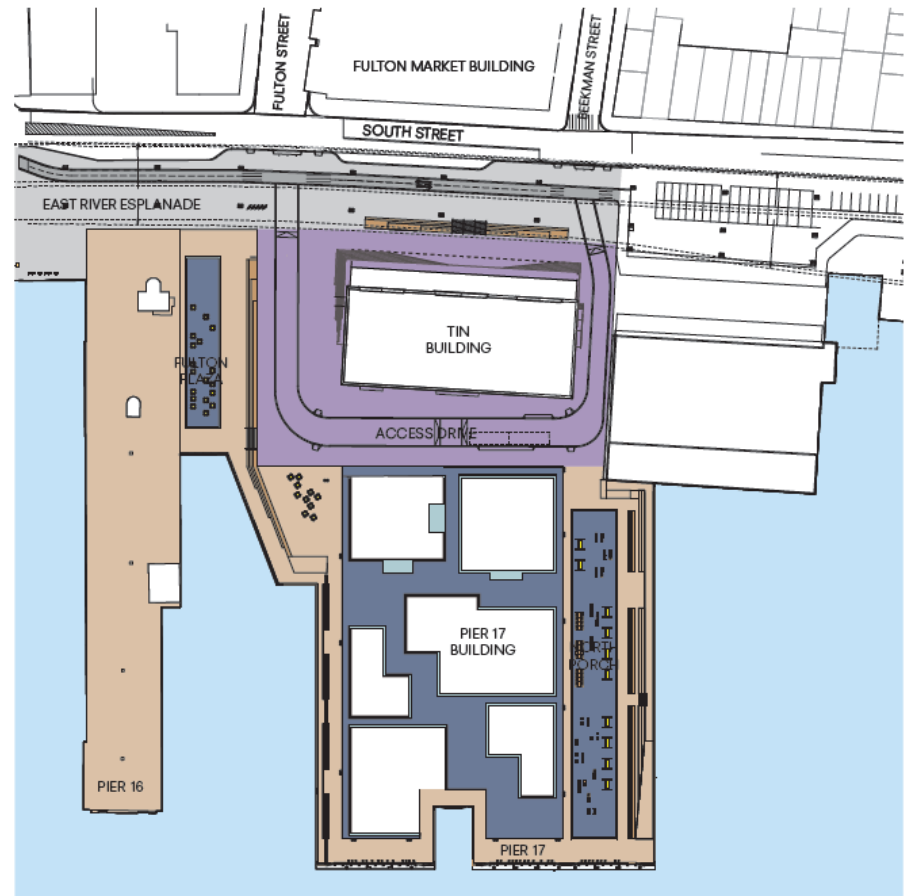
PROPOSED SITE PLAN

- NEW CONSTRUCTION
- PIERS AND PLATFORMS
- HISTORIC DISTRICT LINE

# SOUTH STREET SEAPORT // APPROVED + PROPOSED LANDSCAPE MATERIALS



APPROVED SITE PLAN



PROPOSED SITE PLAN



PRECAST CONCRETE  
PAVER - ROAD



ESPLANADE HEX PAVER



WOOD DECKING



WOOD FURNITURE



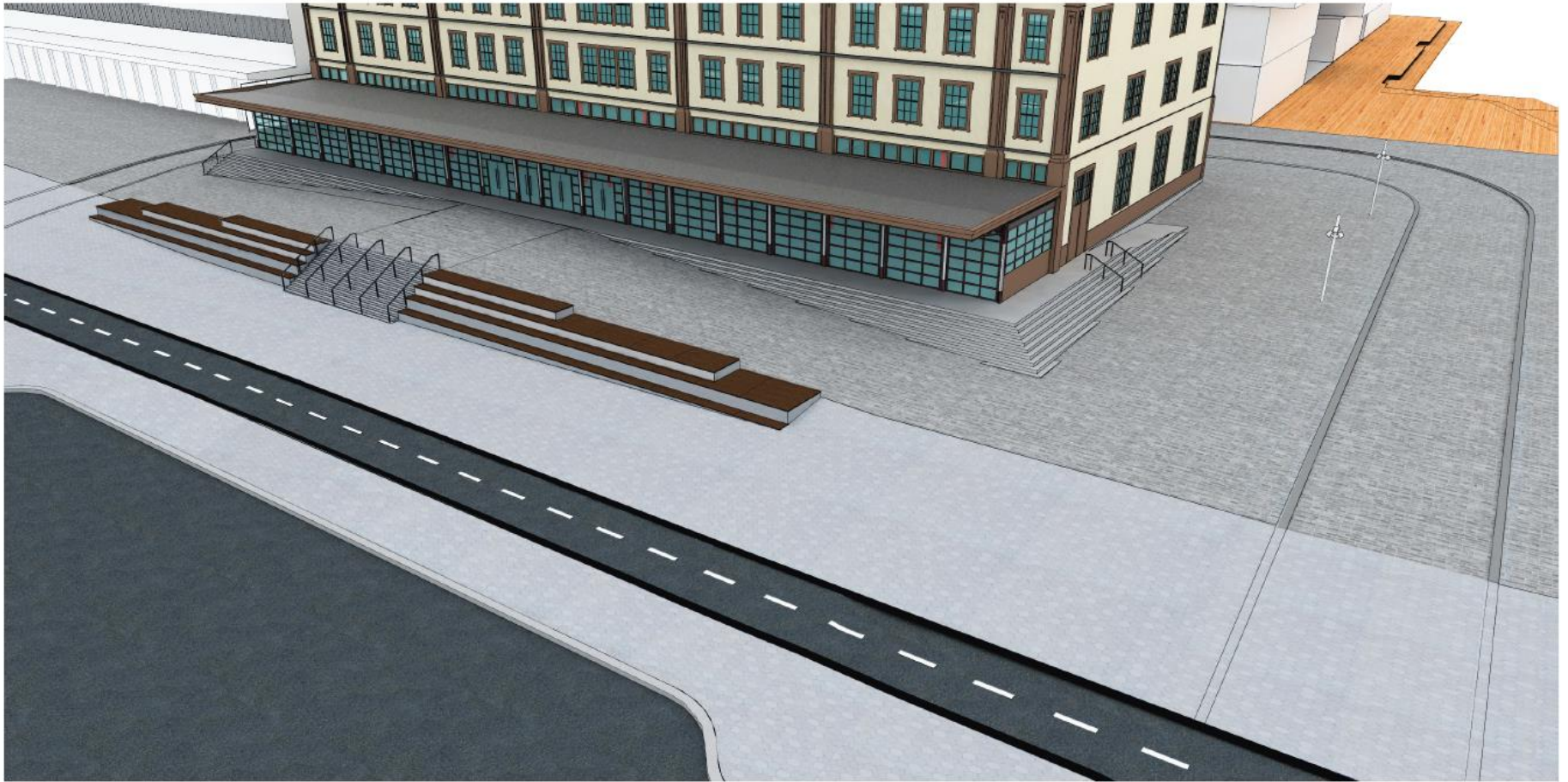
BLUESTONE



CONCRETE PAVER



SOUTH STREET SEAPORT // HARDSCAPE // SEATING STEPS



\*FDR OMITTED FOR CLARITY

SOUTH STREET SEAPORT // VIEW FROM SOUTH STREET



SOUTH STREET SEAPORT // VIEW FROM BEEKMAN STREET AND SOUTH STREET



## SOUTH STREET SEAPORT // LIST OF ACTIONS

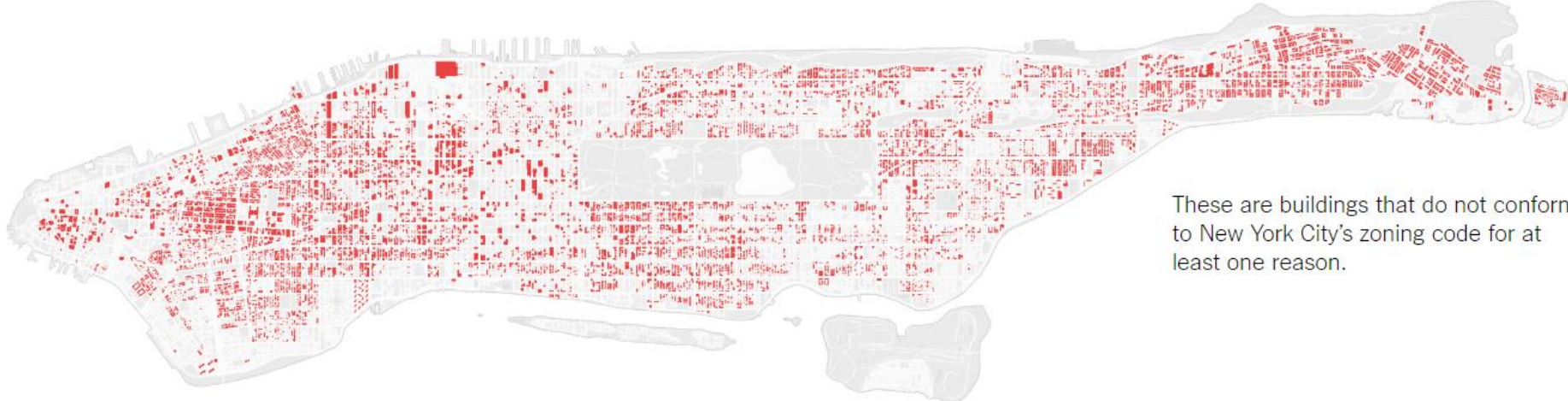
- Modification of 2013 special permits to enlarge the zoning lot and modify the site plan subject to the special permits:
  - Waterfront height and setback special permit (ZR Section 62-834): shift in Pier 17 building;
  - Large-scale signage special permit (ZR Section 74-744(c)): Pier 17 Building west façade and Tin Building signage; and
  - Large-scale waterfront yard special permit (ZR Section 74-743(a)(2)): no change in yards.
- Waterfront Authorization (ZR Section 62-822(b)): design of waterfront public access areas – to approve new design on the Tin Building site and the former Link Building site.
- Waterfront Certification (ZR Section 62-811): to approve the design for the waterfront public access areas, as modified by the new Authorization.

# Manhattan Community Board 1 Committee Reports

## Planning – P. Kennell

- 1) Relocation of the World Trade Center Sphere to Liberty Park – Resolution
- 2) Triple Bottom Line analysis – Report
- 3) Pace University Small Business Development Center – Report
- 4) NYC DEP Stormwater Management plans – Report
- 5) Zoning non-compliant buildings in Community District 1 – Report

# 40 Percent of the Buildings in Manhattan Could Not Be Built Today



These are buildings that do not conform to New York City's zoning code for at least one reason.

## ● TheUpshot

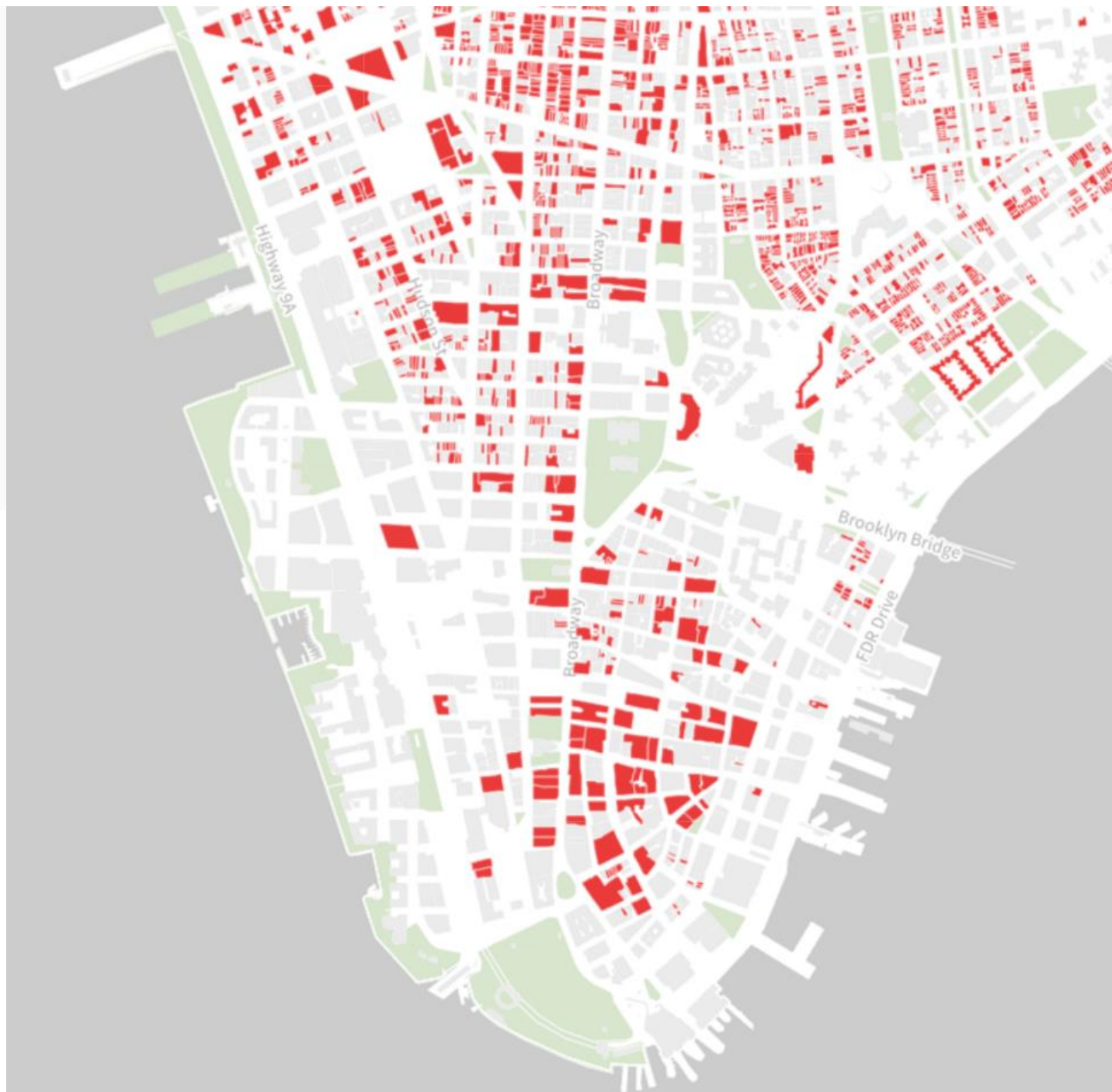
# Which Buildings in Manhattan Couldn't Be Built Again Today?

By Quoctrung Bui and Jeremy White

Over the last century, changes in zoning have created a unique predicament for nearly 40 percent of buildings in Manhattan. Find out why [here](#).

### Any reason

- Too many apartments
- Too tall
- Too much commercial density
- Too much lot coverage



# Manhattan Community Board 1 Committee Reports

## Tribeca – E. Lewinsohn

- 1) 105-107 Chambers Street, Board of Standards and Appeals application for a Special Permit to legalize an existing Physical Culture Establishment, Tribeca Health & Fitness – Resolution
- 2) 113 Reade Street, application for liquor license for Serafina Tribeca Restaurant LLC – Resolution
- 3) Street Activity Permit Office application by Avenues for Justice, Friday, September 16, 2016, Warren Street between Broadway and Church Street – Resolution
- 4) 251 Church Street, application to the SLA to include a sidewalk café for Two Hands Tribeca – Resolution
- 5) 241 West Broadway, application for liquor license for White Walker LLC – Resolution
- 6) 62 Thomas Street, application for restaurant liquor license for Elmwood Venture LLC d/b/a Buddha Bar – Report
- 7) Tribeca zoning – Report



# Manhattan Community Board 1 Committee Reports

## Financial District – S. Cole

- 1) 68-74 Trinity Place/103-109 Greenwich, application pursuant to section 72-21 of the Zoning Resolution for a Board of Standards and Appeals variance to facilitate the development of a Parish House and Commercial Tower – Resolution
- 2) 23 Park Place, application for sidewalk café license for Murray Place Inc. d/b/a Barleycorn – Resolution
- 3) 4 World Trade Center – Upper Level, application for bar/tavern wine, beer & cider license for NuNu Chocolates NYC02, LLC – Resolution
- 4) 123 Washington Street, application for restaurant liquor license for an entity to be formed by Brian Crawford – Resolution
- 5) 21 Rector Street, application for a restaurant liquor license for 21 Rector LLC d/b/a Jerry Liberatas – Resolution
- 6) Hearing on Helicopter Concession, 11 July 2016 at 2:30 PM – Resolution
- 7) Shared Streets – Report
- 8) Broadway Phase 1 Reconstruction Project – Report
- 9) Relocation of 9/11 Tribute Center – Report
- 10) Mayor's Office of Media & Entertainment – Report



Trinity  
WALL STREET

74 Trinity Place  
Parish Center

# Site Irregularity Creates the Need for the Variance



COMMUNITY FACILITY AND RESIDENTIAL TOWER AT 68/74 TRINITY PLACE

BLOCK 51, LOT 7 BOUND BY GREENWICH STREET TO THE WEST AND TRINITY PLACE ON THE EAST.

PLATE 2 LANDBOOK; ZONING MAP 120.

LOT AREA SQUARE FOOTAGE: 16,742 SF

SPECIAL LOWER MANHATTAN DISTRICT

CS-6 DISTRICT; R10 EQUIVALENT

BASIC MAXIMUM FAR: 15



Trinity seeks to consolidate the functionality of Parish Center programs.

# New Rector at the Helm – Dr. Bill Lupfer



With new leadership in place, Trinity paused the BSA process to revisit its program needs.

- Held a series of five community charettes
- Interviewed key stakeholders
- Surveyed Lower Manhattan households and congregants



# Charette Key Findings

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- Demand for more meeting space
- Lack of multi-purpose space (flexible/expandable space)
- Exhibit space for art work and special displays
- Active indoor space
- Concerned about more residential in the neighborhood and impact on schools, parking and public transportation

# 68-74 Trinity Place

## New Proposal

### What's changed

- Shorter commercial office building (440 ft vs. original 571 ft)
- No residential tower
- Increase in multi-service space, media resources, more meeting space

### What's the same

- Base of building will house the Parish Center and Trinity office space
- Similar base size and land use needs which require the same exemptions from the rear-yard setbacks

# Timeline

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Early – July : Revised application filing

Late Summer/Early Fall: BSA Hearing

Late 2016/Early 2017: – BSA Decision

# Manhattan Community Board 1

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## Committee Reports

Financial District – S. Cole

Landmarks – R. Byrom

Planning – P. Kennell

- 1) 28 Liberty Street/Chase Plaza Deed Restriction Modification – Resolution



A black and white photograph of a city skyline, likely New York City, viewed from across a body of water. The skyline features several prominent skyscrapers, including the Empire State Building. The water in the foreground is dark and textured. The overall mood is somber and industrial.

# 28 Liberty Street

Adaptive Reuse

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July 6, 2016

**SUMMIT GLORY LLC**  
A subsidiary of Fosun International Group

**FOSUN** 复星

SQM

AGENCY	DATE	STATUS
Community Board 1 - Landmarks Committee	March 12, 2015	APPROVED
Community Board 1 - Full Board	March 24, 2015	APPROVED
Community Board 1 - Financial District Committee	May 6, 2015	COURTESY REVIEW
NYC Landmarks Preservation Commission	August 5, 2015	APPROVED
NYC Board of Standards and Appeals	October 30, 2015	APPROVED
Community Board 1 - Financial District Committee	May 4, 2016	COURTESY REVIEW
Community Board 1 - Landmarks Committee	June 9, 2016	COURTESY REVIEW

# CB1 Full Board Approval Resolution (March 24, 2015)

“...additional plaza and  
concourse level access points  
are a welcome addition...”

CB1 stipulations since addressed:

✓ “the plaza parapet...should  
be restored to its original  
materiality and function”

✓ “ensure that radiant light  
[from storefronts] is not  
oppressive to nearby  
residents”

✓ “implement details from  
the original design into  
storefront and plaza  
finishes including the  
parapet”

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: MARCH 24, 2015

COMMITTEE OF ORIGIN: LANDMARKS

COMMITTEE VOTE: 9 In Favor 0 Opposed 0 Abstained 0 Recused  
BOARD VOTE: 35 In Favor 1 Opposed 0 Abstained 0 Recused

RE: 28 Liberty Street, AKA 1 Chase Manhattan Plaza, application for alterations to the plaza and storefronts, including the creation of new entrances at sidewalks and plaza levels and alterations to the building's lobby and plaza finishes.

WHEREAS: This application is for alterations to an individual New York City landmark building and public plaza, built in 1964 by Skidmore Owings and Merrill (SOM), encompassing three-quarters of a Lower Manhattan block, and a particularly fine example of modern urban office building architecture and public space design, and

WHEREAS: The proposed new concourse entry along Liberty Street is an improvement to the current steep stairs, and additional plaza and concourse level access points are a welcome addition as long as they do not take away from the street plaza perimeter, and

WHEREAS: The proposed new building lobby entrance doors (two new sets of doors on Liberty Street, one new set of doors on Nassau Street and one new set of doors on William Street) fit within the original bay widths, use the original storefront details, match the adjacent storefront details and are appropriate, and

WHEREAS: The removal of all the existing non-original planters and their replacement with planters and planter positioning that follow the original architect's details and plaza plans is appropriate, and

WHEREAS: The removal of the monolithic black granite around 80% of the plaza's perimeter and replacement with new storefront assemblies to match the original details of the tower building are appropriate, and

WHEREAS: The proposal for the new plaza parapet does not maintain the design intent of the plaza's original monolithic stout perimeter which created a strong delineation between plaza above and street below. The proposed glass railing and thin band blurs the line between plaza and street and should therefore be redesigned and restored to its original heavy materiality and modernist function, and

WHEREAS: Despite the fact that the current plaza artworks by two of the twentieth century's greatest artists create a strong sense of place in the public space, the proposed third "place-holder" sculpture as presented does not give CB1 enough information to approve such an installation and CB1 therefore requests that the applicant return to CB1 to re-present the actual sculpture design and placement in the plaza, and

WHEREAS: The proposed signage design is appropriately modern in its absence of large plastic backlit corporate logos, concealed connections and simple text-based stainless steel design, and

WHEREAS: The proposed tower lobby ceiling and soffit lighting is an improvement on the current non-original lobby lights and general plaza illumination. The proposed ceiling creates a uniform glow that will be visible from the street, will help illuminate the plaza (eliminating the need for light poles on the plaza) and its reference to the original grid of the lobby ceiling make it an appropriate solution, and

WHEREAS: The proposed illumination of the lobby ceiling extending outdoors to the building's modernist cornice will vivify the lobby and plaza and is a brilliant reflection of Skidmore, Owings and Merrill's interior and exterior landmark Manufacturers Hanover Trust building at 5th Avenue and 43rd Street, and

WHEREAS: Some on the committee asked that safeguards be put into place to insure that the radiant light is not oppressive to nearby residents, new

THEFORE  
BE IT  
RESOLVED  
THAT: CB1 recommends that the Landmarks Preservation Commission approve this proposal with the exception of the plaza parapet, and

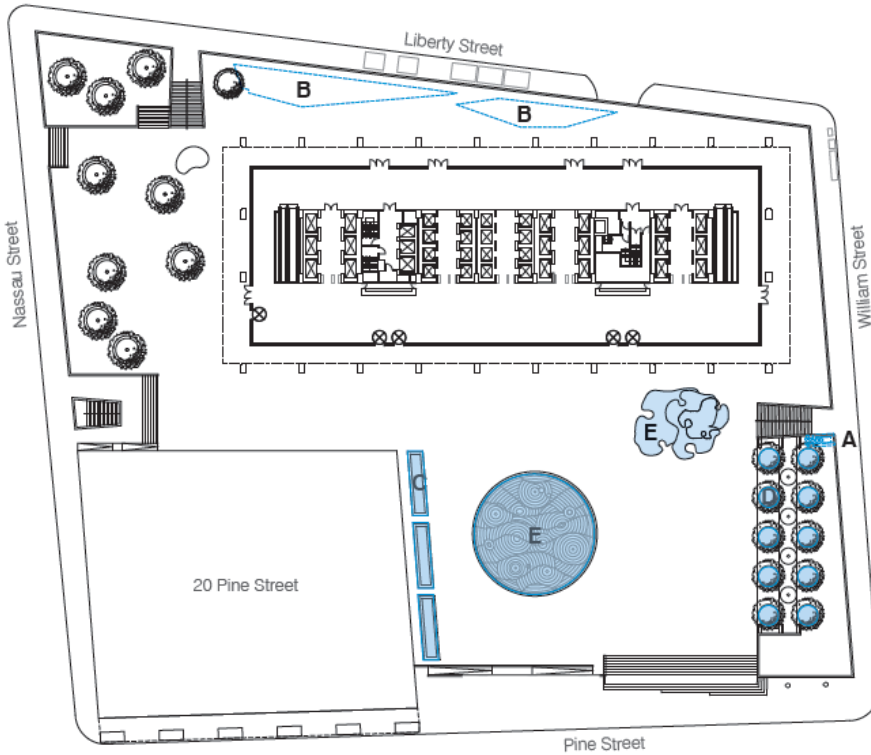
BE IT  
FURTHER  
RESOLVED  
THAT: CB 1 requests that, wherever possible, SOM research its rich catalog of details for 1 Chase Manhattan Plaza to implement details from the original design into all new storefront and plaza finishes including the parapet, and

BE IT  
FURTHER  
RESOLVED  
THAT: Safeguards be put into place to ensure that the radiant light is not oppressive to nearby residents.

# Design Overview: Additional Restorative Measures

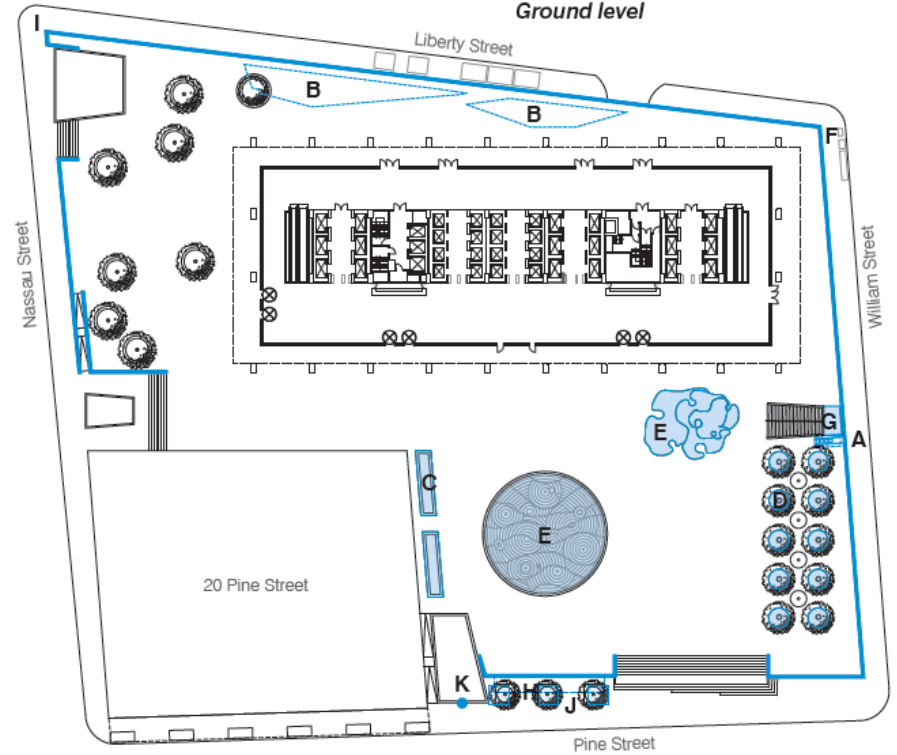
## March 24, 2015 CB1 Full Board Approved Plan

- A. Non-original William Street pylon removal
- B. Non-original air intake removal
- C. Linear planter restoration
- D. South plaza tree wells restoration
- E. Public art conservation



## August 5, 2015 LPC Approved Plan

- A. Non-original William Street pylon removal
- B. Non-original air intake removal
- C. Linear planter restoration
- D. South plaza tree wells restoration
- E. Public art conservation
- F. Parapet restoration
- G. William Street bridge restoration
- H. Non-original Pine Street ramp relocation
- I. Northwest corner restoration
- J. Pine Street tree wells restoration
- K. Restoration of original access point to Ground level



# South Entrance

## March 24, 2015 CB1 Full Board Approved Design

Total Area: 5,137 SF

Total Height at Entrance: 21'-8"

Total Glass Storefront: 168 Linear Feet

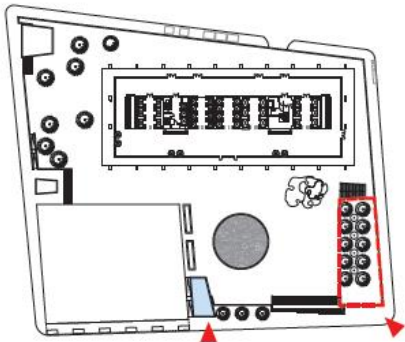


## August 5, 2015 LPC Approved Design

Total Area: 1,276 SF (3,861 SF less than March 24<sup>th</sup> pavilion)

Total Height at Entrance: 16'-2" (4'-6" less than March 24<sup>th</sup> pavilion)

Total Glass Storefront: 43 Linear Feet (124' less than March 24<sup>th</sup> pavilion)



# Pine Street Entrance: Proposed Plaza View

28 Liberty Street  
August 4, 2015



# North Entrance

## March 24, 2015 CB1 Full Board Approved View

Total Area: 2,846 SF

Total Height at Entrance: 20'-8"

Total Glass Storefront: 116 Linear Feet

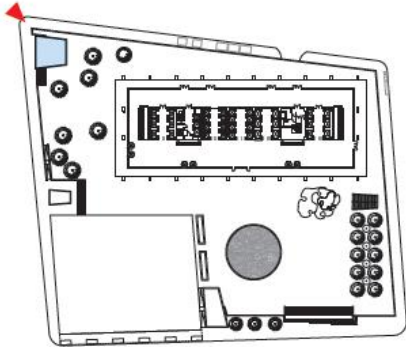


## August 5, 2015 LPC Approved View

Total Area: 1,822 SF (1,025 SF less than March 24<sup>th</sup> pavilion)

Total Height at Entrance: 17'-2" (3'-6" less than March 24<sup>th</sup> pavilion)

Total Glass Storefront: 46 Linear Feet (70' less than March 24<sup>th</sup> pavilion)



# Northwest Corner Entrance: Proposed Plaza View

28 Liberty Street  
August 4, 2015





# Cedar Street Entrance (no change from March 24<sup>th</sup>)

## March 24, 2015 CB1 Full Board Approved View

Total Area: 417 SF

Total Height at Entrance: 11'-0"

Total Glass Storefront: 18 Linear Feet

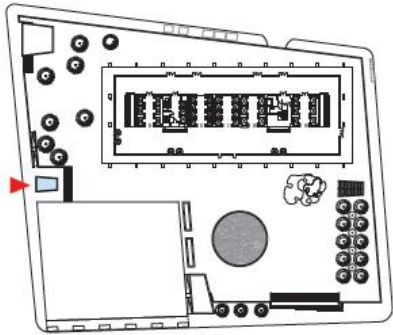


## August 5, 2015 LPC Approved View

Total Area: 417 SF (same as March 24<sup>th</sup> pavilion)

Total Height at Entrance: 11'-0" (same as March 24<sup>th</sup> pavilion)

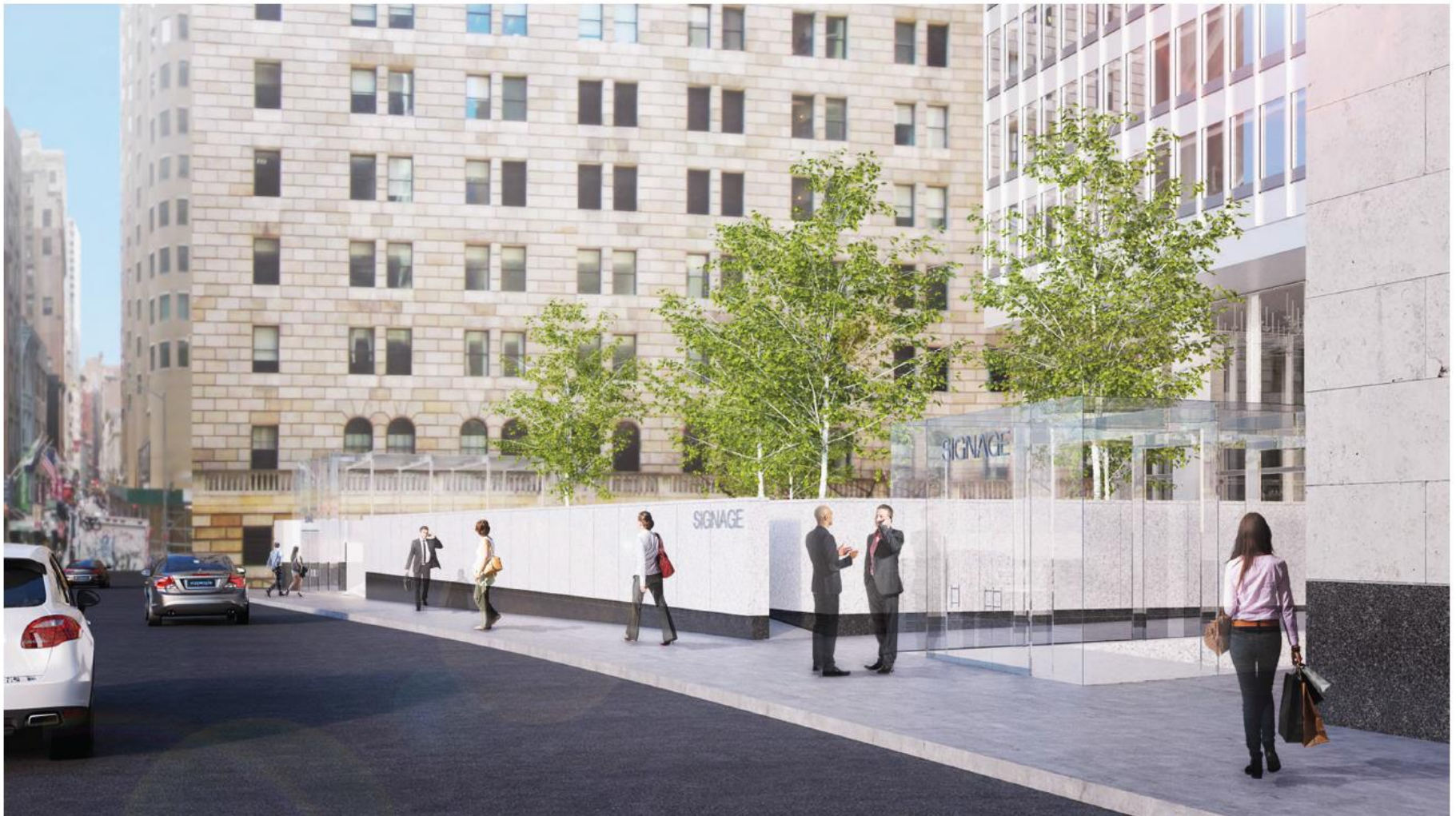
Total Glass Storefront: 18 Linear Feet (same as March 24<sup>th</sup> pavilion)







# Nassau Street Entrance: Proposed Nassau Street View

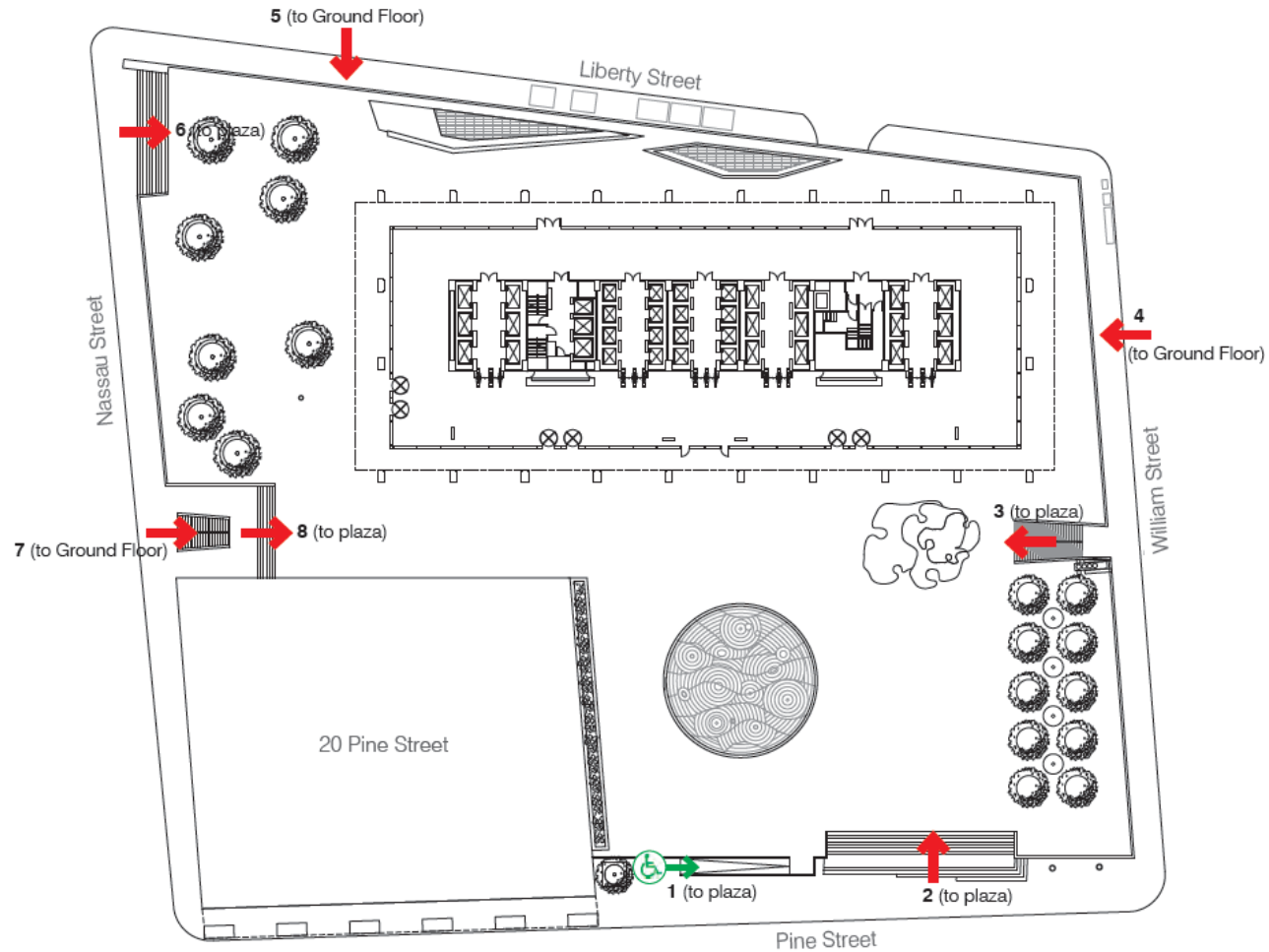
28 Liberty Street  
August 4, 2015



# Existing Entrances

-  Accessible Entrance
-  Non-Accessible Entrance

- 1: Existing Pine Street Ramp
- 2: Existing Pine Street Stair
- 3: Existing William Street Stair
- 4: Existing William Street Entrance
- 5: Existing Liberty Street Entrance
- 6: Existing North Corner Stair
- 7: Existing Nassau Street Entrance
- 8: Existing Nassau Street Stair



# LPC-Approved Entrances

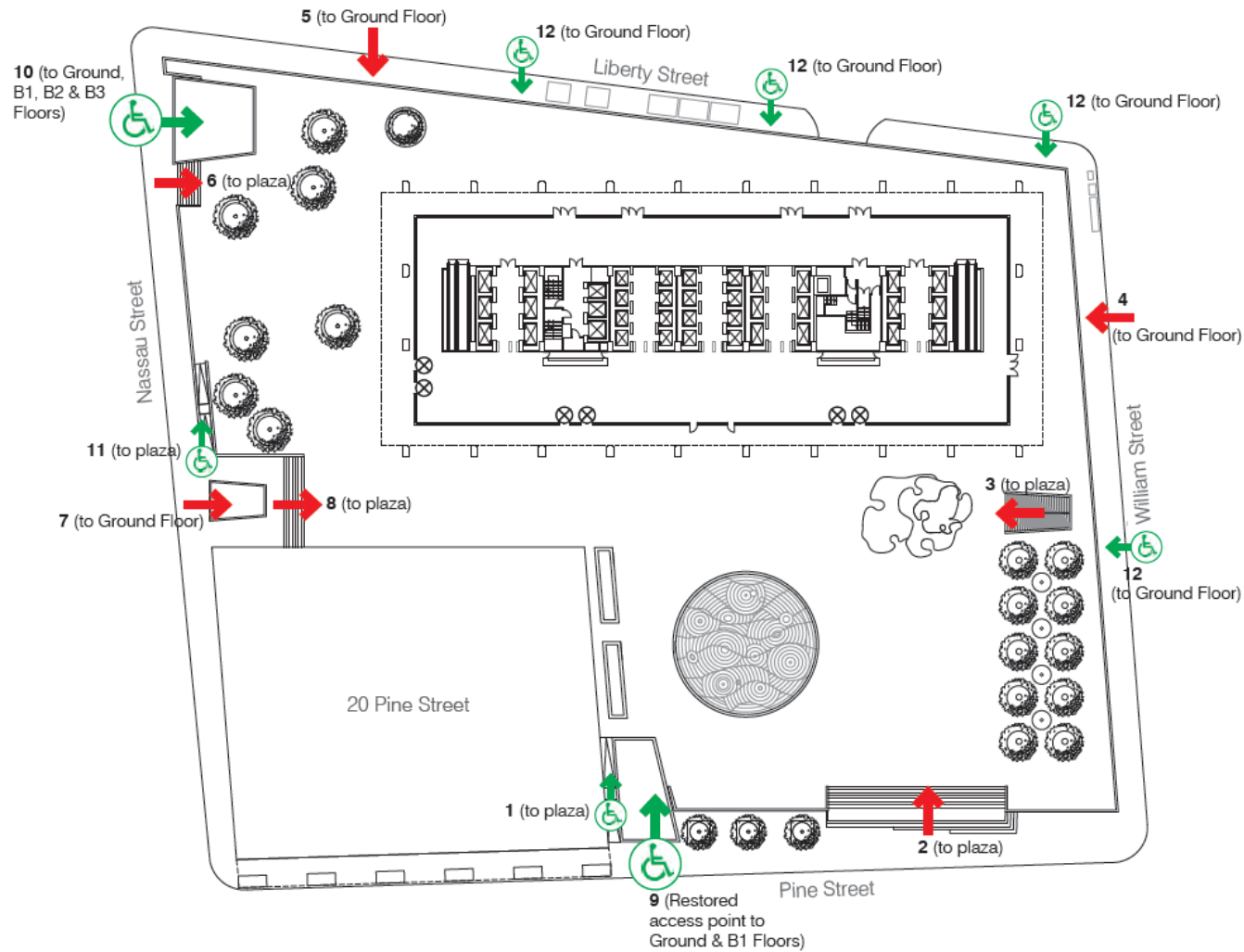


**Accessible Entrance**



**Non-Accessible Entrance**

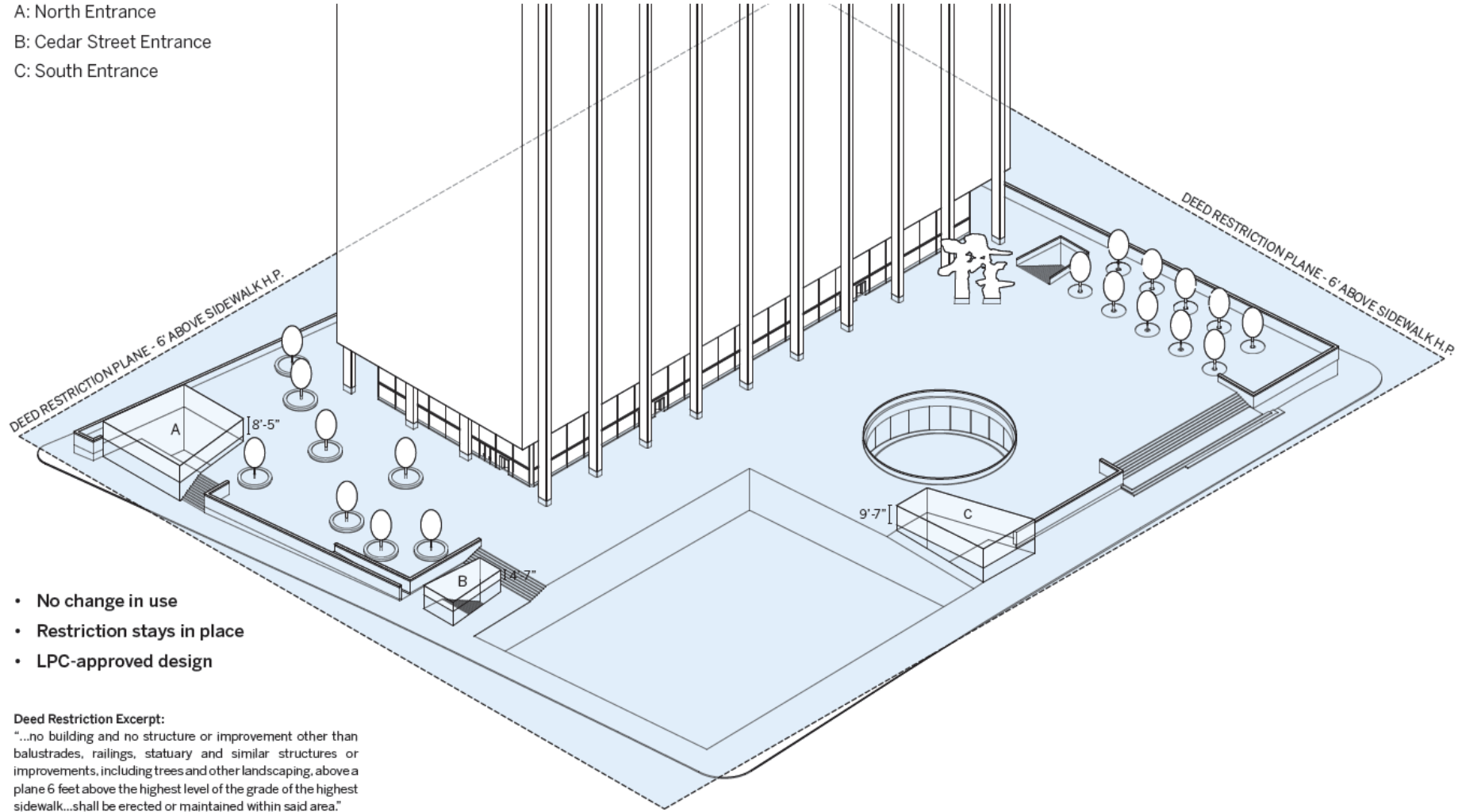
- 1: Approved Pine Street Ramp
- 2: Existing Pine Street Stair
- 3: Existing William Street Stair
- 4: Existing William Street Entrance
- 5: Existing Liberty Street Entrance
- 6: Approved North Corner Stair
- 7: Existing Nassau Street Entrance
- 8: Existing Nassau Street Stair
- 9: Approved South Entrance Elevator
- 10: Approved North Entrance Elevators
- 11: Approved Nassau Street Ramp
- 12: Approved Storefront Entrances



# Deed Restriction: Height Limiting Plane

28 Liberty Street  
July 6, 2016

- A: North Entrance
- B: Cedar Street Entrance
- C: South Entrance



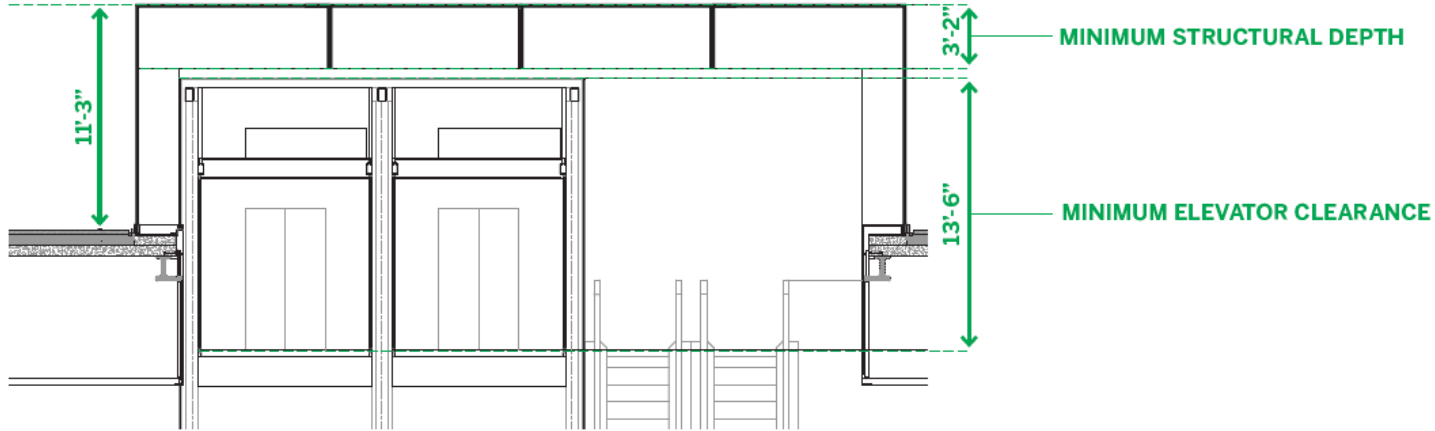
- No change in use
- Restriction stays in place
- LPC-approved design

### Deed Restriction Excerpt:

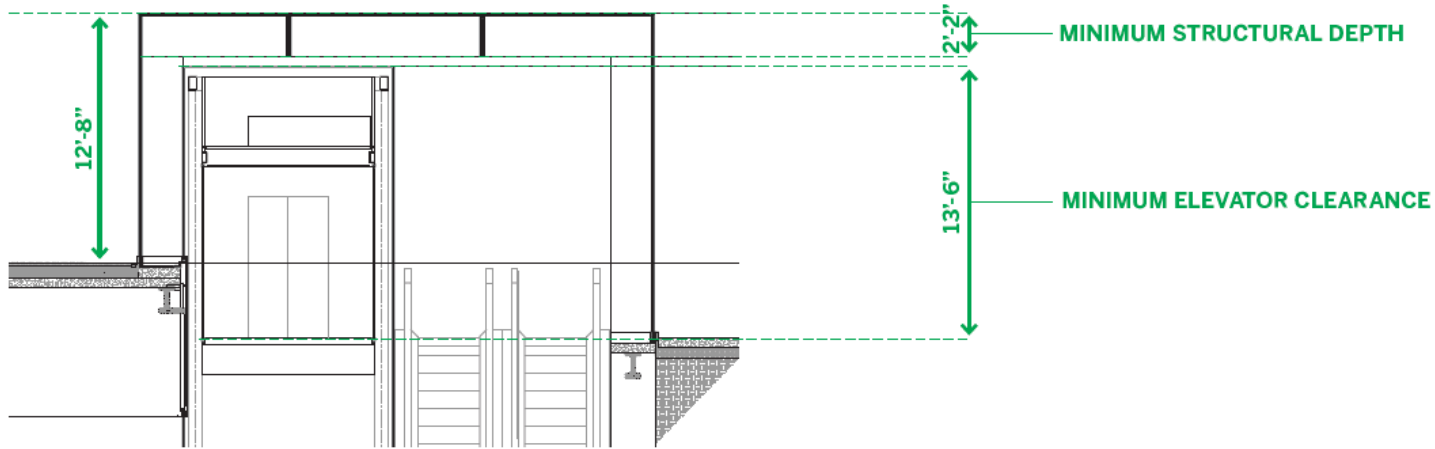
"...no building and no structure or improvement other than balustrades, railings, statuary and similar structures or improvements, including trees and other landscaping, above a plane 6 feet above the highest level of the grade of the highest sidewalk...shall be erected or maintained within said area."

# Minimum Clear Heights for Accessible Elevators

Section at North Entrance elevators

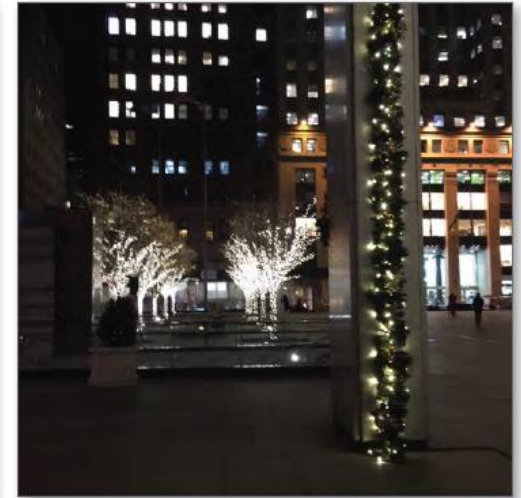


Section at South Entrance elevator



# Fosun and Community

- Plaza has been open continuously, as opposed to full closures in years before Fosun's ownership
- Recycling program with internal trash system, no exterior garbage cans
- Enhanced commitment to cleanliness
- Improved cleaning and maintenance of the historic Noguchi fountain
- New furniture and umbrellas on the plaza for community use
- Manicured flowers and updated landscaping
- Outdoor holiday decorations
- Committed to leaving at least 50% of the plaza open during construction of improvements





## Non-profit Community Engagement Events

- Dine Around Downtown (Downtown Alliance)
- MoMath (Museum of Mathematics)
- Sing for Hope
- River to River (LMCC)
- New summer movie series (Thursdays, 7/22 - 8/25)
- Employment of a full-time, experienced outdoor programming and event manager
- Donation of approximately 70,000 SF of office space to artists and cultural uses
- More to come!





“...a **nucleus**...[to] provide a balance between work, open space and recreation... for a healthy **renaissance** of the entire lower Manhattan area.”

-Nathaniel Owings, *The Spaces In Between: An Architect's Journey*, 1973

# North Entrance

Landing Area: 691 SF

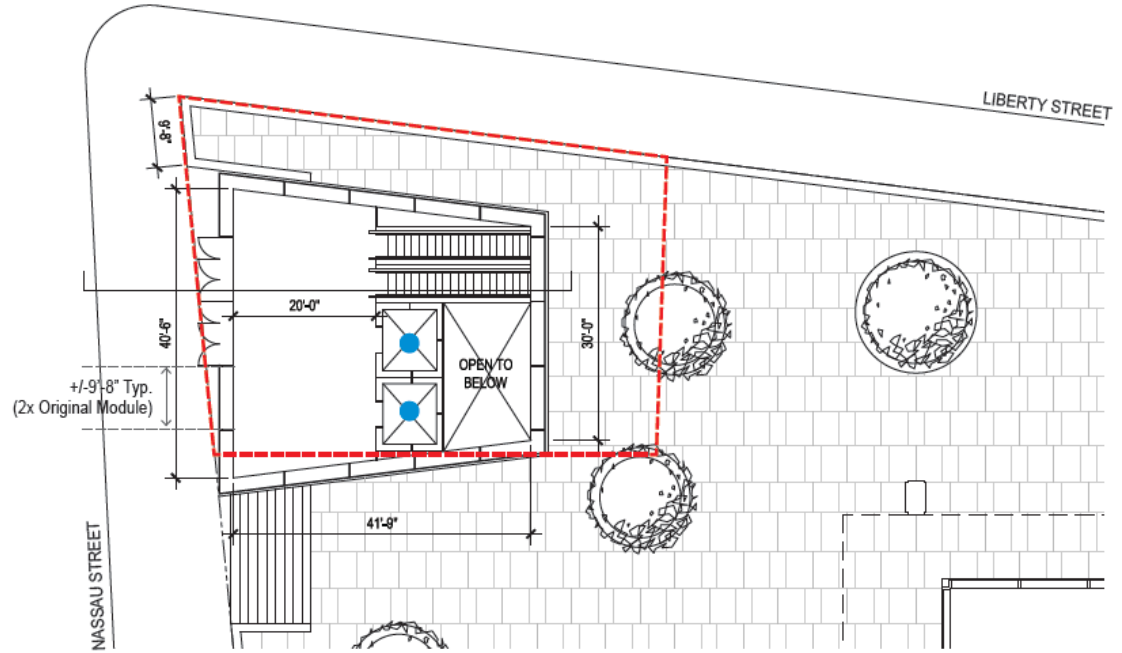
Retail Area Served: 171,641 SF

Retail Occupancy Served: 3,210 People

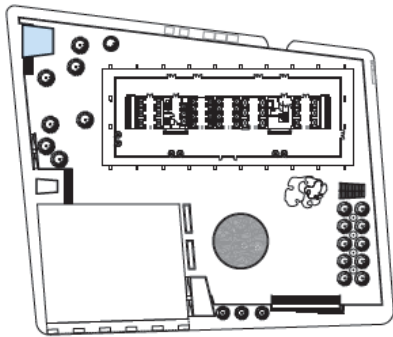
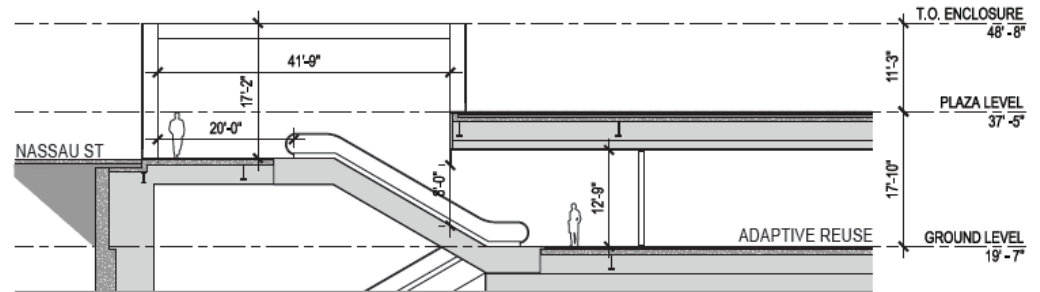
- 8' minimum head clearance at escalator
- 20' minimum escalator run-off landing  
(Kenneth W. Griffin, ed., *Transit Facilities*, 2004)

- Accessible entrance to adaptive reuse
- Footprint of March 24<sup>th</sup> entrance

Plan at Street Level



Section

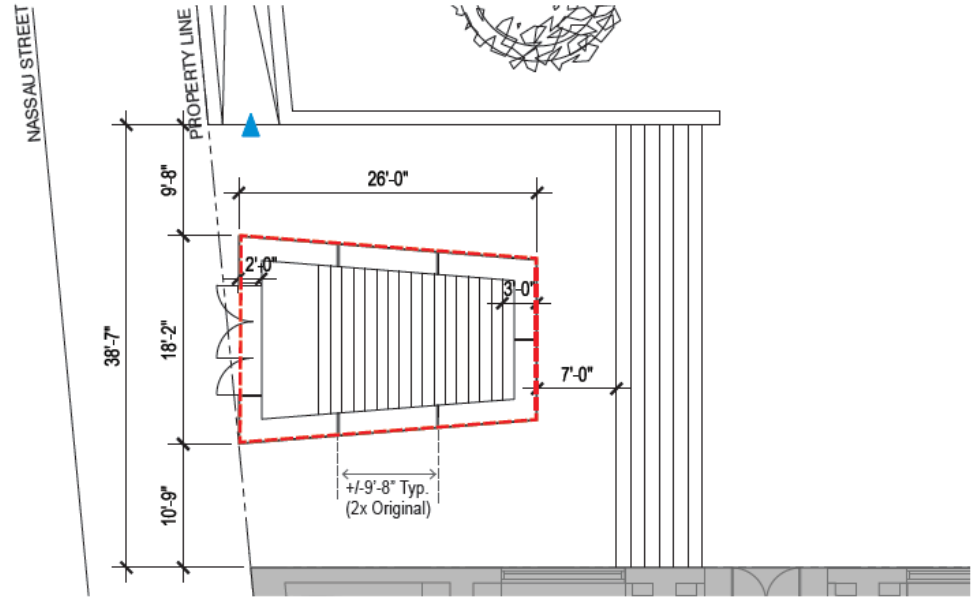


# Cedar Street Entrance (no change from March 24<sup>th</sup>)

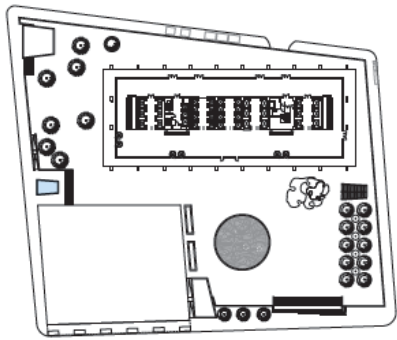
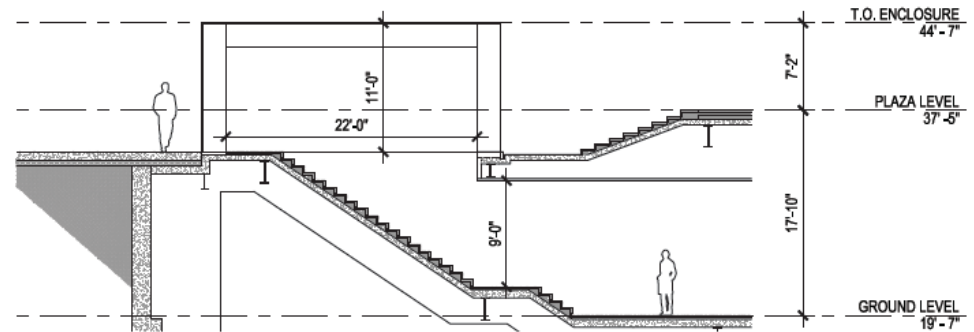
Landing Area: 136 SF

- weather-safe enclosure for existing stair
- ▶ Accessible entrance to plaza
- Footprint of March 24<sup>th</sup> entrance

Plan at Street Level



Section



# South Entrance

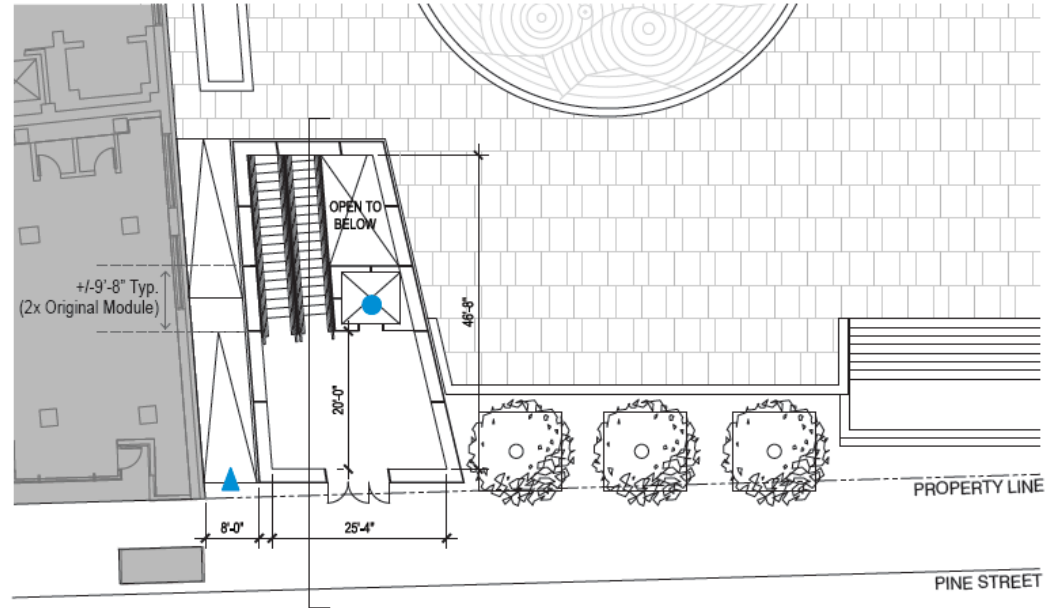
Landing Area: 432 SF

Retail Area Served: 76,488 SF

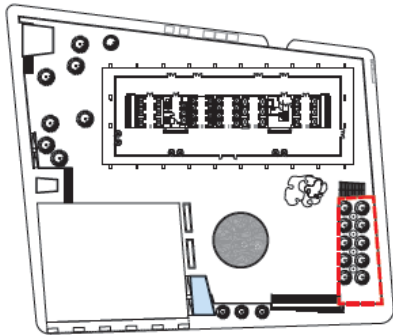
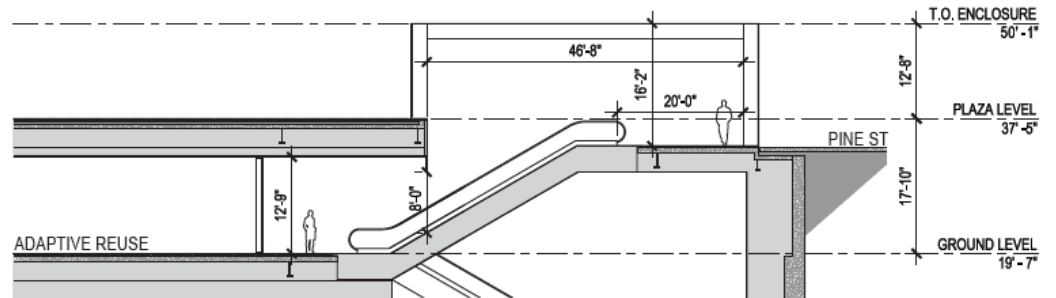
Retail Occupancy Served: 1,680 People

- 8' minimum head clearance at escalator
- 20' minimum escalator run-off landing  
(Kenneth W. Griffin, ed., *Transit Facilities*, 2004)
- Accessible entrance to adaptive reuse
- ▶ Accessible entrance to plaza
- \*\*\* Footprint of March 24<sup>th</sup> entrance

Plan at Street Level



Section



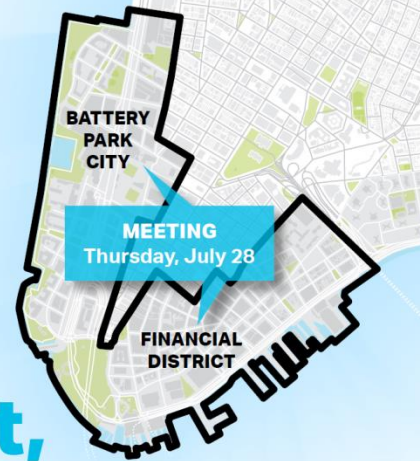


lower manhattan  
**COASTAL RESILIENCY**

# Protect, Connect, and Strengthen Your Neighborhood!

**New York City is continuing to advance waterfront improvements to protect against coastal flooding and we need your help!**

- + Share your ideas for the waterfront
- + Let us know your top priorities and concerns
- + Receive updates about progress and opportunities to get involved



## JOIN US!

**Thursday, July 28, 2016**

**6:30-8:30 PM**  
doors open at 6 PM

### **Southbridge Towers**

90 Beekman Street

This meeting will focus on the waterfront from the Brooklyn Bridge to the North end of Battery Park City

#### **ALL ARE WELCOME!**

Childcare, translation (Cantonese, Mandarin, Spanish), and a light meal will be provided.

**NYC** Mayor's Office of  
Recovery and Resiliency



Bill de Blasio, Mayor

@NYClimate  
#OneNYC

Learn more about the Lower  
Manhattan Coastal Resiliency  
(LMCR) Project:

[www.nyc.gov/lmcr](http://www.nyc.gov/lmcr)

# Manhattan Community Board 1

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## Old Business

# Manhattan Community Board 1

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## New Business



# Manhattan Community Board 1 Adjournment

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Thank you

Please be advised that Community Board 1 will not be conducting any meetings during the month August. Enjoy your summer.