



Manhattan Community Board 1

Full Board Meeting

TUESDAY, JUNE 23, 2015

6:00 PM

Manhattan Youth Community Center
120 Warren Street

Catherine McVay Hughes, Chairperson

Noah Pfefferblit, District Manager

Lucy Acevedo, Community Coordinator

Tamar Hovsepian, Community Liaison

Diana Switaj, Director of Planning and Land Use

Michael Levine, Planning Consultant

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)

Guest Speakers:

Captain Mark Iocco, Commanding Officer, New York Police Department 1st Precinct

Sam Miller, President, Lower Manhattan Cultural Council (LMCC)

Manhattan Community Board 1

Business Session

Adoption of May 2015 minutes

Chairperson's Report – C. McVay Hughes

District Manager's Report – N. Pfefferblit

June 25, 2015

Special Landmarks Committee – 6:00 PM

Location:

Southbridge Towers – Community Room

90 Beekman Street

1.Reconsideration of prior Pier 17 resolution
adopted February 5, 2015 – Resolution

**SUMMARY:
MANHATTAN
COMMUNITY BOARD 1's
SOUTH STREET SEAPORT TIMELINE**

EVENT	DATE
Tour with NYC EDC and elected representatives to view cooler sheds for Tin Market and Fulton Market buildings	2015 May 19
South Street Seaport Transfer of Development Rights – Presentation by NYC Planning Department to CB1 Planning Committee	2015 March 9
CB1 Special Landmarks Committee Resolution passed full board (January)	2015 February 5
CB1 Special Landmarks Committee Meeting 2 of 2: Resolution passed committee	2015 January 5
CB1 Special Landmarks Committee Meeting 1 of 2: Howard Hughes Corporation Landmarks Preservation Commission Presentation to CB1	2014 December 10
Seaport Working Group follow-up meeting to provide additional feedback to HHC	2014 December 3
South Street Seaport Working Group Guidelines – Released	2014 Summer
Seaport Working Group Guidelines and Principles Presentation at Open House after 11 consecutive weekly meetings	2014 June 2

Key:

CB1 = Manhattan Community Board 1

HHC = Howard Hughes Corporation

SSS = South Street Seaport

SWG = Seaport Working Group; formed by Manhattan Community Board 1, Councilmember Margaret Chin, Borough President Gale Brewer, State Assemblyman Sheldon Silver, State Senator Daniel Squadron and Congressman Jerrold Nadler following concerns raised by Community Board 1, local residents and others regarding HHC's proposal for proposal redevelopment of Seaport

EVENT	DATE
South Street Seaport Zoning and Density Presentation by NYC Planning Department	2014 May 20
First time SWG members convened to engage in a candid, community-driven dialogue that focused on the future development of the South Street Seaport Historic District and its immediate vicinity	2014 February 24
CB1 participated in creation and leadership of Seaport Working Group with elected officials and other stakeholders to guide future development in the South Street Seaport area, prior to ULURP certification	2014 January/February
CB1 holds Town Hall Meeting on proposed HHC Mixed Use Project at South Street Seaport	2014 January 13
CB1 Passed Resolution: Future of the South Street Seaport Area reiterating its opposition to a tower in place of the New Market Building	2013 November 21

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EVENT	DATE
HHC presented their preliminary plans for Tin Building, New Market Building and areas adjacent to them to CB1 Seaport/Civic Center Committee	2013 November 19
CB1 passed Resolution: Request for active participation in planning for future South Street Seaport development urging that New York City Economic Development Corporation, the Department of Cultural Affairs and the HHC to undertake a collaborative planning process involving CB1, residents, and other stakeholders by establishing a task force composed of CB1 members, other area stakeholders and elected officials representing the Seaport area, and engage that task force as an active partner and that CB 1 shall hold a town hall meeting	2013 October 22
Pier 17 project receives Certificate of Appropriateness from Landmarks Preservation Commission	2013 October 15
CB1 testifies on South Street Seaport – Pier 17	2013 March 20
CB1 Executive, Planning, Seaport/Civic Center, Waterfront/Landmarks and Arts & Entertainment Task Force Committee passed Pier 17 resolution	2012 November 27

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World Trade Center Site – Vesey Street temporary bridge came down



Free summer meals for kids!

<http://manhattanbp.nyc.gov/html/issues/summermeals.shtml>

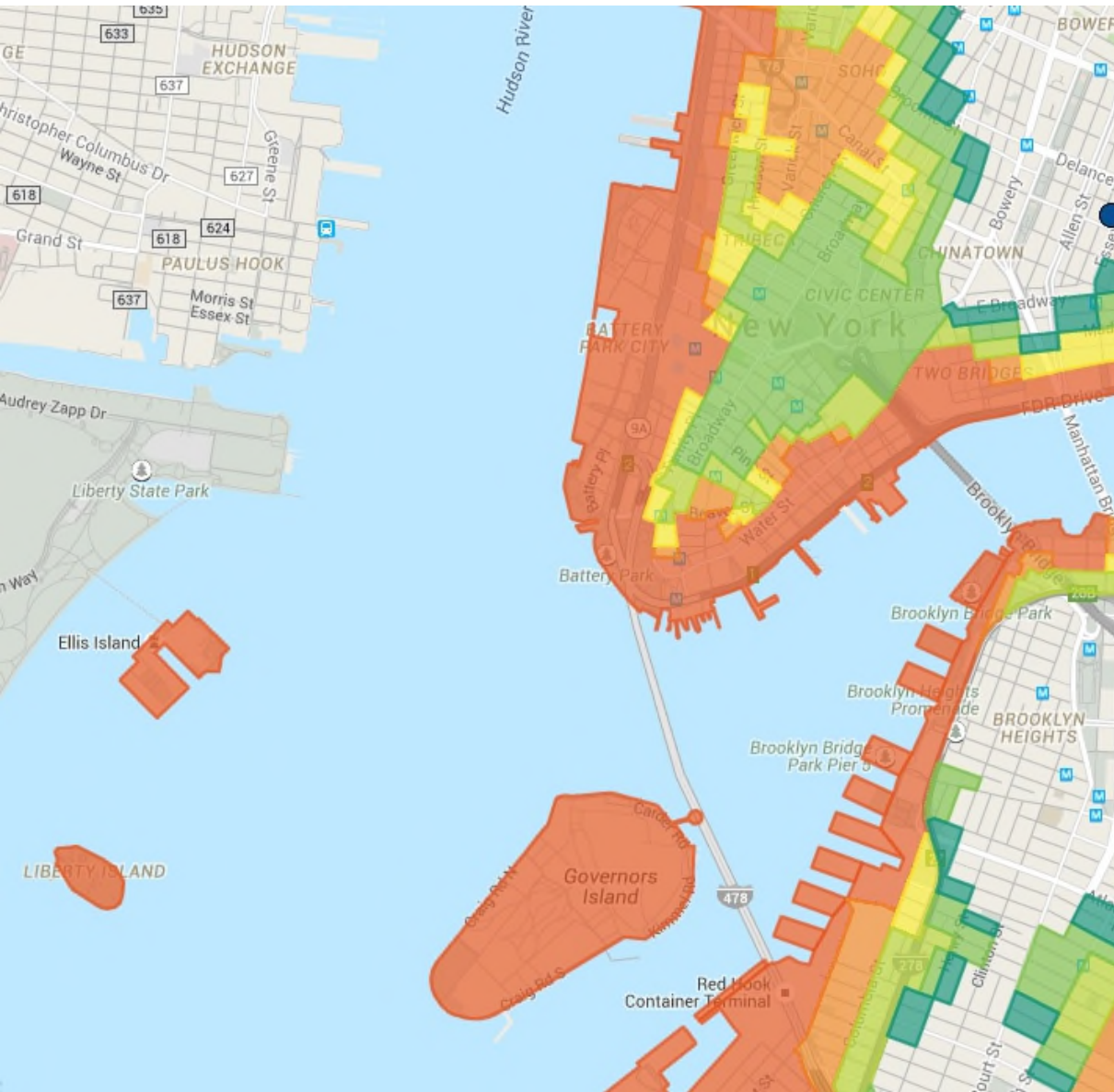


The Summer Meals program runs from June 27 – September 4 at participating schools, pools, parks, libraries and NYCHA locations across New York City. If you live in Manhattan and your children are eligible to receive free Summer Meals, there are several ways to find a location near you:









- **Download one of the flyers below.** Flyers are in English, Spanish, Mandarin and Arabic.
- **Use our interactive map** to find the Summer Meals location nearest to you.
- **Text “NYCMeals”** to 877-877 (Standard Text Messaging Rates Apply).
- **Search online** using the [Summer Meals Locator](#).

Beginning of Hurricane Season – Do you know your Zone?

http://www.nyc.gov/html/oem/html/get_prepared/know_your_zone/knowyourzone.html



Information on evacuation centers is subject to change. Please revisit this site for updated reports on building status and wheelchair accessibility features.

-  Accessible Evacuation Center (see details for each center)
-  Evacuation Center
-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Zone 5
-  Zone 6

MBPO 2015 Annual Board Reception – June 15th at American Museum of Natural History Hall of Ocean Life



Manhattan Community Board 1 Committee Reports

Planning Committee - M. Connolly

1. 9/11 Memorial & Museum – Resolution
2. World Trade Center Performing Arts Center – Resolution
3. 9/11 Legislation – Resolution
4. Cortlandt Street 1 Train Station Reconstruction – Report
5. NY County Supreme Court ruling on stabilization at 25 Broad Street – Report
6. Zoning for Quality and Affordability – Report



Community Board 1
June 8, 2015

National September 11 Memorial & Museum

9/11
MEMORIAL

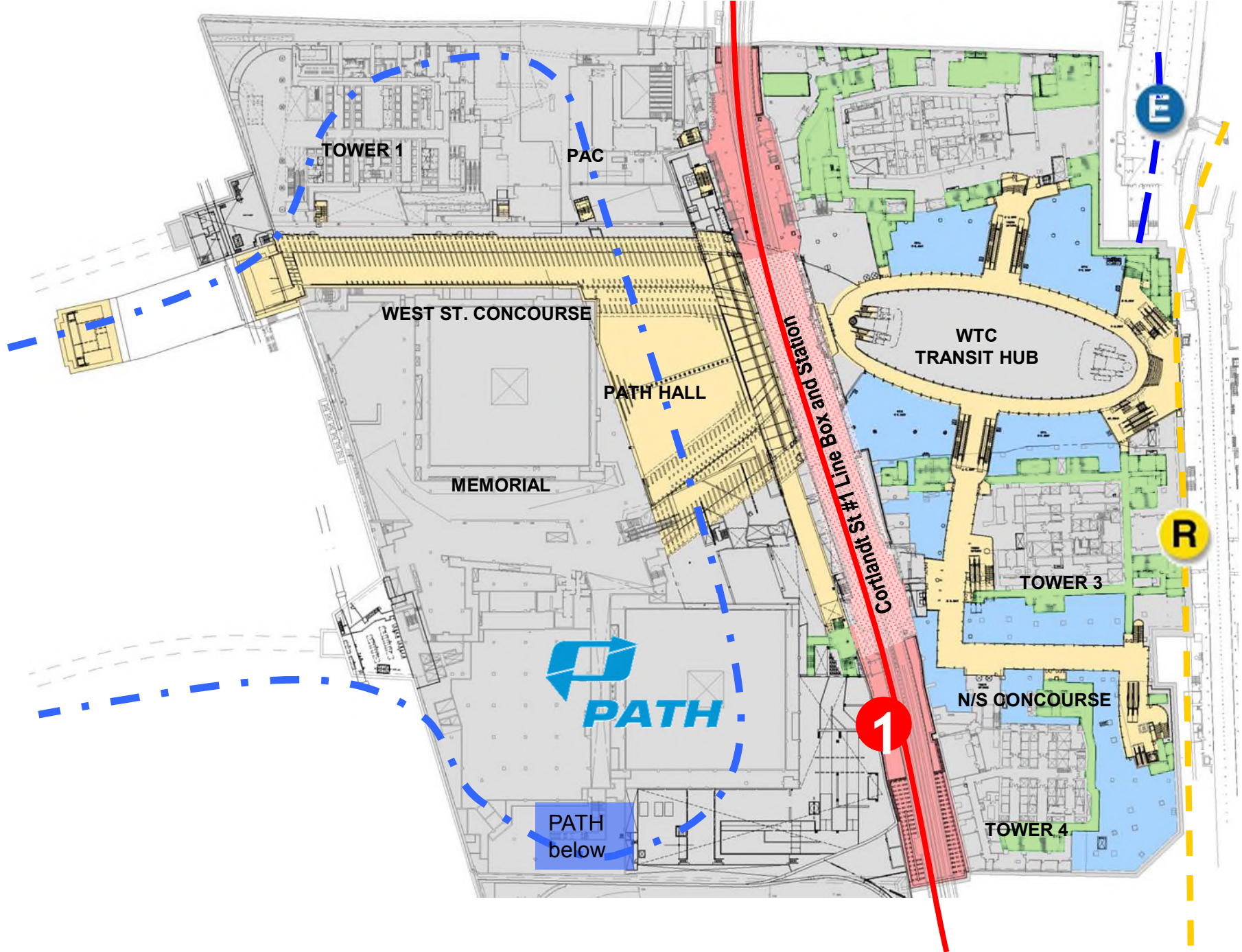


Cortlandt Street Station No. 1 Line Reconstruction

June 8, 2015

Donald Iannuzzi, P.E.
Deputy Chief Engineer







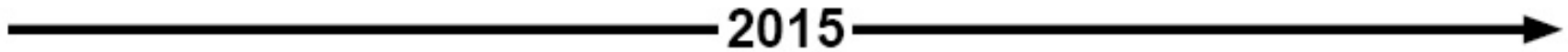
Northbound platform

Project Information

- Contract awarded April 2015
- 36 months until substantial completion
- Track & third rail installation
 - 24 weekend shutdowns scheduled from July until October 2016
 - Busing will transport passengers between Chambers and South Ferry stops
- Project will comply with all environmental regulations
- Minimal impact on the community
- MTA will expect the Master Lessee to serve as steward for the asset, and to maintain public areas to the same quality as commercial areas
- Looking for a holistic vision with commercial uses and designs befitting the quality of this \$1.4 billion project

Zoning for Quality and Affordability

Public Process



2015

Winter - Initial outreach and beginning of environmental review

Borough-level information sessions

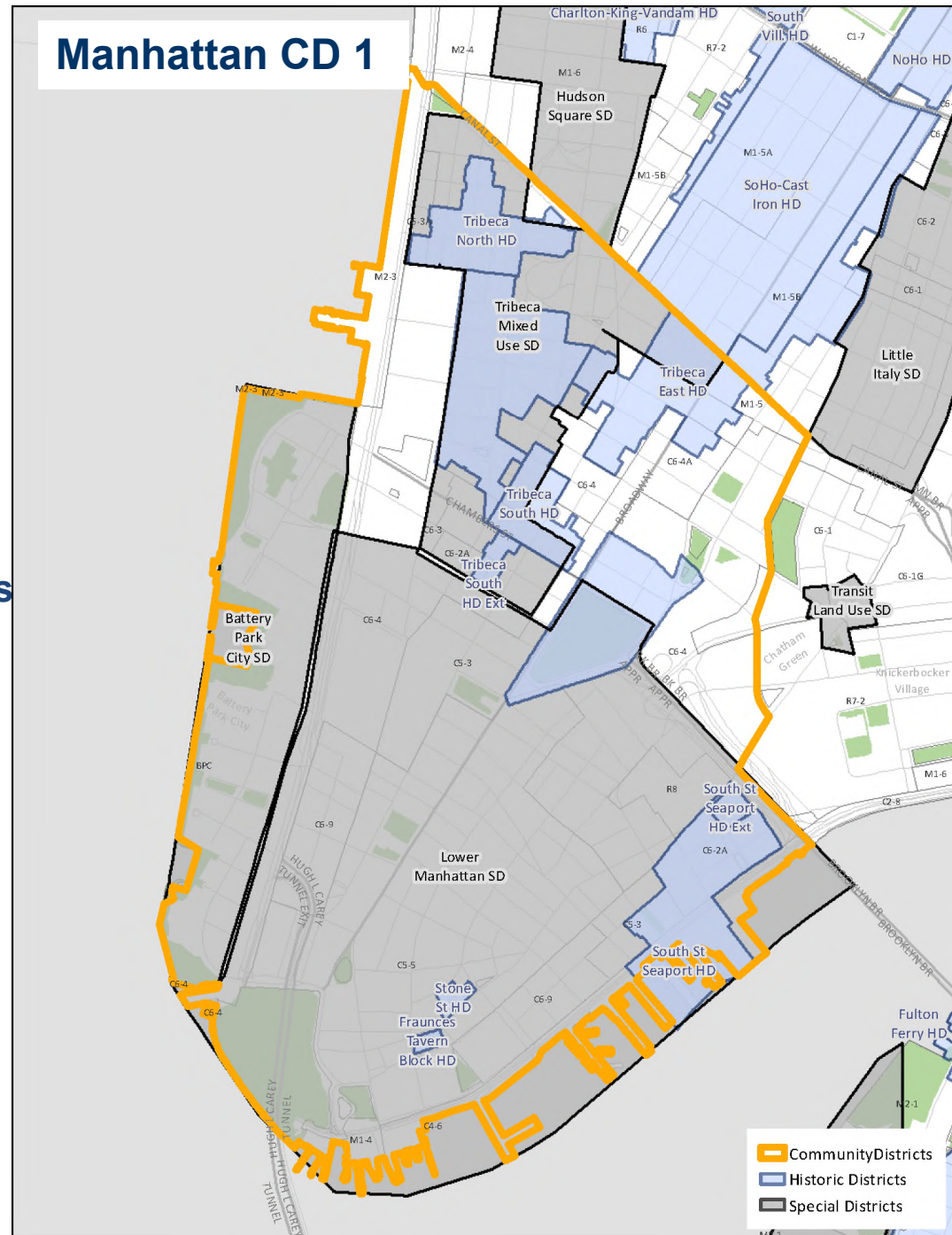
May /June - Pre-Referral informational meetings with Community Boards

Formal public review will allow for the full customary 60 days for Community Board review, after their summer recesses

Purpose: To promote affordable housing and foster diverse, livable neighborhoods

Applicability in **Manhattan CD 1**

- **Basic Residential Height Changes**
 - Contextual
 - Non-Contextual
- **Inclusionary Housing Height Changes**
- **Senior Housing Height Changes**
 - Contextual
 - Non-Contextual
- **Parking Changes**
 - No Applicability
- **Zoning Special Districts and Areas**
- **Other reference maps**



Manhattan Community Board 1

Committee Reports

Tribeca – E. Lewinsohn

1. 355 Greenwich Street, application for new unenclosed sidewalk cafe for 355 Greenwich Bakery – Resolution
2. 399 Greenwich Street, application for restaurant liquor license for GST399 Inc. – Resolution
3. JCP sidewalk Sukkah street activity permit application for Duane Street between Church Street and West Broadway, September 27, 2015 8 a.m. – October 4, 2015, 6 pm – Resolution
4. 2 Avenue of the Americas, application for alteration of liquor license for Tribeca Grand Hotel, Inc. to permit conversion of portion of cellar floor into a jazz club – Resolution
5. Chabad of Tribeca, street activity permit application for Reade Street between Broadway and Church Street, Sunday, September 20, 2015 7 a.m. – 5 p.m. – Resolution
6. 52 Walker Street, application for renewal of tavern liquor license for KNH Enterprises, LLC d/b/a M1-5 – Resolution

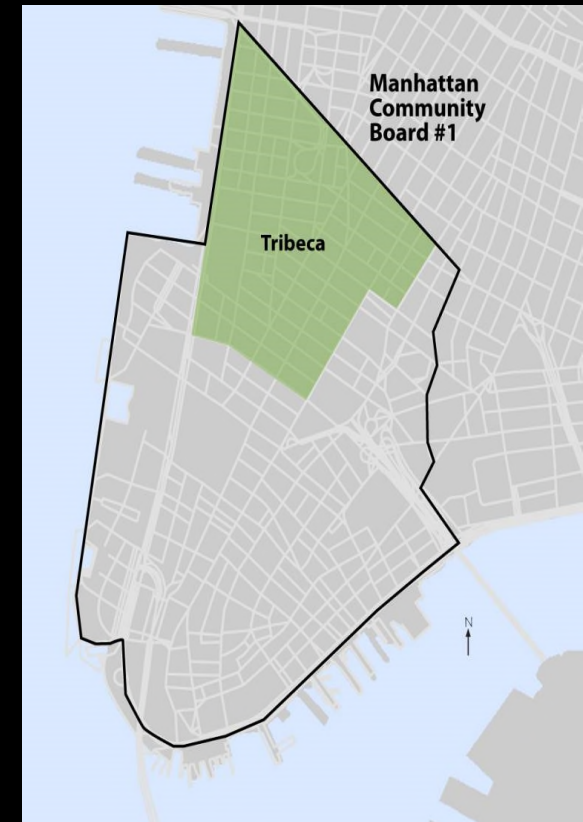


Manhattan Community Board 1

Committee Reports

Tribeca – E. Lewinsohn

7. Proposed bus stop for Straight Bus, Inc. in front of 100 Lafayette Street – Resolution
8. Free public kayaking at Pier 26 – Report
9. 101 Murray Street (“St. John’s site”) – Report
10. Hudson River Park Trust – Report
11. HRPT Advisory Council – Report
12. Draft Tribeca Committee LLA Guideline revisions – Report



Downtown Boathouse

Key Facts

- Provide free public kayaking on **Pier 26**
- Also operate on **Governors Island**
- **Always free!** We never charge
- No suggested donation
- An **all-volunteer** organization
- **World's largest** free kayaking program
- More than **325,000 people** have gone kayaking

Downtown Boathouse

Finances

- Not a club!
- 501(c)3 public charity
- Funded by **small public donations**
- No corporate sponsorship
- An **all-volunteer** organization
- Many hundreds of volunteers
- Social value: Approx. **\$2,000,000 per year**

Downtown Boathouse

History

1987: Founded as a program of the River Project

1995: Free kayaking started – 100 people that year

1999: Donation box installed (just a glass jar)

2000: Installed ramp to dock – no more ladders

2003: Expanded to Riverside Park

2005: Moved to Piers 40 & 96

2014: Returned to Pier 26



MANHATTAN COMMUNITY BOARD #1 PROJECT INFORMATION

ZONING FLOOR AREA

372,348 SF

NUMBER OF UNITS

157

BUILDING HEIGHT

740 FT - TOP RESIDENTIAL FLOOR
792 FT - TOP OF PARAPET AND MEP
EQUIPMENT

NUMBER OF FLOORS

62

DEVELOPMENT SCHEDULE

DEMOLITION - SPRING 2015

FOUNDATION - SPRING 2016

SUPERSTRUCTURE TOP-OFF - SUMMER 2017

COMPLETION OF BUILDING FACADE - SUMMER

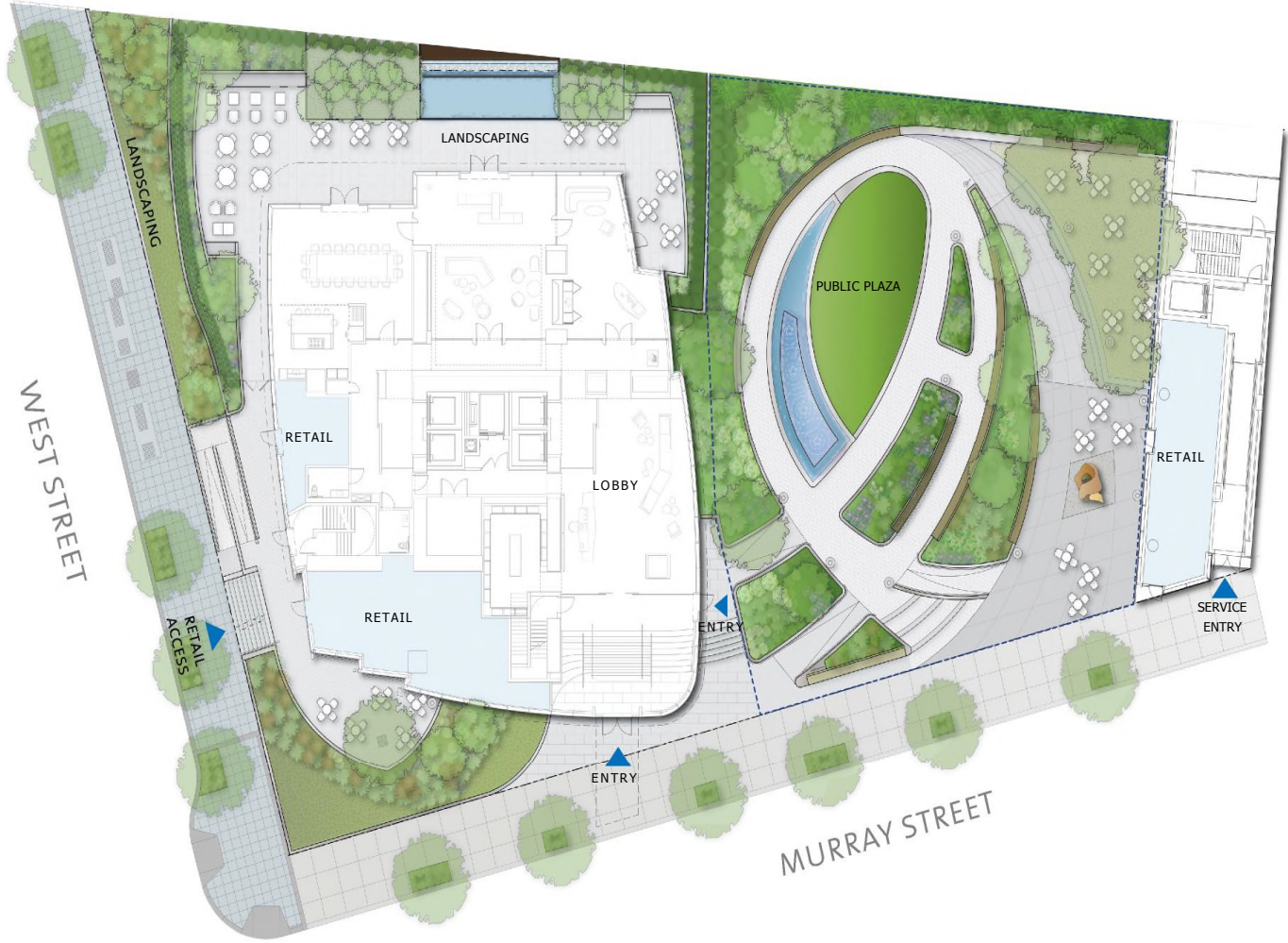
2017 INITIAL OCCUPANCY - EARLY 2018

COMPLETION OF CONSTRUCTION/RESTORATION OF STREETScape - FALL
2018



MANHATTAN COMMUNITY BOARD #1 SITE PLAN

101 WARREN



89 MURRAY

SITE AREA
31,029 SF

RETAIL AREA
2,108 SF

PUBLIC PLAZA AREA
10,599 SF



MANHATTAN COMMUNITY BOARD #1

ENTRANCE TO PLAZA FROM MURRAY STREET



MANHATTAN COMMUNITY BOARD #1 VIEW FROM PLAZA TO MURRAY STREET





Manhattan Community Board 1 Committee Report

Financial District – R. Sheffe

1. Use of Buildings 111, 112 and 114 on Governors Island by QC Terme Spa – Resolution
2. 2 Rector Street, application for waiver of rooftop recreation space required for residential conversion – Resolution
3. 180 Maiden Lane, application for liquor license for Maiden Lane Hospitality Group, LLC, d/b/a MLHG – Resolution
4. 110 Wall Street, application for liquor license for LQ Holdings LLC – Resolution
5. 101 Maiden Lane, application for beer license for 101 Maiden Tacos, LLC d/b/a Dos Toros – Resolution
6. Helicopters – Resolution
7. Metropolitan College of New York's New Financial District Campus Coming in 2016 – Report
8. Museum of American Finance – Report
9. Downtown Alliance Water Street summer programs – Report



2 RECTOR STREET

NEW YORK, NY 10006



Several names – one institution

- **Women's Talent Corps 1965-1969**
- **Talent Corps 1969-1970**
- **The College for Human Services 1970-1992**
- **Audrey Cohen College 1992-2002**
- **Metropolitan College of New York 2002-present**





**Our present
home**

**431 Canal
Street**

1995-2016



PROGRAM DETAILS

Downtown Alliance Water Street Summer Programs

EVENT DATES

Wednesday, June 17
Wednesday, July 8 Wednesday,
August 12 Wednesday,
September 9

5pm - 9pm Film @
8:30pm



Rooftop Films:
Outdoor Movies
on the Elevated Acre

SELECT PROGRAM CONCEPTS



Beer Gardens



Music by:

Panama Wedding

SWEEKUH

Taylor Wise

Born Cages

Caveman



Custom Games by:
Playmatics
Killscreen



Food Trucks:

Korilla

Absolute Greek

Sweet Chili

Domo Taco

Program concepts are still under development and subject to change.

Manhattan Community Board 1 Committee Reports

Youth & Education – T. Joyce

1. School crossing guards – Resolution
2. Assembly Member Silver School
Overcrowding Task Force meeting – Report



Manhattan Community Board 1 Committee Reports

Youth & Education – T. Joyce

Seaport/Civic Center Committee - M. Pasanella

1. Peck Slip School street safety – Resolution



Manhattan Community Board 1

Committee Reports

Landmarks – R. Byrom

1. Buildings 111, 112 and 114, Governors Island, landscape revisions, conversion of windows to doors and exterior installation of mechanical equipment – Resolution
2. 178 Church Street, application storefront replacement – Resolution
3. Support for 2015 Borough Board/Community Board Resolution Recognizing the 50th Anniversary of the NYC Landmarks Law and Value of Preservation – Resolution
4. 13 Worth Street – Resolution
5. South Street Seaport Pier 17 and Fulton Market Building – Report



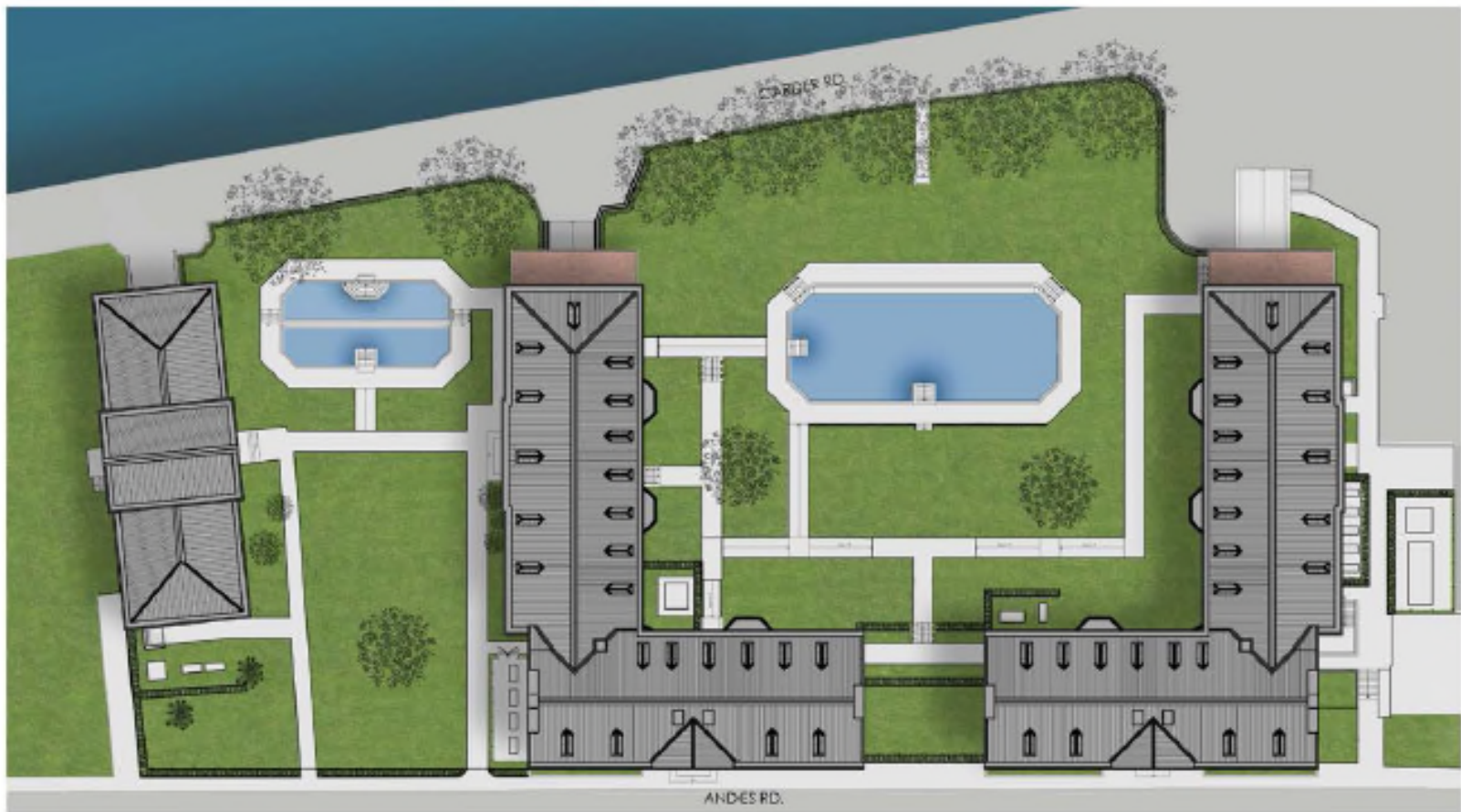
Governors Island

Buildings 111, 112, 114



View from the Ferry





BUILDING 114

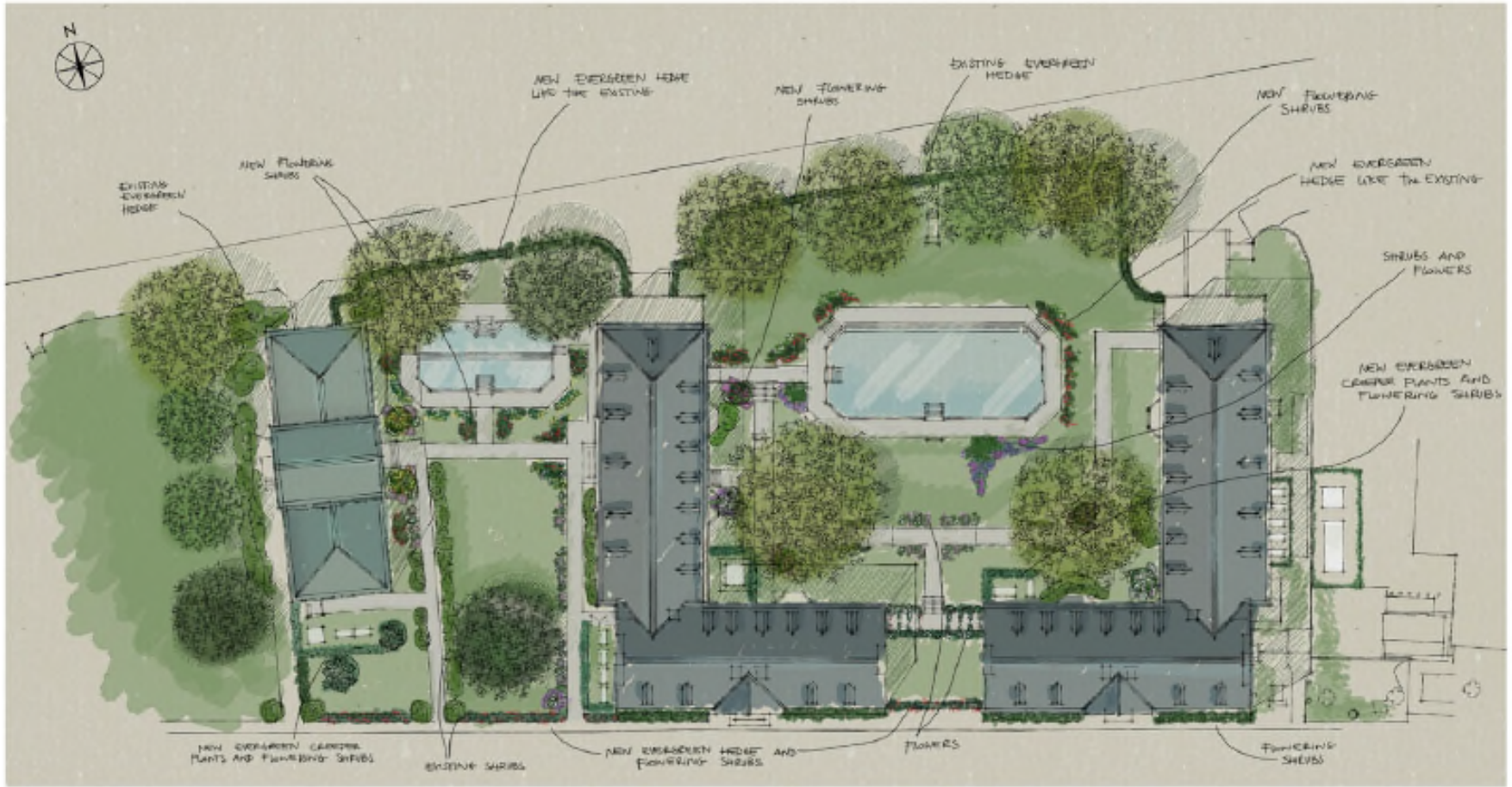
BUILDING 112

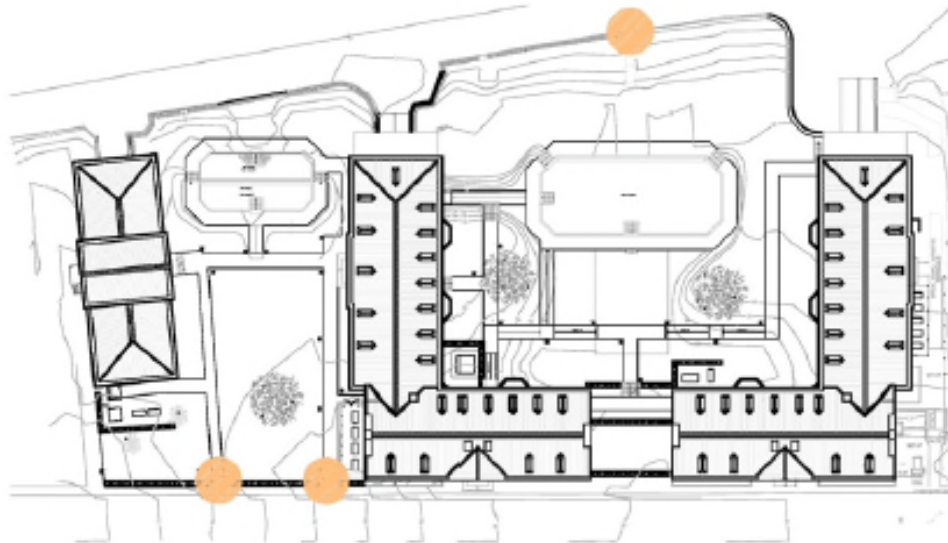
BUILDING 111

ANDES RD.

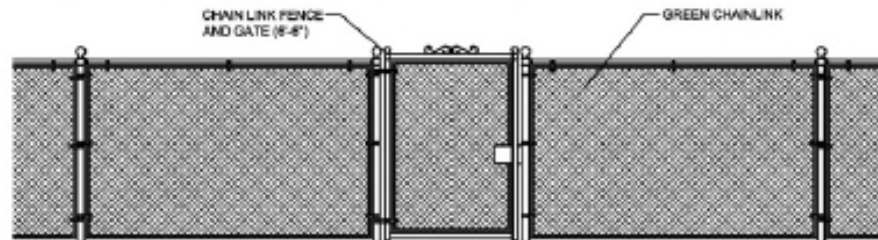
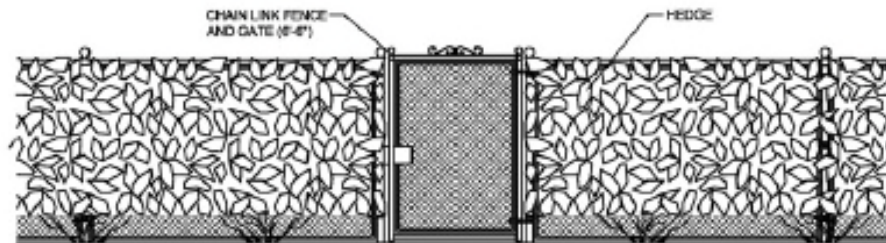
CARDER RD.

0' 16' 3"





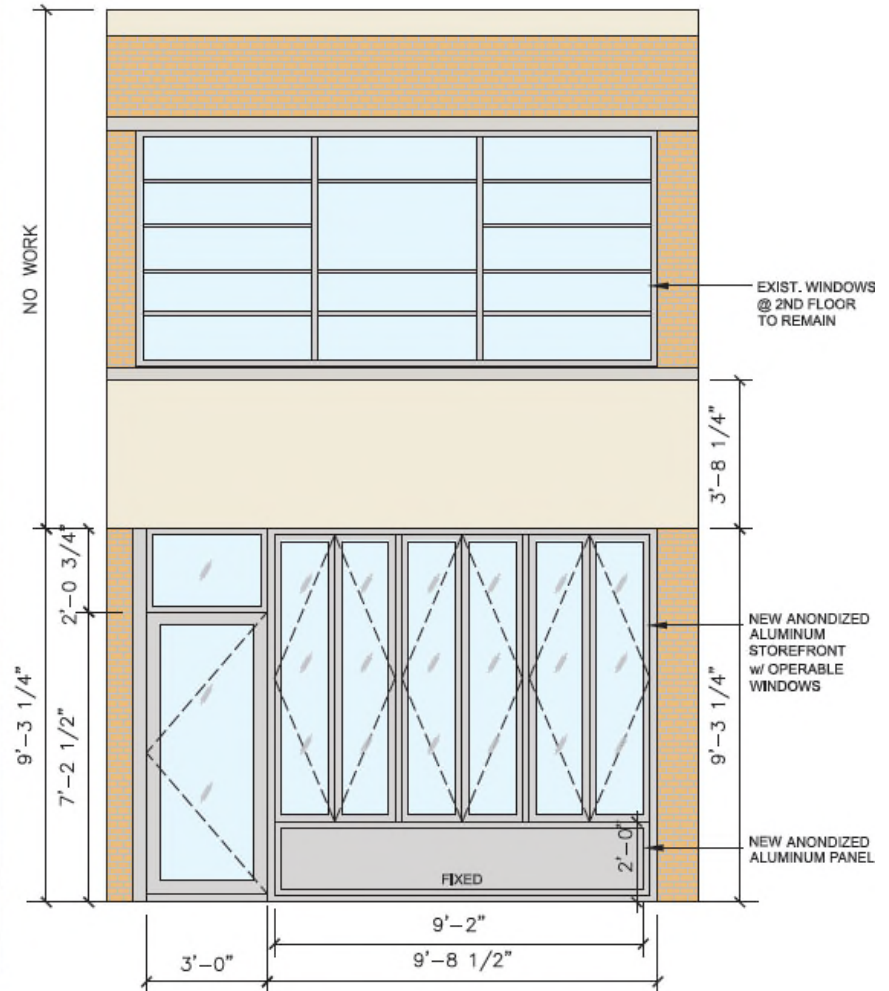
LEGENDA



178 Church Street



① PHOTO OF CURRENT AREA OF WORK
NTS



② PROPOSED STOREFRONT
SCALE: $\frac{3}{8}" = 1'-0"$

13 Worth Street

Initial Proposal Mock-up View:



VIEW OF EAST FACADE

Initial Proposal Rendered View:



VIEW OF EAST FACADE WITH PROPOSED ADDITION

Revised Proposal Mock-up View:



VIEW OF EAST FACADE (Photoshopped)

Revised Proposal Rendered View:



VIEW OF EAST FACADE WITH PROPOSED ADDITION (Photoshopped)

Manhattan Community Board 1

Committee Reports

Battery Park City – A. Notaro

1. Bicycles and Pedestrians near the North Cove Marina – Resolution
2. The New Agenda, application for BPCA permit for October – Report
3. Battery Park City Authority Updates – Report
4. Youth, Inc., application for BPCA permit for Saturday, October 17, 2015 – Report
5. BPC Parks Enforcement Patrol – Report
6. Street permit activity guidelines process – Report



Manhattan Community Board 1

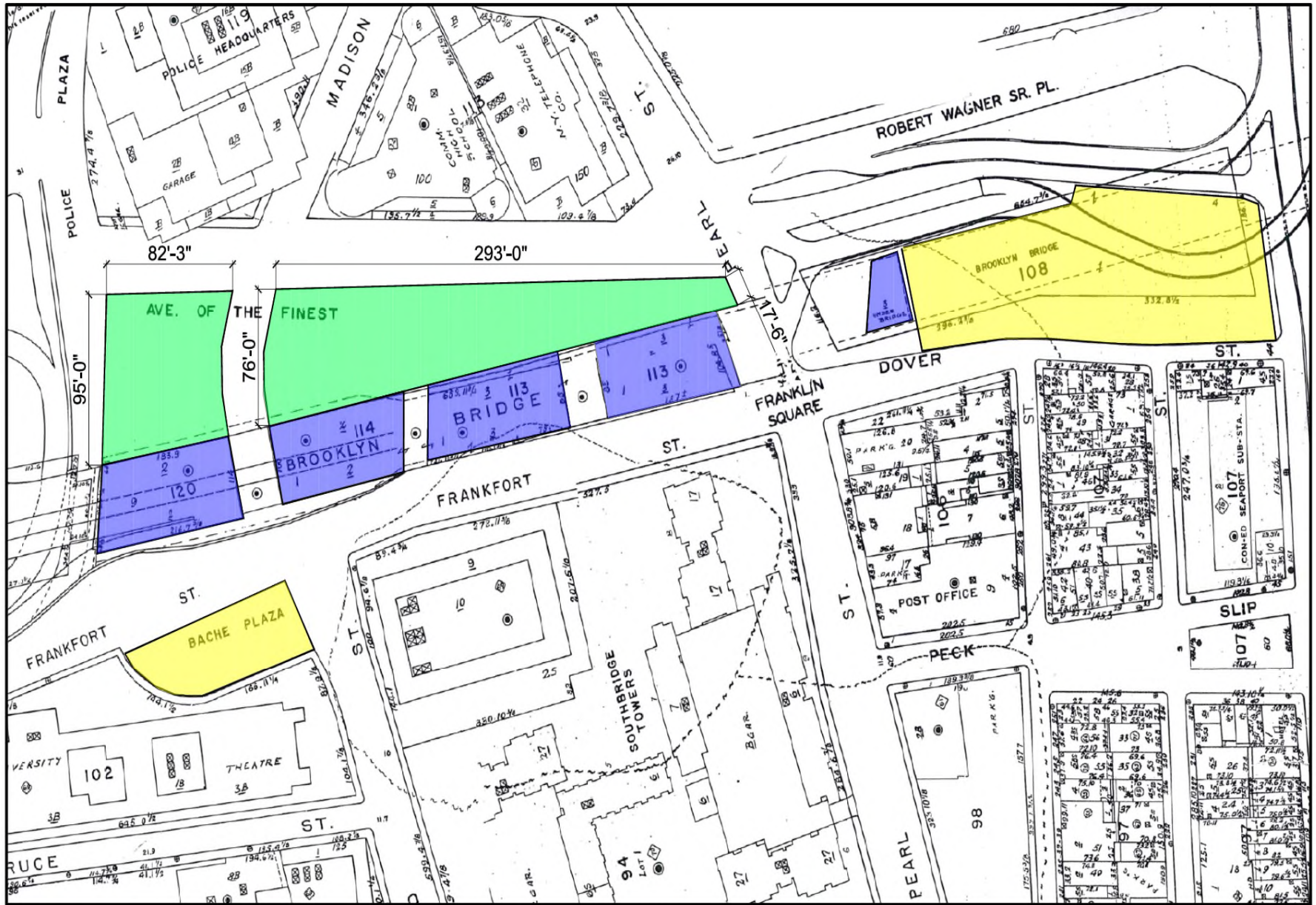
Committee Reports

Seaport/Civic Center – M. Pasanella

1. Brooklyn Bridge Skate Park and adjacent public spaces – Resolution
2. Brooklyn Bridge Rehabilitation Project – Report
3. Accident at Fulton and Water Streets – Report
4. New Market & Tin Buildings – Report
5. July 4th Weekend Events – Report



SITE PLAN



- PARKS (CLOSED)
- 2-3 STORY FIRE PROOF BUILDINGS UNDER BROOKLYN BRIDGE (VACANT)
- EMPTY SPACE (CURRENTLY STORAGE & STAGING)

100 FT 300 FT

Slide by J. Friedman





PARKS (CLOSED) +/- 21,000 SQUARE FEET

2-3 STORY FIRE PROOF BUILDINGS UNDER BROOKLYN BRIDGE (VACANT)



+/- 40,000 SQUARE FEET

Slide by J. Friedman

EMPTY SPACE (CURRENTLY STORAGE & STAGING)



+/- 20,000 SQUARE FEET

- Brooklyn Bridge Contract BRC270C/P(6)
- Rehabilitation of the Approaches and Ramps and Painting
- Manhattan CB#1 – Seaport Committee Update
- June 16TH 2015



AGENDA

Update since our last meeting - Dec. 2014

- Remaining Scope of Work
2015 - 2016

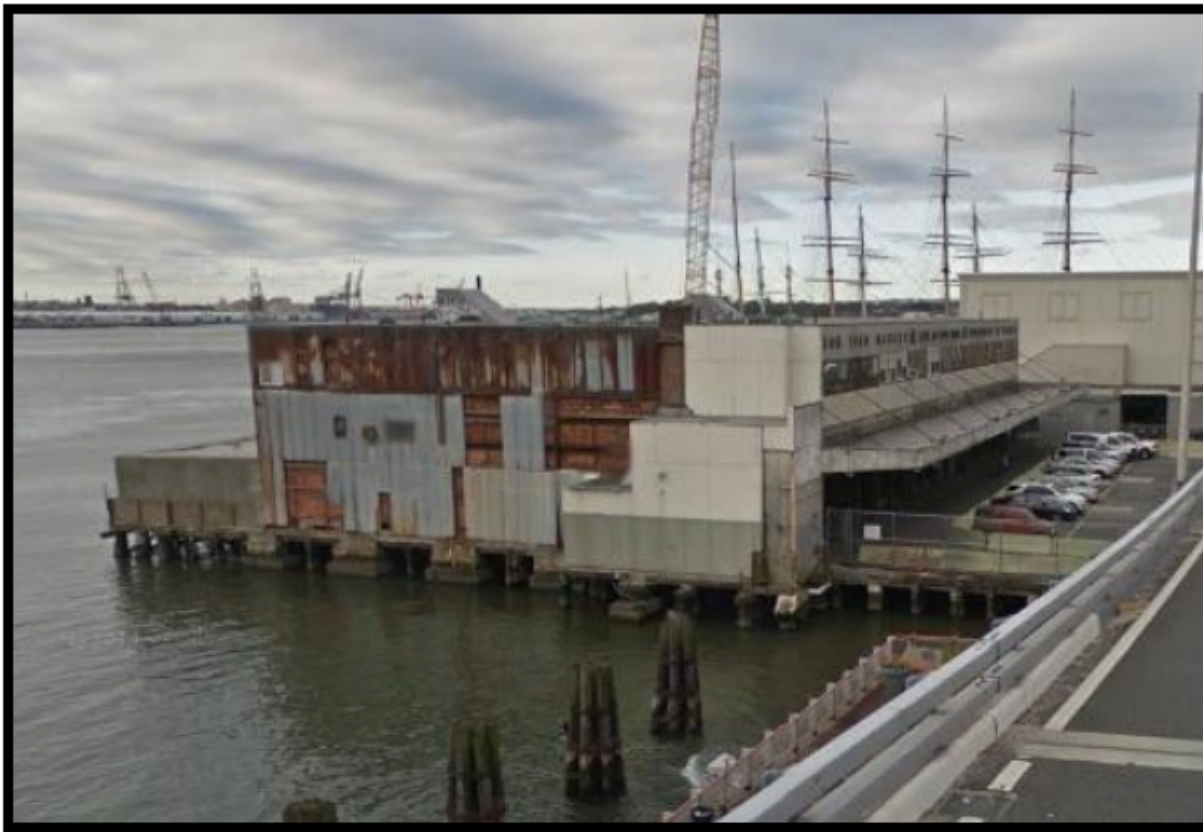




- Closed for contractor staging and access to active work areas
- NYPD will determine future access upon completion of project

Contract Timeline





Old Fulton Fish Market - Immediate Work Plan

Community Board #1

June 16, 2015

Timeline

▪ April 2015

- EDC becomes aware of failing corner of New Market Building. EDC requests structural engineer inspection immediately.
- Dive engineers inspect substructure of Old Fulton Fish Market Buildings
- Dive engineer advises EDC that cooler segments of both buildings should be made off limits immediately
- Temporary protection at corner of New Market Building to prevent imminent collapse and work stoppage at Pier 17 site.
- Engineer issues report indicating serious structural concerns at New Market and Tin Buildings
- EDC began initial discussions with relevant permitting agencies to discuss building condition



West Apron

Transition Platforms

Tin Building
Cooler Section

New Market
Building
Cooler Section

Area where
structure has failed

Cooler Section:
No loading. Failure is
highly likely

Cooler Section: No
loading. Primary focus
of demolition / structure
is failing

New Market Building:
Requires environmental
testing and remediation.

Scope of Work

New Market Building

- Conduct partial environmental abatement of exterior façade.
- Conduct full interior environmental abatement.
- Remove dead load from “Cooler Area” through select demolition.
- Provide temporary closure at areas of select demolition.

Tin Building

- Conduct full interior environmental abatement (no abatement needed on exterior).
- Remove dead load from “Cooler Area” through select demolition.
- Implement historical preservation measures as needed / required.
- Provide temporary closure at areas of select demolition.

Executive Summary from Engineers Report

- **“The structures at the Fulton Fish Market are currently in poor to critical condition”** as the timber piles (with removed wraps) have lost an average of 2 inches in diameter over the last 5 years. This reduction in cross-section has likely brought many additional piles below the minimum section necessary to safely support the dead load of the structures above.
- The most immediate concerns are the condition of the piles supporting the cooler areas for the New Market Building and Tin Building. Most of the piles under these structures are timber and do not appear to be of adequate condition to safely support the concrete masonry unit (cmu) walls that form the perimeter of the buildings above. **“The lack of adequate support is already evident at the collapsing southeast corner of the cooler area at the New Market Building.”**

Next Steps / Anticipated Schedule

- **Mid-July 2015** – Award contract for demolition of cooler areas
- **Late July/Early August 2015** – Permits in place and work begins
- **September 2015** – Work completion
- **October 2015** – Further evaluation of remaining structures

Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1 Adjournment

Thank you and goodnight!