



Manhattan Community Board 1 Full Board Meeting

TUESDAY, MARCH 24, 2015

6:00 PM

Pace University
3 Spruce Street, B-Level
Student Union

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

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)

Welcome:

Uday Sukhatme, Provost, Pace University

Manhattan Community Board 1

Business Session

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

Manhattan Community Board 1 wishes to commend and thank **George Calderaro**



Photo by B. Schneck

George Calderaro has served as a member of Community Board 1 since 2010. His knowledge, passion and commitment to landmarks preservation in Community Board 1 and elsewhere in New York City are irreplaceable. He has been a powerful voice in landmarks deliberations and has made an enormous difference in the community. He has been a wonderful colleague, teacher and friend who will be missed in the Lower Manhattan Community and in his Battery Park City neighborhood which he served with distinction for three years as Co-Chair of the Battery Park City Committee of CB1.

March 24, 2015

Catherine McVay Hughes, Chair

Manhattan Community Board 1
wishes to commend and thank
John Fratta



John Fratta has served as a member of Community Board 1 since 2003. He has been a dedicated Chair of the Seaport/Civic Center Committee and the Street Fair Task Force and formerly served as Community Board 1 Treasurer. In addition, he has served on a variety of Community Board task forces and was an invaluable member of the Seaport Working Group. Although we will miss his service on the Community Board, we know he will continue to dedicate himself to improving his community.

March 24, 2015

Photo by B. Schneck

Catherine McVay Hughes, Chair

Manhattan Community Board 1
wishes to commend and thank
Sarah Currie-Halpern



For her distinguished service as a Member of Community Board 1 since 2013 and her valuable contributions to both the Quality of Life and Planning Committees. She has been a strong and knowledgeable advocate on environmental and quality of life issues. Ms. Currie-Halpern contributed significantly to discussions about key issues including light pollution and radon levels, including by drafting resolutions which were passed recently by the full Board to address those problems.

March 24, 2015

Catherine McVay Hughes, Chair

Manhattan Community Board 1

wishes to commend and thank

Coren Sharples



Coren Sharples, one of the City's leading architects, has lived in both the Seaport and Tribeca Historic District areas of Community Board 1 and is raising her family here. She has served as a member of Community Board 1 since 2009. She has showed her dedication to landmark designation and preservation through countless hours of committee meetings, complex disposition of issues and outstanding resolution writing, all for the cause of preserving Lower Manhattan's architectural and cultural heritage. Her knowledge of and commitment to landmark issues is unparalleled and will be missed by Community Board 1 members who have considered her to be a valued colleague, an outstanding mentor and a good friend.

March 24, 2015

Catherine McVay Hughes, Chair

Manhattan Community Board 1 wishes to commend and thank **Allan Tannenbaum**



Photo by B. Schneck

For distinguished service as a member of Community Board 1 since October 2006 and outstanding contributions to the Tribeca and Landmarks Committees. Mr. Tannenbaum served as a Public Member of the Tribeca Committee for two years prior to his appointment to the board, and his deep knowledge of the history of Tribeca has helped to guide the work of that Committee since then. Mr. Tannenbaum has also been a passionate and effective advocate for the James Zadroga Act and other 9/11 environmental health issues.

March 24, 2015

Catherine McVay Hughes, Chair

Sandy Resiliency Funding: State and City Investing \$6.75 Million to Plan Comprehensive Flood Protection in Lower Manhattan and City Committed \$8 Million for Battery Park Flood Protection Design and First Phase Implementation of capital resiliency measures at The Battery

Lower Manhattan—NY Rising Community Reconstruction Program



Berms can function as attractive landscape features. Source: Mathews Nielsen Landscape Architects, P.C.

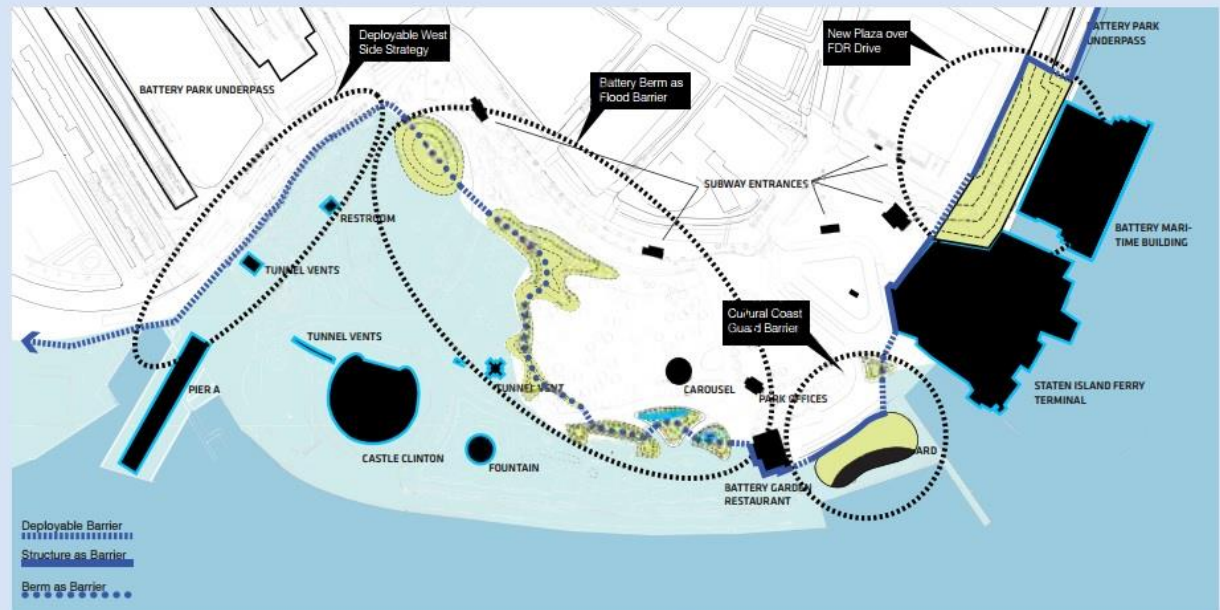
an impermeable core, depending on the desired lifespan and efficacy of the measure. The deployable walls would be approximately 90 feet in length and four feet high at their tallest point, respectively. The berm would be a permanent intervention while the deployable floodwalls, supported by permanent foundations, are only put in place in the event of a storm. These interventions would be tested, moni-

http://stormrecovery.ny.gov/sites/default/files/crp/community/documents/lower_manhattan_nyrcr_plan_57mb.pdf

NY Rising Community Reconstruction Program—Lower Manhattan

Phase 1: Berming and deployable walls

Phase 1 of this strategy specifically includes the construction of berms through the Battery Lawn and Bosque, supplemented by deployable floodwalls across key pedestrian access points to ensure that safe access to the park's interior is maintained whenever a 500-year storm surge event is not imminent. The berm would be approximately 600 feet in length and five-to-six feet high at its tallest point. The berm would either be an unreinforced landmass with a permeable core, an unreinforced landmass with an impermeable core, or a reinforced structure with



This project proposes berms and walls as part of a larger flood protection strategy for Battery Park. Source: Courtesy of The Battery Conservancy/Rebuild by Design "BIG U" Team.

The Battery – new Battery Park Comfort Station opened to the public,
some fences came down (03/13/15)



NYC Parks Commissioner
Silver admiring Battery Place
Comfort Station

Battery Place Comfort Station



Service Project in the Gardens of Remembrance with Secretary of the Interior Sally Jewell, NYC Parks Commissioner Silver, Battery Conservancy President Price, volunteers (Castle Clinton National Monument Battery Park, 03/12/15)



Manhattan Community Board 1 Committee Reports

Youth & Education – T. Joyce

1. Special education funding – Report
2. Opposing the lifting of the cap on charter schools statewide or in NYC – Resolution
3. Teacher evaluations – Resolution

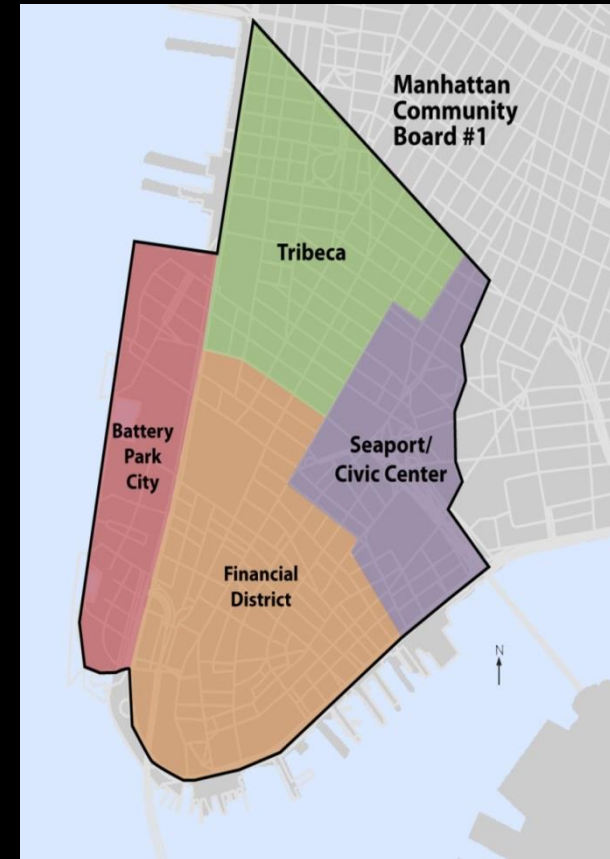


Manhattan Community Board 1

Committee Reports

Landmarks – B. Ehrmann

1. 115 South Street, application for rooftop addition – Resolution
2. 71-73 Franklin Street, application for removal of fire escape, facade restoration and rooftop addition with stair and elevator bulkhead – Resolution
3. 28 Liberty Street (formerly One Chase Manhattan Plaza) application for alterations to plaza and storefronts including creation of new entrances at sidewalk and plaza levels – Resolution
4. 363 Greenwich Street, application for storefront replacement and new railing – Resolution
5. 272-274 Canal Street, application for storefront renovation – Resolution
6. 37 Harrison Street, application for removal of shutters and enlargement of back dormer – 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 and the Chrysler Building. The water in the foreground is calm, reflecting the light. The overall tone is monochromatic and professional.

28 Liberty Street

Adaptive Reuse

March 13, 2015

SUMMIT GLORY LLC
A subsidiary of Fosun International Group

FOSUN 复星

Proposed South Plaza



Proposed West Plaza



Proposed Southeast Corner

28 Liberty Street
March 13, 2015



Proposed Plaza Base

28 Liberty Street
March 13, 2015



Proposed Northwest Corner

28 Liberty Street
March 13, 2015



Manhattan Community Board 1

Committee Reports

Battery Park City – A. Notaro

1. Parking signage and enforcement – Report
2. Battery Park City Authority Programs Survey – Report
3. BPCA permit requests, 14th Annual NYPD Memorial 5k Run/Walk, NYPD Running Club, Sunday, May 17, 2015 – Report



Manhattan Community Board 1 Committee Reports

Battery Park City & Youth & Education – A. Notaro/T. Joyce

1. BPC Ballfields Permits – Resolution



Manhattan Community Board 1

Committee Reports

Seaport/Civic Center - J. Fratta

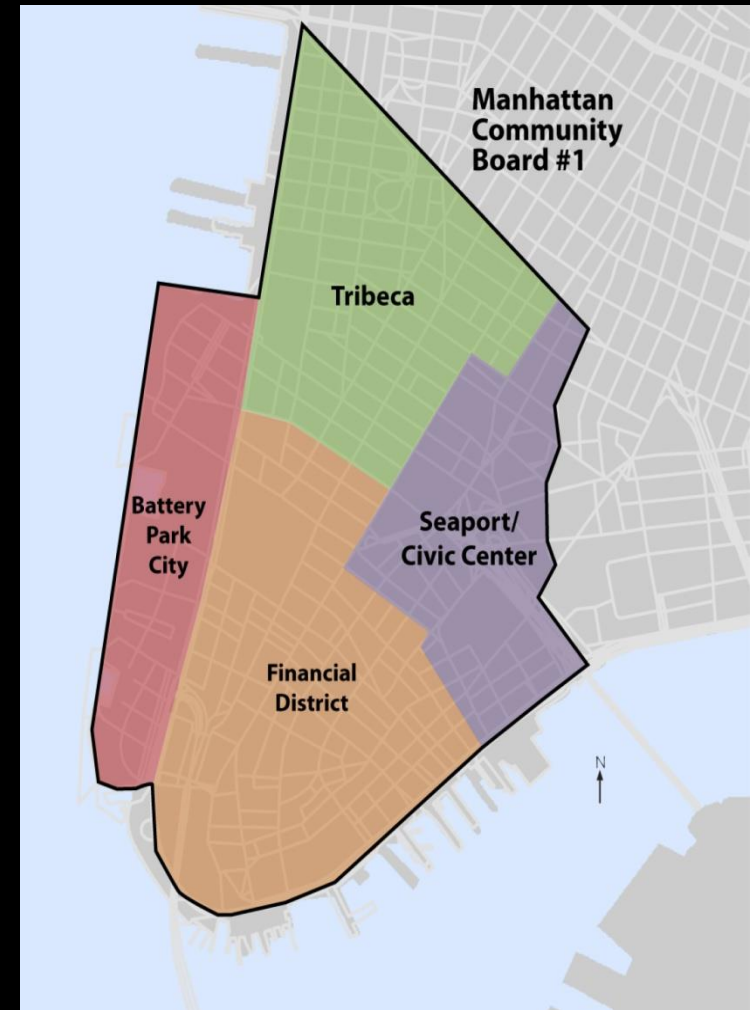
1. City Hall Park – Report
2. Street activity permit for The Association of Indians in America on Sunday, October 4, 2015 from 10am – 7pm, Water St between Fulton St and Fletcher St, John St between Front St and Water St, and Front St. between John Street and Maiden Lane – Resolution
3. Street activity permit for The Iron Horse NYC Wounded Warrior Project on Saturday, July 4, 2015 from 10am – 7pm, Cliff St between John and Fulton Streets – Resolution



Manhattan Community Board 1 Committee Reports

Planning Committee - J. Galloway

1. U.S. Army Corps of Engineers North Atlantic Comprehensive Study – Report
2. Supplemental U.S. Department of Housing and Urban Development Community Development Block Grant Disaster Recovery and the Governor’s Office of Storm Recovery National Disaster Resilience Competition Public Hearing, Monday, March 16, 2015 – Report
3. Air Rights Transfer Zoning and Regulations at the South Street Seaport – Report
4. National Disaster Resilience Competition, Public Hearing Tuesday, March 10, 2015, 7pm – Resolution



South Street Seaport

Transfer of Development Rights

Presentation to Planning Committee
Manhattan Community Board 1
March 9, 2015

1970

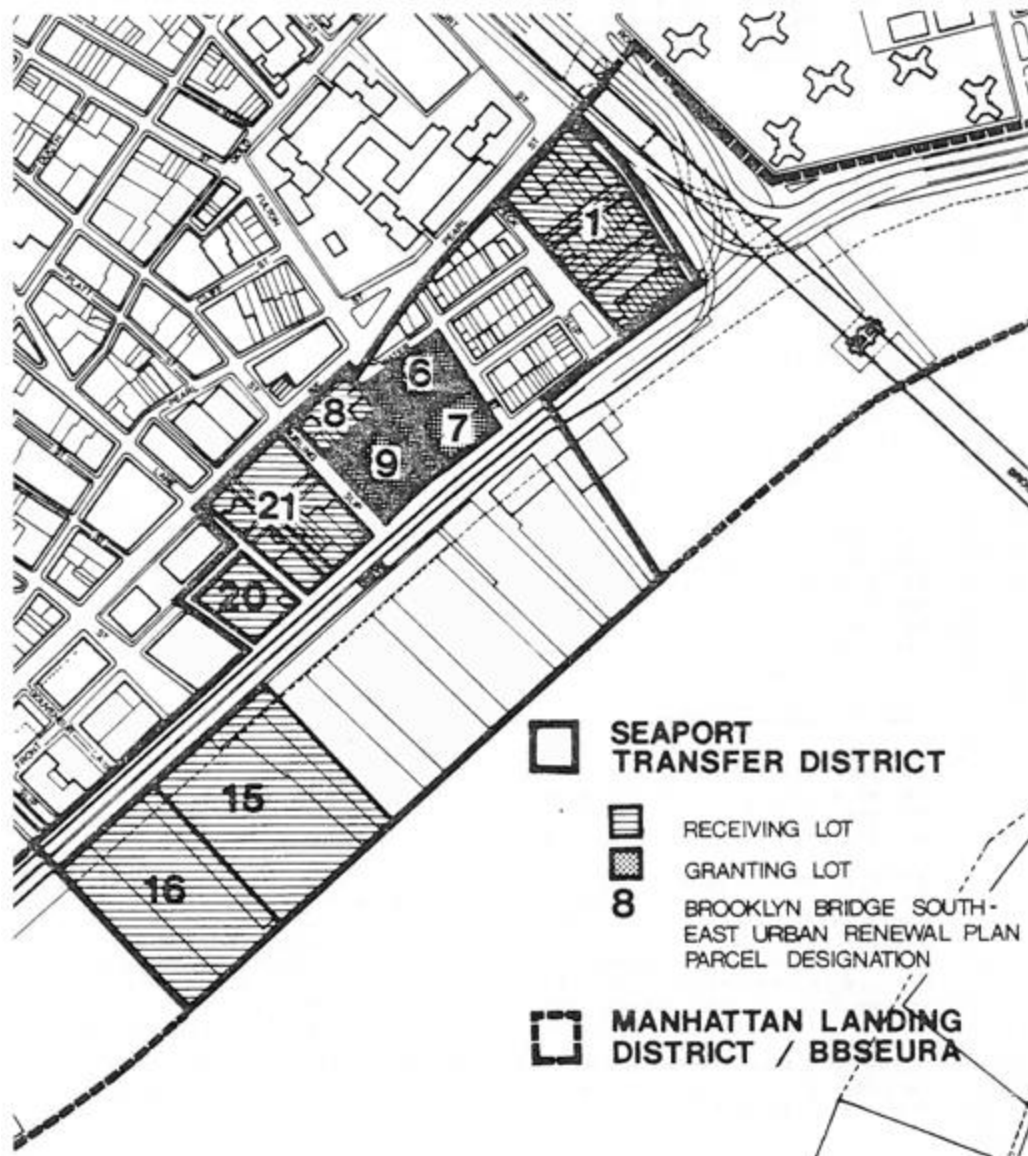
First amendment to Brooklyn Bridge Southeast Urban Renewal Plan to allow for transfer of unused development rights from historic blocks

1972

Creation of the Special South Street Seaport District to allow transfer of development rights (1.4 million square feet)

1973

All available air rights disposed to Chase Manhattan Bank

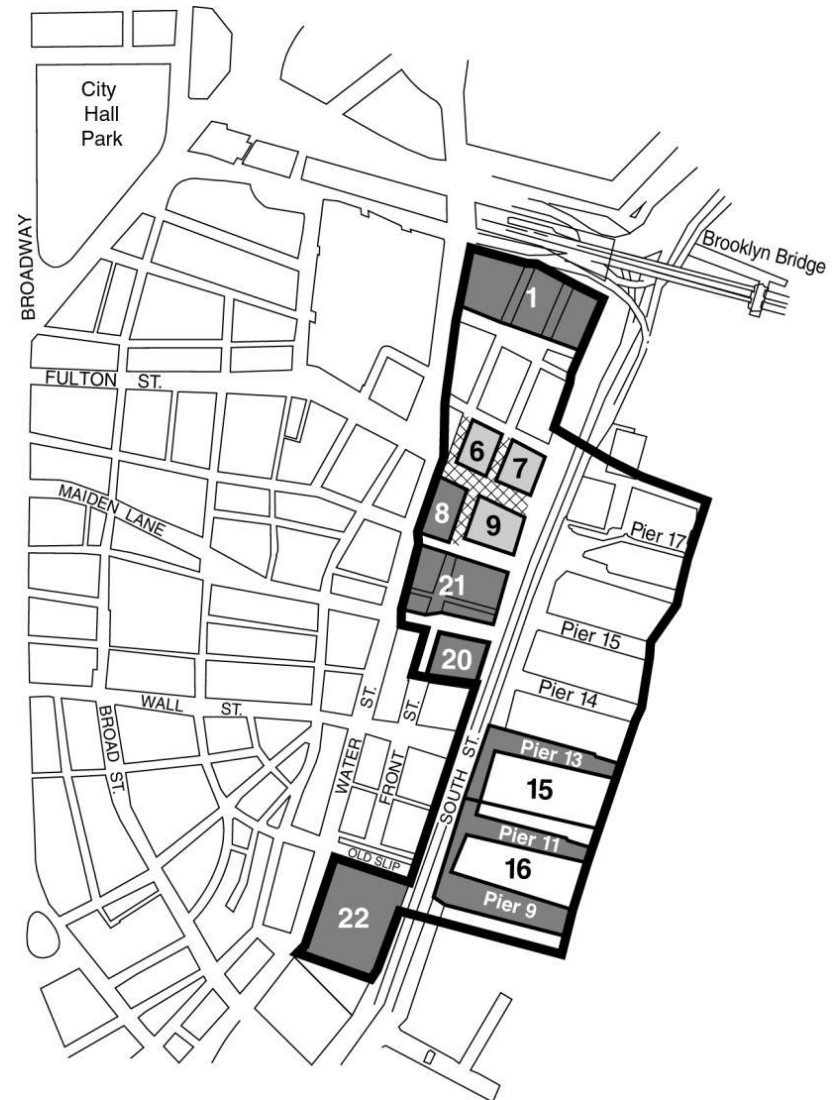


Existing Zoning

Development rights can be transferred:

1. ~~Directly from a granting lot to a receiving lot~~
2. To a “person,” who can then transfer the rights to a receiving lot

- Initial transfer of development rights from a granting lot to a “person” must be certified by the City Planning Commission
- Any transfer of development rights to a receiving lot must be certified by the City Planning Commission
- All transfers must be recorded against the granting and receiving lots



— South Street Seaport Subdistrict

■ Receiving Lot

□ Granting Lot

▨ Designated Pedestrian Ways

Numbers indicate Brooklyn Bridge Southeast Urban Renewal Plan Parcels

History of Transfers

Original Amount of
Unused Air Rights

1,400,000 SF

Unused Air Rights
Transferred to Date

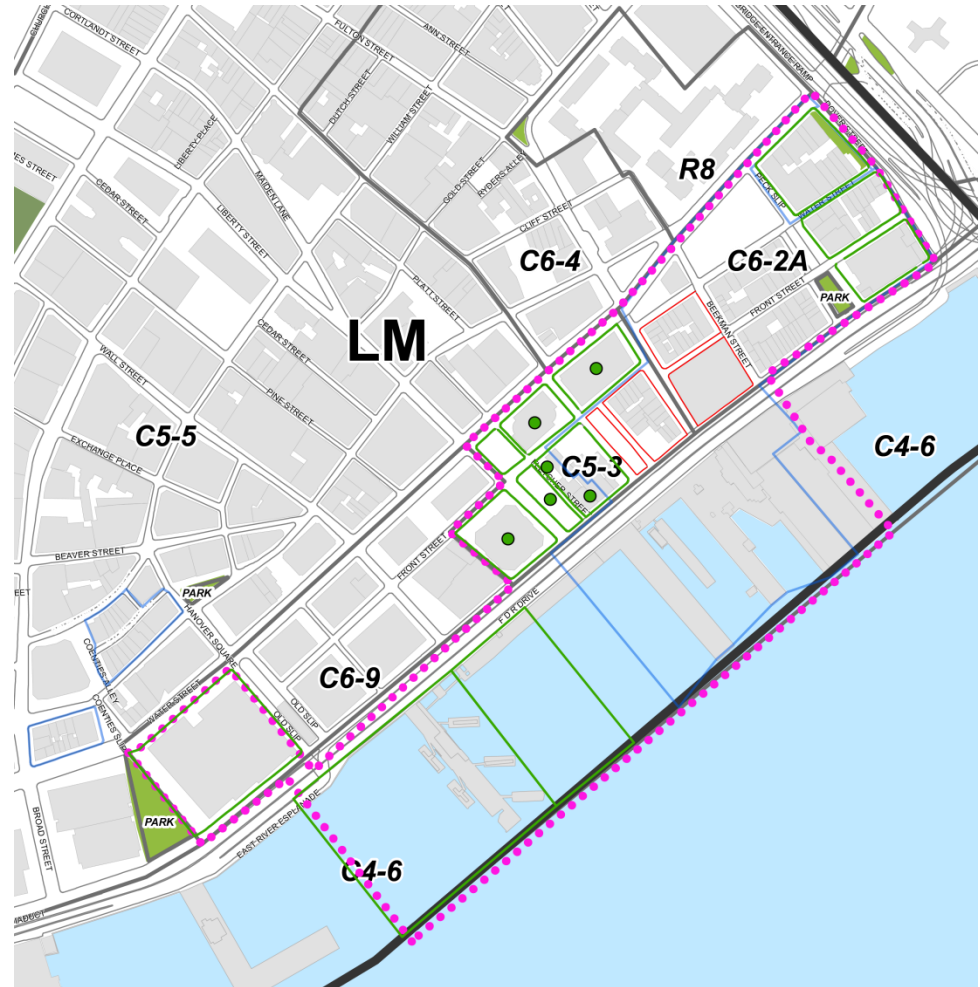
- 1,066,671 SF

Unused Air Rights
Remaining

333,329 SF

CPC Certifications for Transfers

1. 199 Water Street
2. 175 Water Street
3. 180 Maiden Lane
4. 80 South Street
5. 151 Maiden Lane
6. 30 Fletcher Street



Receiving Lot



Granting Lot



Subdistrict Boundary



LPC Historic
Districts

North Atlantic Coast Comprehensive Study: Resilient Adaptation to Increasing Risk

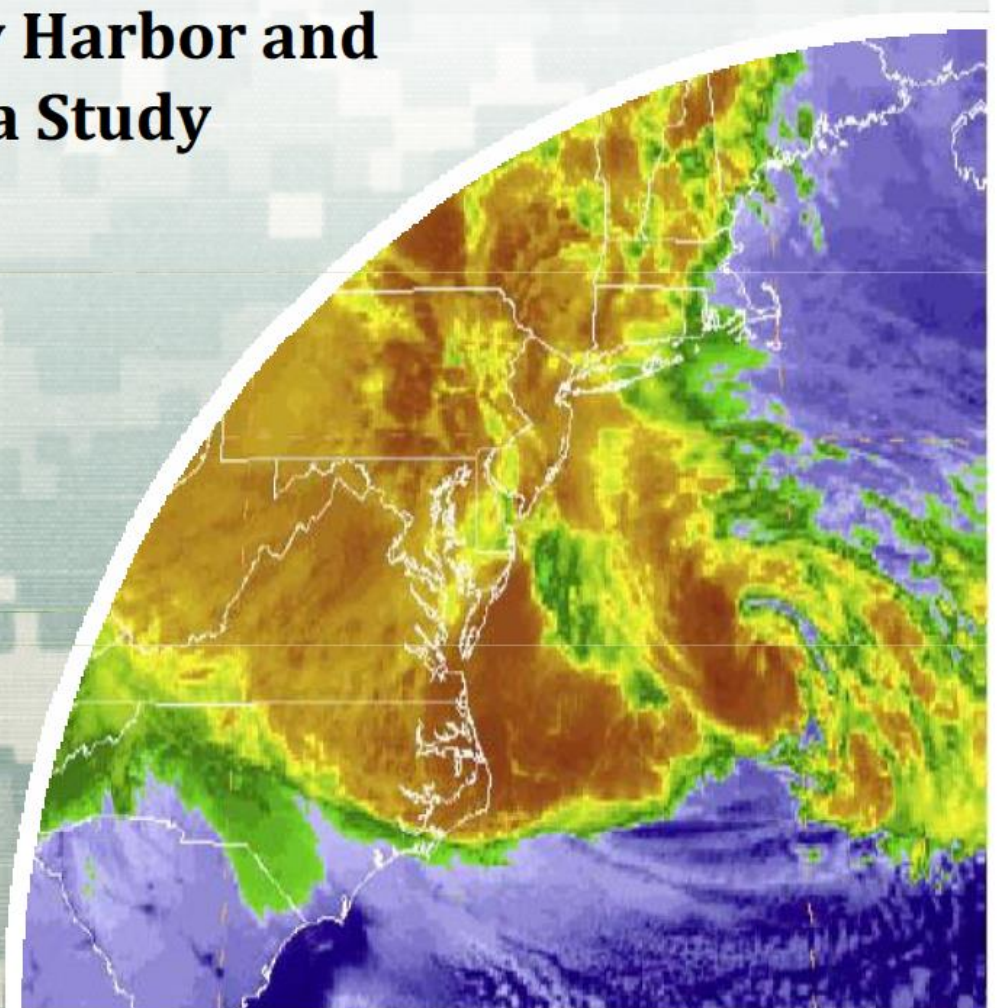
New York - New Jersey Harbor and Tributaries Focus Area Study

U.S. Army Corps of Engineers
New York District

9 March 2015



US Army Corps of Engineers
BUILDING STRONG



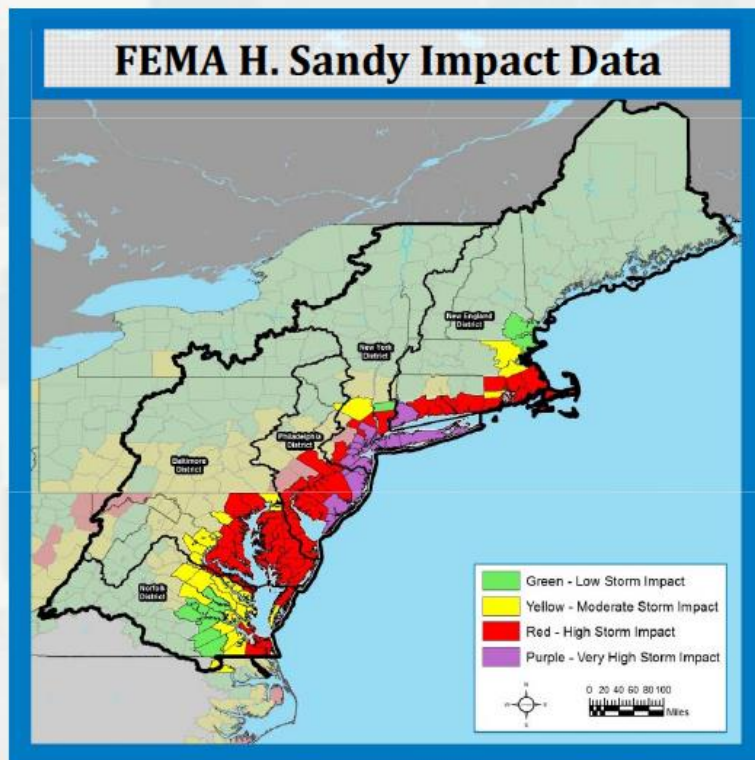
Background

“That using up to \$20,000,000* of the funds provided herein, the Secretary shall conduct a **comprehensive study** to address the flood risks of **vulnerable coastal populations** in areas that were affected by Hurricane Sandy within the boundaries of the North Atlantic Division of the Corps...” (*\$19M after sequestration)

➤ Completed January 28, 2015

Goals

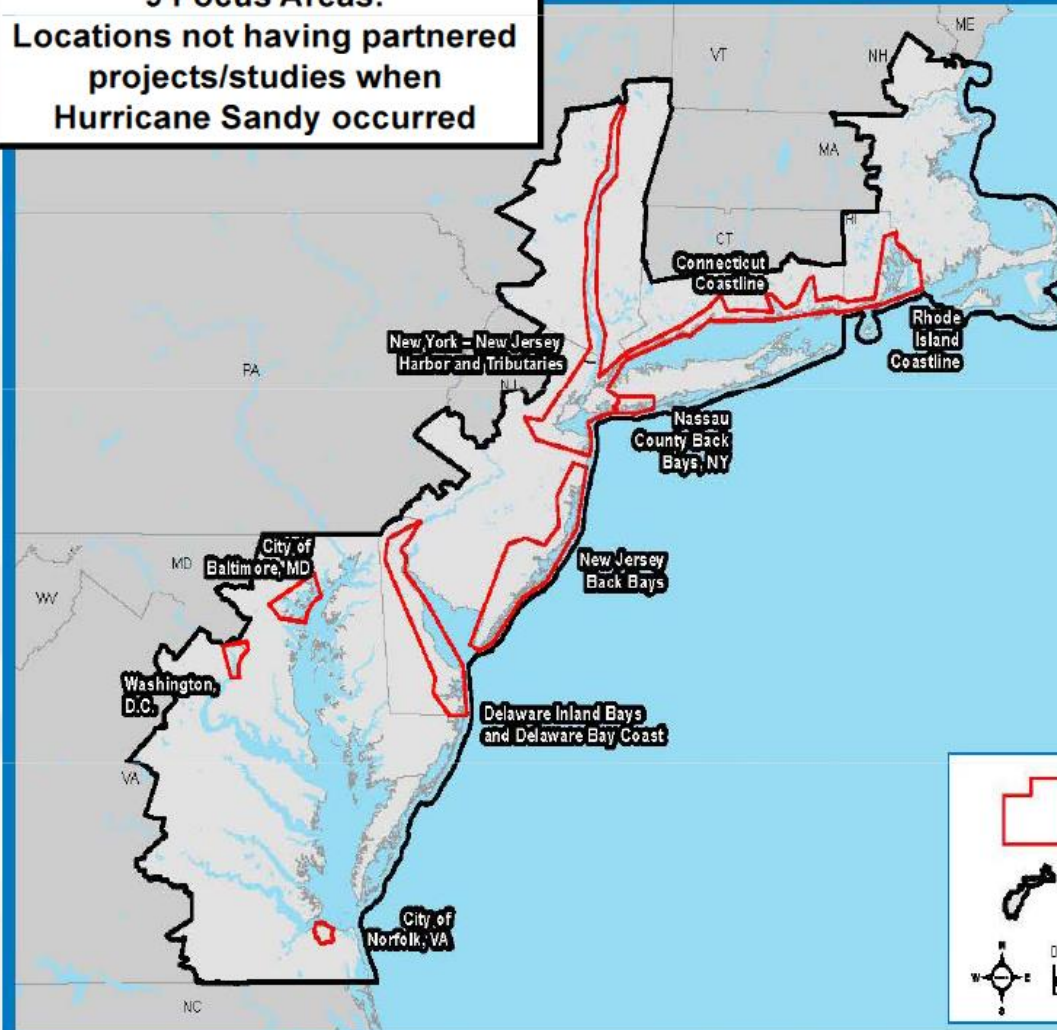
- Provide a **Risk Management Framework**, consistent with USACE-NOAA Rebuilding Principles
- Support **Resilient Coastal Communities** and robust, sustainable coastal landscape systems, considering future sea level and climate change scenarios, to reduce risk to vulnerable population, property, ecosystems, and infrastructure



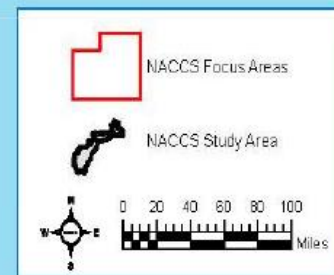
Opportunities: FY16 PresBud NACCS Focus Areas

9 Focus Areas:

Locations not having partnered projects/studies when Hurricane Sandy occurred



1. Rhode Island Coastline
2. Connecticut Coastline
3. **New York - New Jersey Harbor and Tributaries**
4. Nassau County Back Bays, NY
5. **New Jersey Back Bays**
6. Delaware Inland Bays and Delaware Bay Coast
7. City of Baltimore, MD
8. Washington, D.C.
9. **City of Norfolk, VA**



Coastal Storm Risk Management Framework

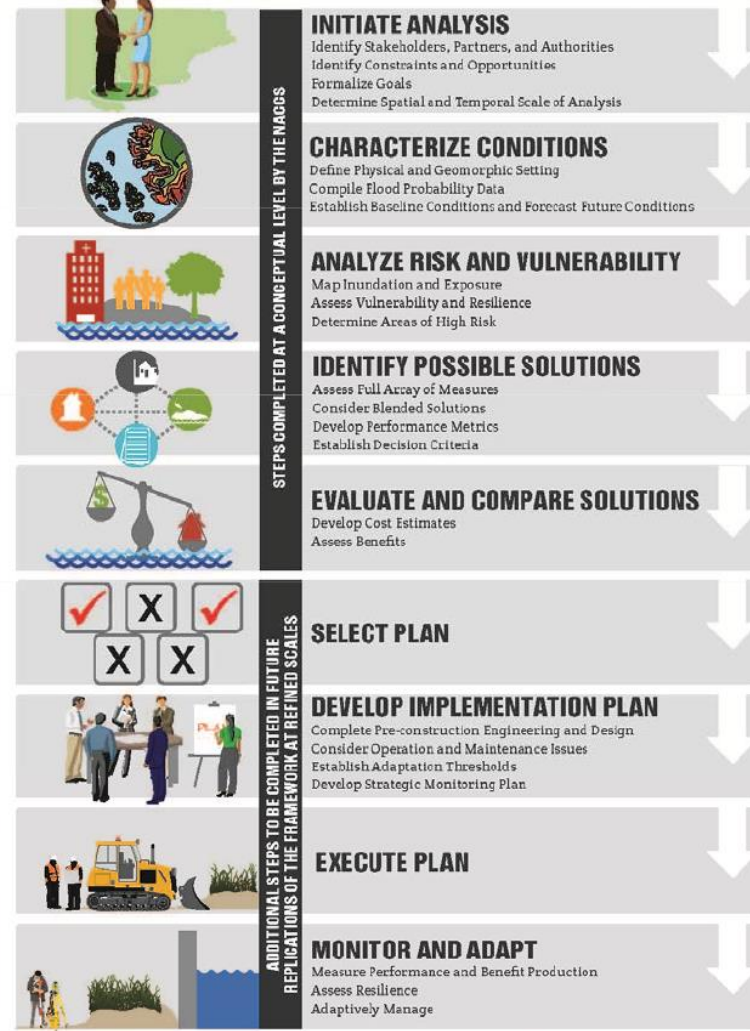
- Managing coastal storm risk is a shared responsibility and requires:
 - Shared tools
 - Common methodology that all parties can follow together to assess risk and identify solutions

- The framework is:
 - A 9-step process
 - Customizable for any coastal area or watershed
 - Repeatable at state and local scales
 - Transferable to other areas of the country



NACCS Coastal Storm Risk Management Framework

(Repeat initial five steps for each Tier 1, 2, and 3 Evaluations)



Coastal Storm Risk Management Framework

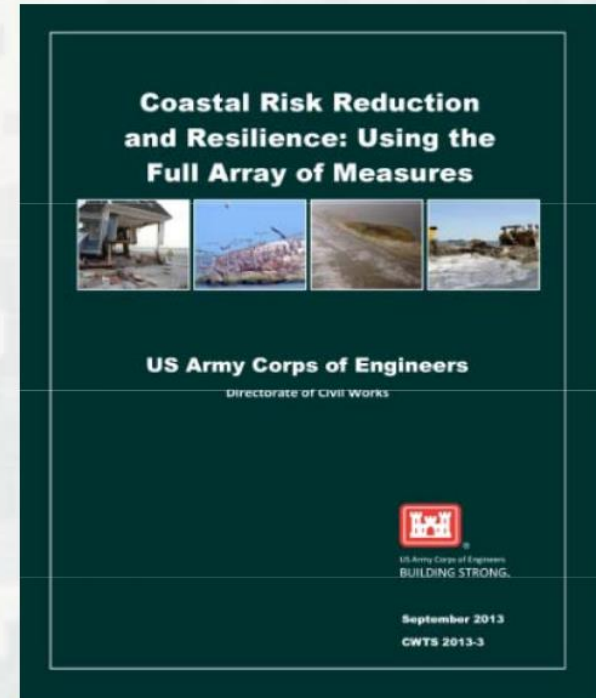
Risk Management Measures

➤ **Structural**

- Storm surge barriers
- Levees, breakwaters, shoreline stabilization
- Natural and Nature-Based Features (e.g., beaches and dunes, living shorelines, wetlands, oyster reefs, SAV restoration)

➤ **Nonstructural** (e.g., floodproofing, acquisition and relocation, flood warning, etc.)

➤ **Programmatic** (e.g., floodplain management, land use planning, State/municipal policy, natural resources, surface water management, education, flood insurance programs, etc.)



Manhattan Community Board 1 Committee Reports

Tribeca – P. Braus

1. The Association of Community Employment (ACE) – Report
2. 205 Hudson Street, application for a change in liquor license to catering facility for AFNYC LLC d/b/a American Flatbread NYC – Report
3. Department of Transportation Street Seats application for space in front of Laughing Man Coffee, 184 Duane Street – Resolution
4. 285 West Broadway, application for alteration of liquor license to extend operating hours for Haus – Resolution





GREENWICH ST

HUDSON ST

NYC BIKESHARE

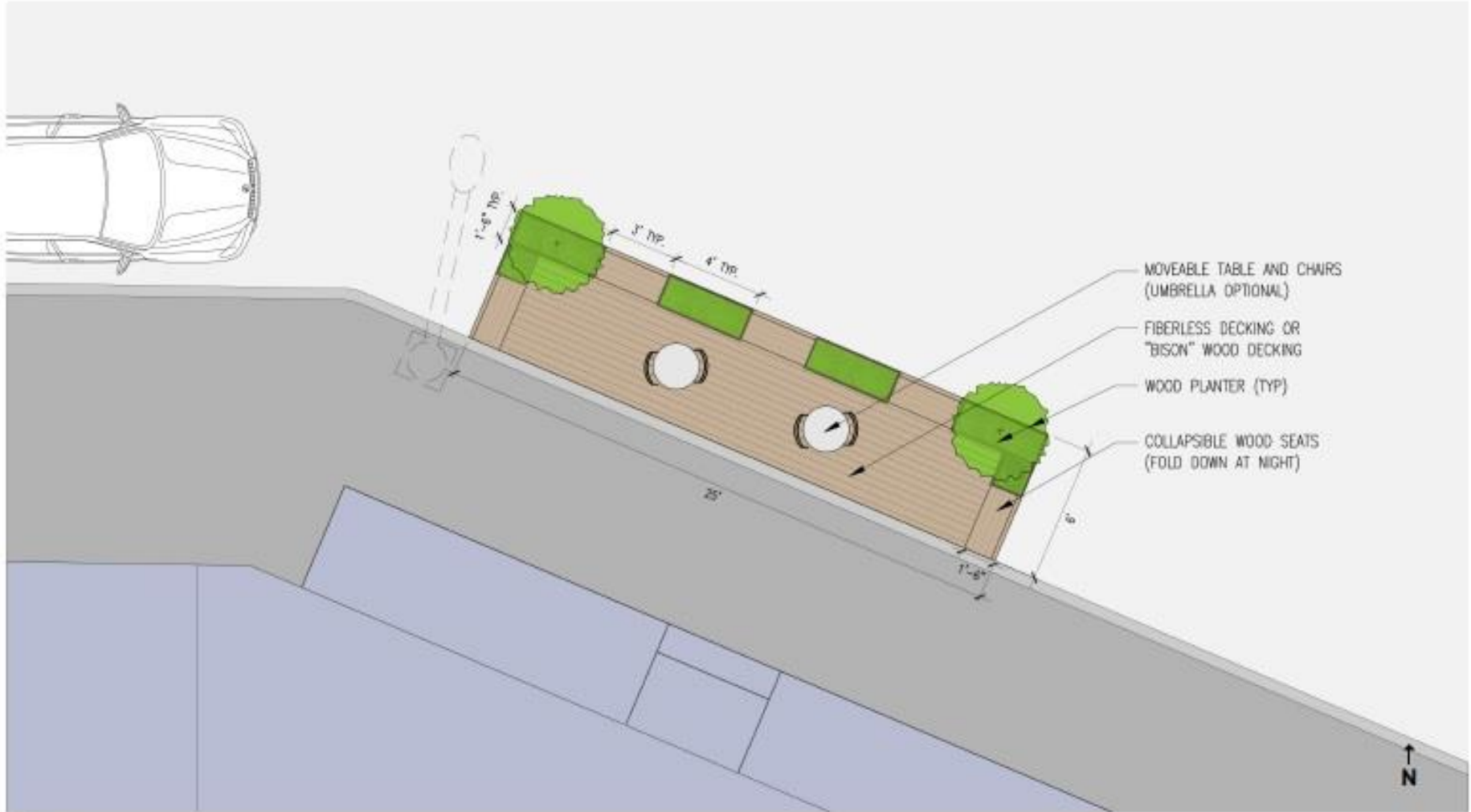
PARKLET

DUANE STREET

WASHINGTON
MARKET PARK

DUANE PARK

N





Manhattan Community Board 1 Committee Report

Financial District – R. Sheffe

1. Staten Island Ferry – Report
2. The Battery Conservancy – Report
3. Filming plan in FiDi – Report
4. 1 World Trade Center, 34th and 35th floor, application for a liquor license for Restaurant Associates, LLC – Resolution
5. One New York Plaza, application for a liquor license for Chipotle Mexican Grill of Colorado, LLC – Resolution
6. 11 Park Place, application for a wine and beer license for AAA Pizza Corp. d/b/a Little Italy Pizza – Resolution
7. 185 Greenwich Street, application for a wine and beer liquor license for Greenwich Street Café, d/b/a Epicerie Boulud – Resolution
8. Street activity permit for Stone Street Pedestrian Mall on Friday, March 13, 2015 to Sunday, November 15, 2015, 11am-11pm on Stone St. between Broad St. and Hanover Square and Mill Lane between South William St. and Stone St. – Resolution



Why is EBDG involved?

- Leading ferry design firm for North America
- Major Clients Include:
 - Washington State Ferries
 - Alaska Marine Highway System
 - The Steamship Authority (Massachusetts)
 - Texas Department of Transportation
- Participated in Preliminary Design Investigation



Preliminary Design Investigation

Scope of Work

- Base Demand Ridership Forecast
- Stated Passenger Preference Survey
- Productivity Assessment
- Level of Service Assessment
- Service Quality Assessment
- Vessel Condition Surveys

Team Members





Bikeway Perimeter
Project Phase I

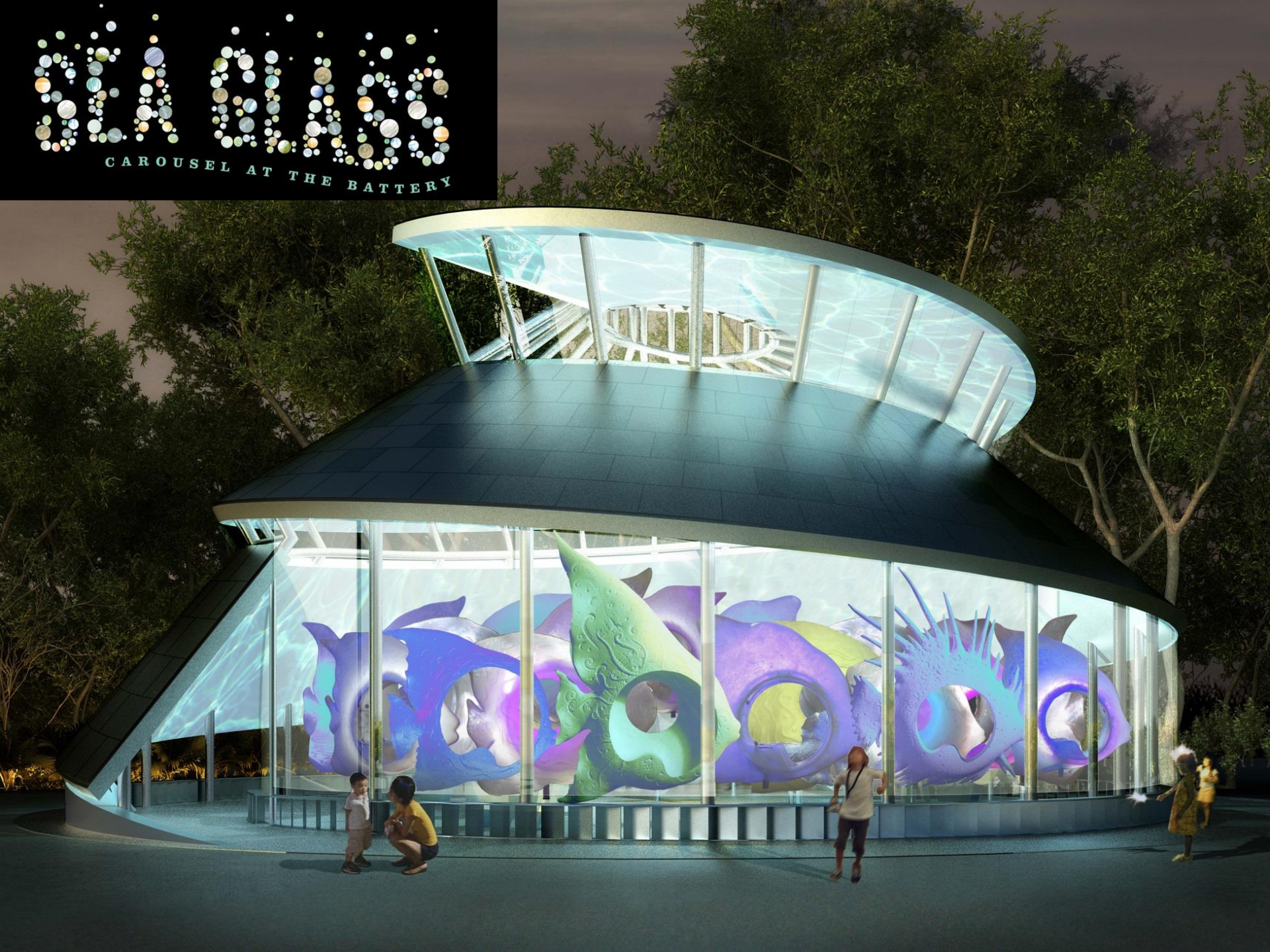
The Battery Oval





SAAS

CAROUSEL AT THE BATTERY





Comfort Station



Future location of
Battery Urban Farm

SeaGlass
Carousel

PlaySpace

Current Park Office



Current Comfort Station



Tentative Shooting Schedule

April

5	6	7	8 I/E Mobile Command Unit	9 I/E Mobile Command Unit	10 EXT Procession	11 EXT Procession
12 EXT Procession	13	14	15 I/E Satellite Van	16 I/E Satellite Van	17 EXT Studio Loading Area	18 EXT Network Building
19 INT Studio Hallway	20	21	22 TBD	23 TBD	24 TBD	25 INT Federal Hall
26 INT Federal Hall	27	28	29 TBD	30 TBD	MAY 1 INT Pub INT SEC	2 INT Federal Hall
3 INT Federal Hall						

Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1

Adjournment

Thank you and goodnight!