



Manhattan Community Board 1 Full Board Meeting

TUESDAY, MAY 26, 2015

6:00 PM

Gibney Dance

280 Broadway (entrance at 53A Chambers 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:

A) U.S. Rep. Jerrold Nadler

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

Manhattan Community Board 1

Business Session

- Adoption of April 2015 minutes
- Chairperson's Report – C. McVay Hughes
- District Manager's Report – N. Pfefferblit
- Treasurer's Report – J. Kopel

World Trade Center Liberty Park



Port Authority Executive Director Patrick Foye, Director of WTC Construction Steve Plate and CB1 Chair Catherine Hughes plant the first trees

Wavertree



05/21/15

Wavertree, Bon Voyage!

CB1 joins South Seaport Museum, Captain Boulware, Department of Cultural Affairs Commissioner Finkelpearl, Department of Design and Construction, City Council members Chin and Bramer and Manhattan Borough President to send off Wavertree to its city-funded restoration project.

Liberty Street Sidewalk Open Near 4 WTC (north side between Church and Greenwich Streets)



Before (October 2014)
Photo: Josh Rogers, Downtown Express



Current condition

New granite bike lane on Varick Street (between Canal and Laight Streets)



DOWNTOWN BOATHOUSE LAUNCHES ITS 2015 SEASON OF FREE PUBLIC KAYAKING AT PIER 26 IN HUDSON RIVER PARK

www.downtownboathouse.org



Opening Day (05/16/15)

Photo: Terese Loeb Kreuzer, Downtown Post NYC

Orientation for New Community Board 1 Members



April 30, 2015



CALLING ALL SAILORS TO JOIN A GALA PARADE OF SHIPS
LED BY THE HERMIONE
IN
NEW YORK HARBOR
ON
JULY 4, 2015



DOCKSIDE: The Hermione will be docked at the South Street Seaport from July 1st-July 4th.

to register: parade.hermione2015.com

Manhattan Community Board 1

Committee Reports

Tribeca – E. Lewinsohn

1. 52 Duane Street, application for restaurant wine and beer license for Fika 52 Duane Street LLC – Resolution
2. 251 Church St., application for restaurant liquor license for Two Hands Tribeca LLC d/b/a Two Hands – Resolution
3. 329 Greenwich Street, application for wine and beer license for Muse Tribeca, LLC d/b/a Muse Paintbar – Resolution
4. Proposed bus stop for Straight Bus, Inc. in front of 100 Lafayette Street – Report
5. Citi building and plaza renovations – Report
6. Heritage of Pride Events on Pier 26 June 26-28 – Report
7. Upcoming events at Pier 26 – Report
8. Temporary Public Plaza on West Broadway between Franklin and Leonard Streets –Report



Muse Paintbar - 329 Greenwich Street (proposed)



Southeast Plaza View



Hudson River View



View of Lobby Entry from Plaza



View of Plaza from Greenwich Street and N Moore Street



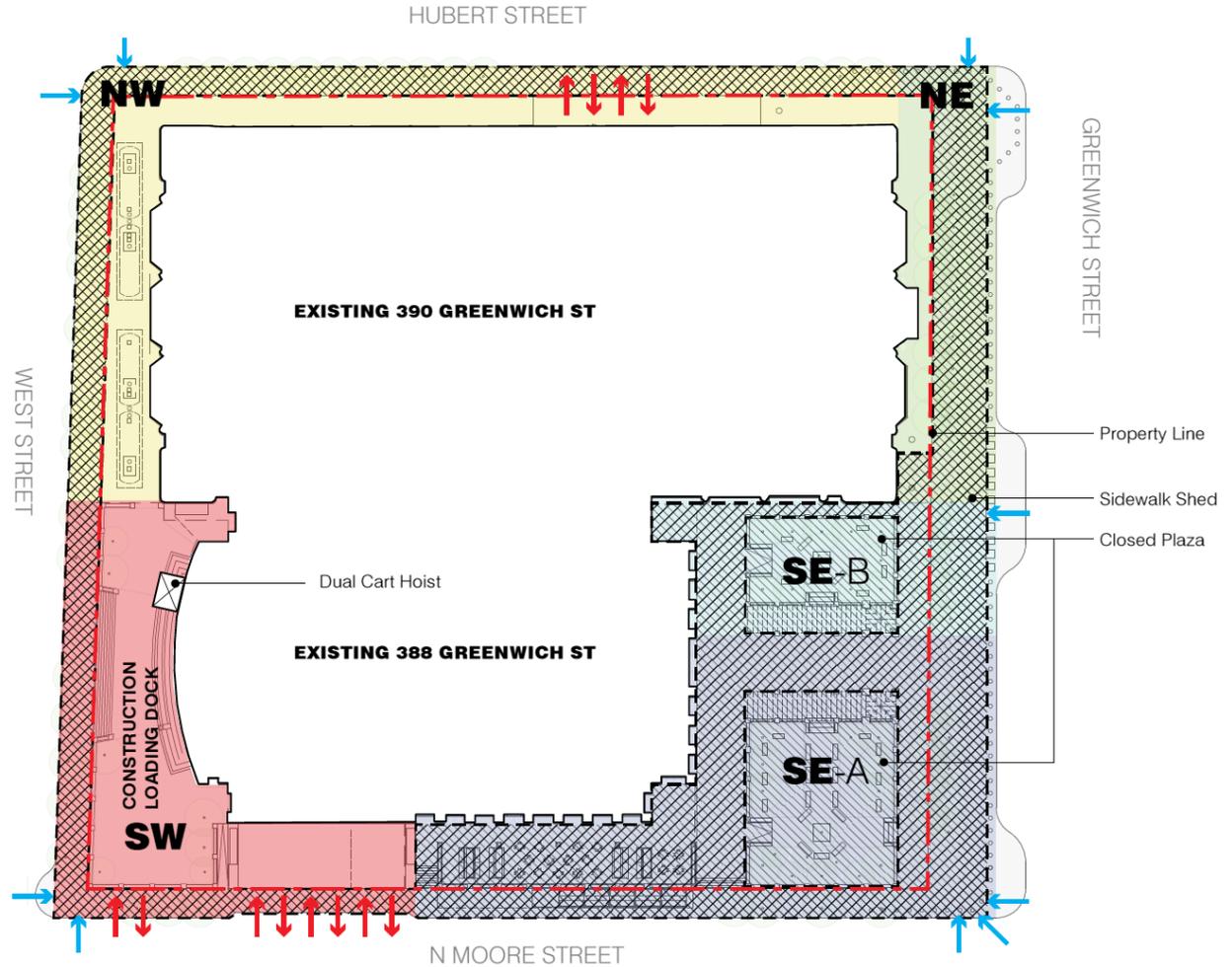
Schedule Overview

PLAZA CLOSING TIMELINE

2015	2016	2017	2018	2019
SOUTHEAST-A May '15 - Jul '17*				
SOUTHEAST-B May '15 - Jan '18*				
		NORTHEAST Jul '17 - Jul '18*		
			NORTHWEST Jul '18 - Sep '19*	
SOUTHWEST May '15 - Sep '19*				

-  TRUCK ACCESS
-  PEDESTRIAN SHED ACCESS POINT
-  SIDEWALK SHED

*All Dates for closures and construction are subject to permits issued by the NYC Department of Buildings.



- **The Façade at 388 will be cleaned and refinished.**
 - The 388 Facade will be cleaned using a safe, non-toxic cleaning solution (D/2 Biological Solution™)
 - Elements of the 388 façade will be refinished and repaired. Rigs/Scaffolds will be enclosed/cocooned for the safety of the workers and the community
- **The Southwest and Southeast plazas will be closed starting in May 2015***
 - All sidewalks remain accessible – sidewalk sheds will be installed on N Moore Street, Greenwich Street and West Street
 - The Southwest Plaza will be closed and used for construction staging for the life of the project.
 - The Southeast Plaza will be closed in concert with façade cleaning and refinishing
- **A construction hoist will be installed, starting in July 2015***
 - It will be located on the west side of 388 and will be constructed to the 36th Floor
 - Hours of operation are 6AM to 6PM, Monday - Friday and 6AM to 4PM on Saturday.

* All Dates for closures and construction are subject to permits issued by the NYC Department of Buildings.

Location: Pier 26

Load in: Wednesday, June 24

Load out: Monday, June 29

Rally

Date: June 26, 2015

Hours: 7:00 pm – 10:00pm

Event Overview: A free event that will have host, from Netflix's "Unbreakable Kimmy Schmidt", Tituss Burgess. This is one of the only youth oriented and all ages events for NYC Pride week

Teaze

Date: June 27, 2015

Hours: 3:00 pm – 10:00 pm

Event Overview: The only official women's focused event for NYC Pride Week going into its 12th year. It also provides valuable grant money to over 10 LGBT community groups in the metro New York area.

Dance on the Pier

Date: June 28, 2015

Hours: 3:00 pm – 10:00 pm

Event Overview: In 2014, Dance on the Pier had a record-breaking year with over 20 community groups receiving grants thanks to the generosity of our attendees! Now in its 29th year, the event includes memorable performances from world famous celebrities and features world-renowned DJs. Previous performers have included Whitney Houston, Janet Jackson, Jennifer Lopez, Cher, Demi Lovato, and more. NYC Pride is planning to make 2015 even more memorable by providing support to additional community groups through its ever-expanding grants program as well as a having a special performance from Ariana Grande.

Manhattan Community Board 1 Committee Report

Financial District – R. Sheffe

1. 75 Wall Street, application for liquor license for KTG Hospitality LLC, d/b/a Wall Street Grill – Resolution
2. 200 Broadway, application for wine and beer license for Shake Shack Fulton Center LLC – Resolution
3. 85 Broad Street, application for liquor license for LQ Holdings, LLC – Resolution
4. 109 Washington Street, application for a liquor license for 109 Washington Restaurant LLC – Resolution
5. Governors Island, application for a liquor license for Governors Garden LLC – Resolution
6. 28 Liberty Street (formerly One Chase Manhattan Plaza) – Report
7. Governors Island – Report
8. 8-12 Maiden Lane Hotel Project – Report
9. Metropolitan College of New York's New Financial District Campus Coming in 2016 – Report
10. American Heart Association Walk/Run, Thursday, May 28, 2015 – Report



Landmark Components

One Chase Manhattan Plaza combines three main components: a 60-story tower, a 2 1/2 acre plaza, and a 6-story base, of which 5 floors are beneath grade.

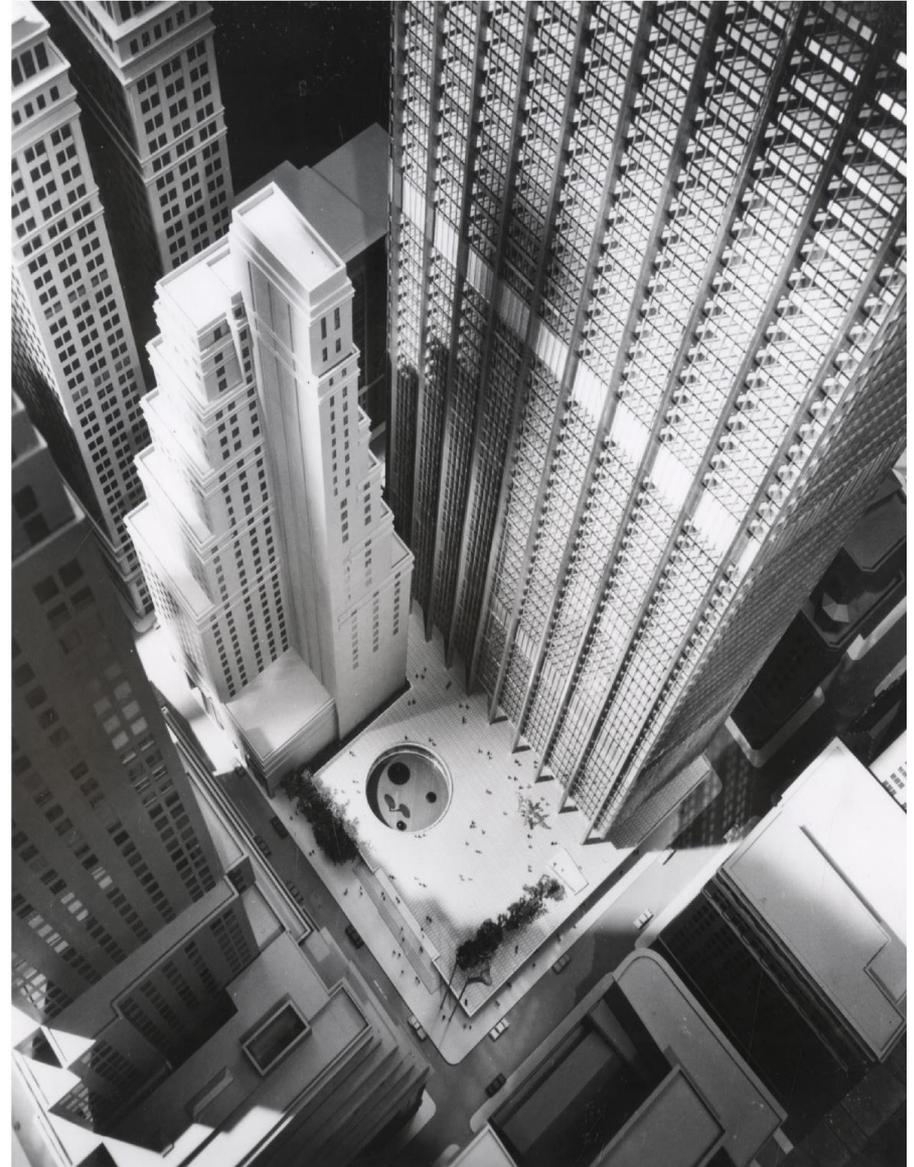
- Landmarks Preservation Commission Designation Report, February 10, 2009

Original Construction Completed: 1964

Lobby Renovation: 1993

Plaza Renovation: 2002

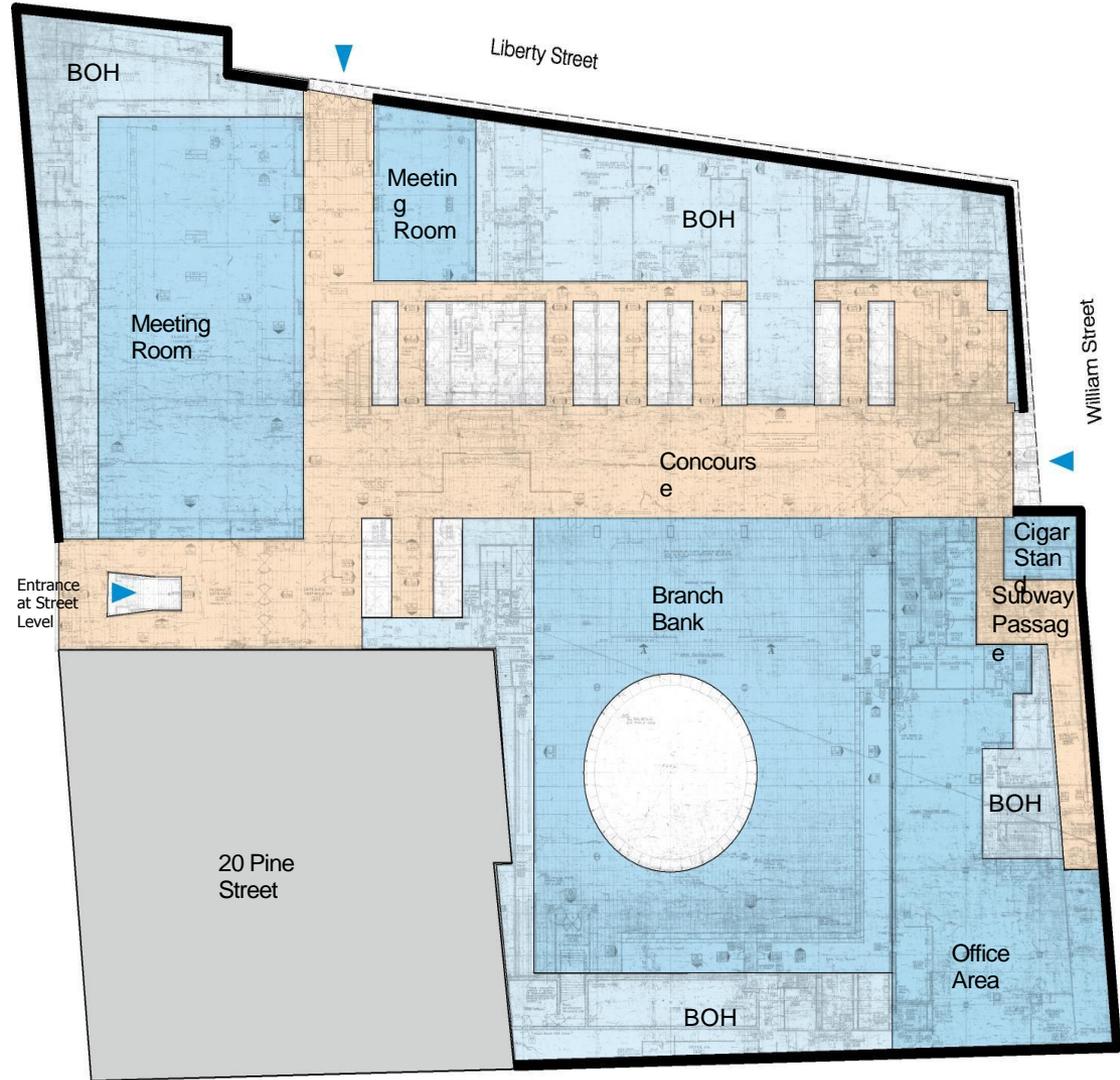
Exterior Landmark Designation: 2009



Original Ground Floor Plan



Existing Black Granite at the Northeast Corner



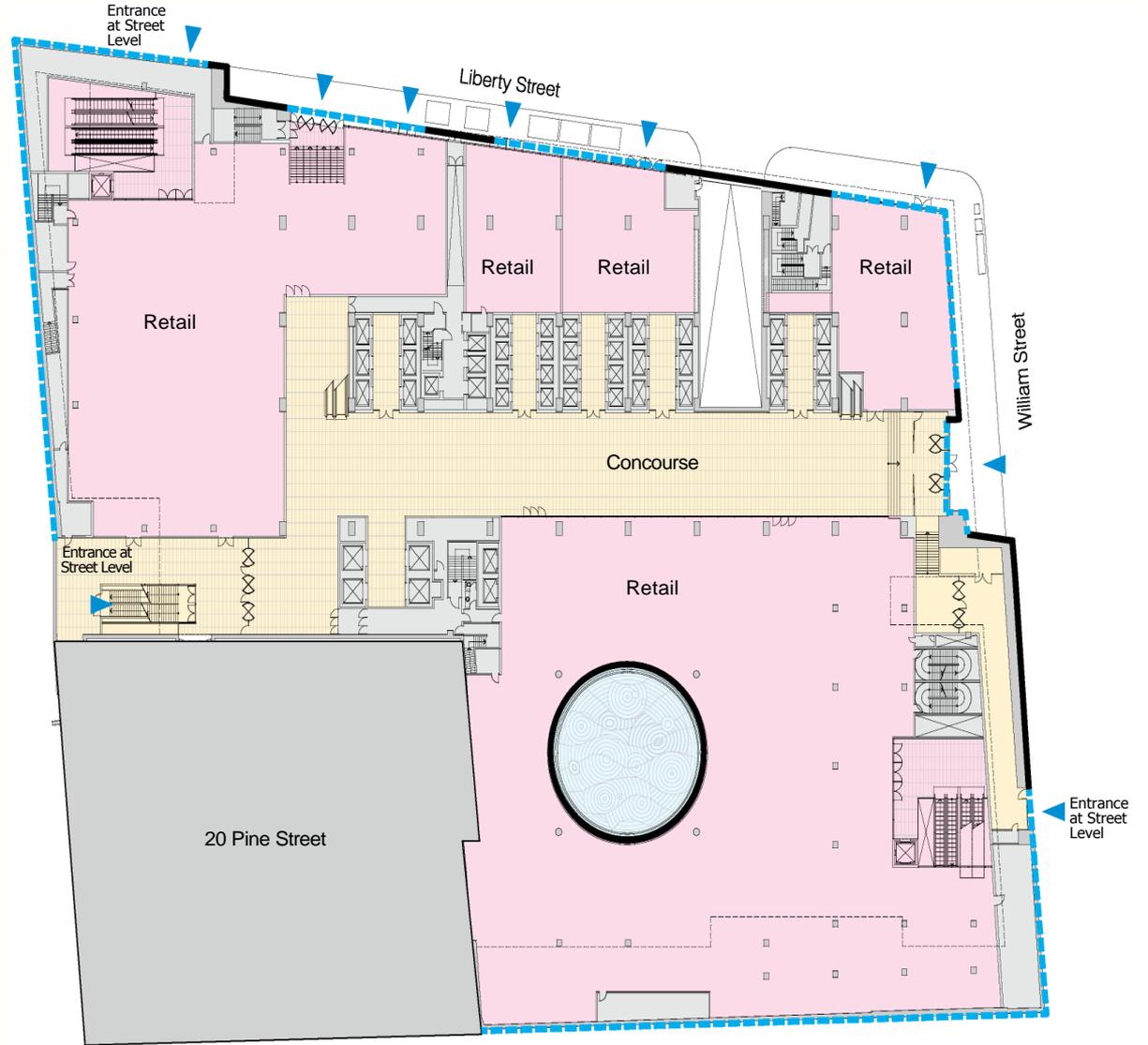
Key

- Concourse
- Chase Areas
- Black Granite Walls (80% of perimeter)

Adaptive Reuse



Proposed Glass Storefronts at the Northeast Corner



Key

Concourse

Retail

Black Granite Walls (20% of perimeter)

Glass Enclosure (80% of perimeter)





Governors Island Update and the 2015 Season



Proposed Hotel Project for 8-12 Maiden Lane



Metropolitan College of New York

New Manhattan campus

40 Rector Street



American Heart Association Wall Street Run & Heart Walk

3 Miler | Thursday, May 28, 2015



TRAFFIC ALERT

Race starts at 6:45 PM at the intersection of Murray Street and Greenwich Street and finishes at Brookfield Place Waterfront Plaza.

Road Closures 5:30 PM – 8:00 PM

Rolling road closures will take place from 5:30 PM to 8:00 PM. Please plan accordingly.

5:30 PM – 8:00 PM

Greenwich Street between Chambers Street and Barclay Street
Murray Street between W. Broadway and West Side Highway

6:20 PM – 7:35 PM

From the Start at Murray St. to Mile 1 on William Street

6:25 PM – 8:00 PM

From Mile 1 on William Street to Finish in Brookfield Place Waterfront Plaza

For race information visit heartwalknyc.org or e-mail wallstreetrun@leaddogmarketing.com



Wall Street Run
& Heart Walk.



Manhattan Community Board 1 Committee Reports

Youth & Education – T. Joyce

1. Crossing guards for CB1 schools – Report
2. Peck Slip School traffic safety issues – Report
3. Trinity kids charette at St. Paul's Chapel on Sunday, May 31, 2015 at 10:15am – Report





Community Board 1 Meeting (May 12, 2015)

Discussion on Traffic Safety for the Students & Community based on the opening of PS 343 "New School" in Sept 2015.



Traffic Assessment: Photo Story

For Discussion

Exhibit A Exhibit B



- **Corner of Peck Slip & Pearl • Corner of Peck Slip & Pearl**
 - **Cars in actual crosswalk • Afternoon congestion**

Traffic Assessment: Photo Story

For Discussion

Exhibit C



- Small stop sign at Front/Beekman ignored. Even ambulance blows thru.

Exhibit D



- Large mail and delivery trucks block point of view along Front Street and Beekman Street and Water Street, making crossing over dangerous.

Manhattan Community Board 1

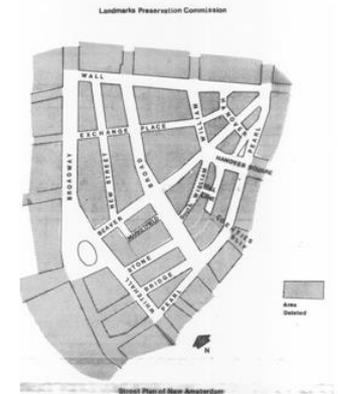
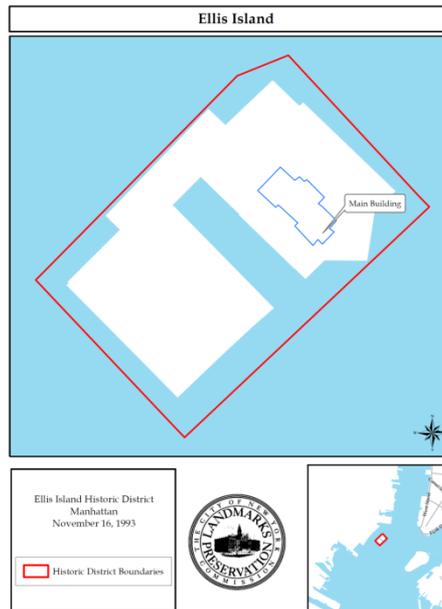
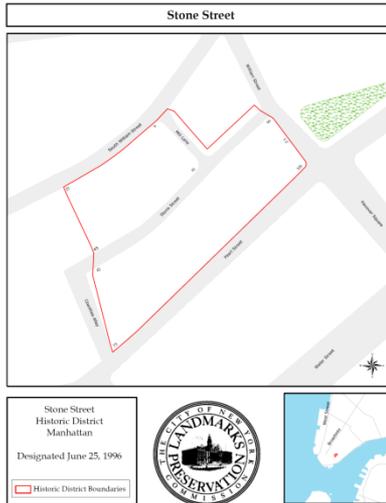
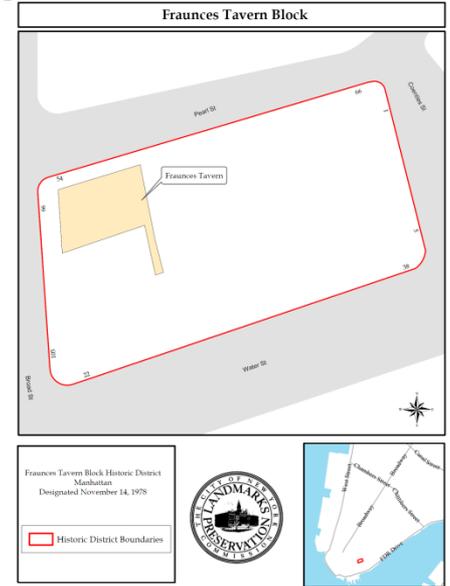
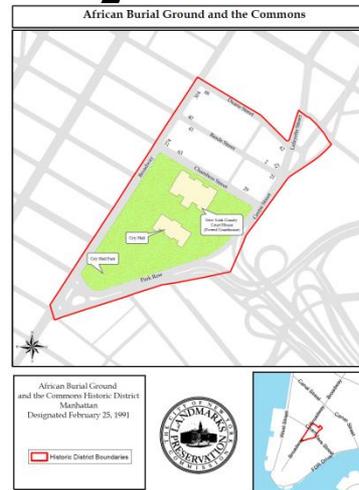
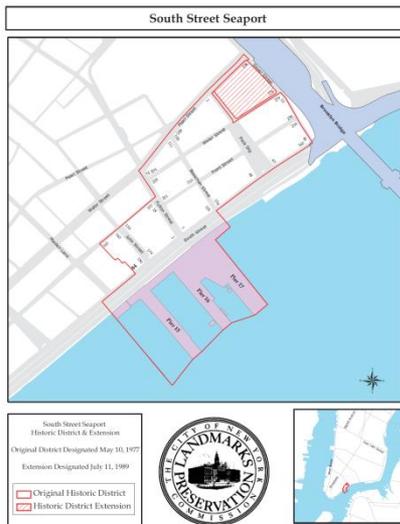
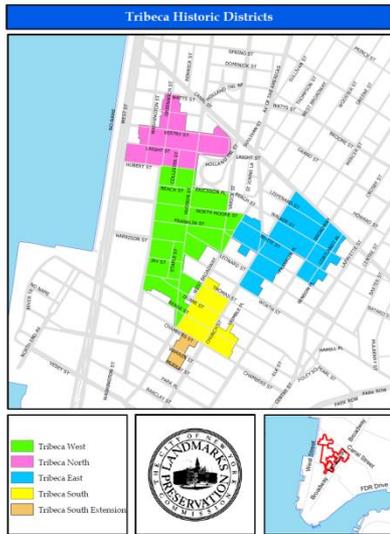
Committee Reports

Landmarks – R. Byrom

1. Historic Districts in Lower Manhattan – Resolution
2. Catholic Churches in Lower Manhattan – Resolution
3. 65 Broadway, application for storefront renovation – Resolution
4. 249 Church Street, application for storefront renovation and installation of handicapped access ramp – Resolution
5. Building 555, Governors Island, application for window replacement, new rear entrance and new chiller and enclosure – Resolution
6. 11 John Street, Corbin Building, proposed landmark site designation – Resolution
7. New Market Building and Tin Building – Resolution



Historic Districts in Community Board 1



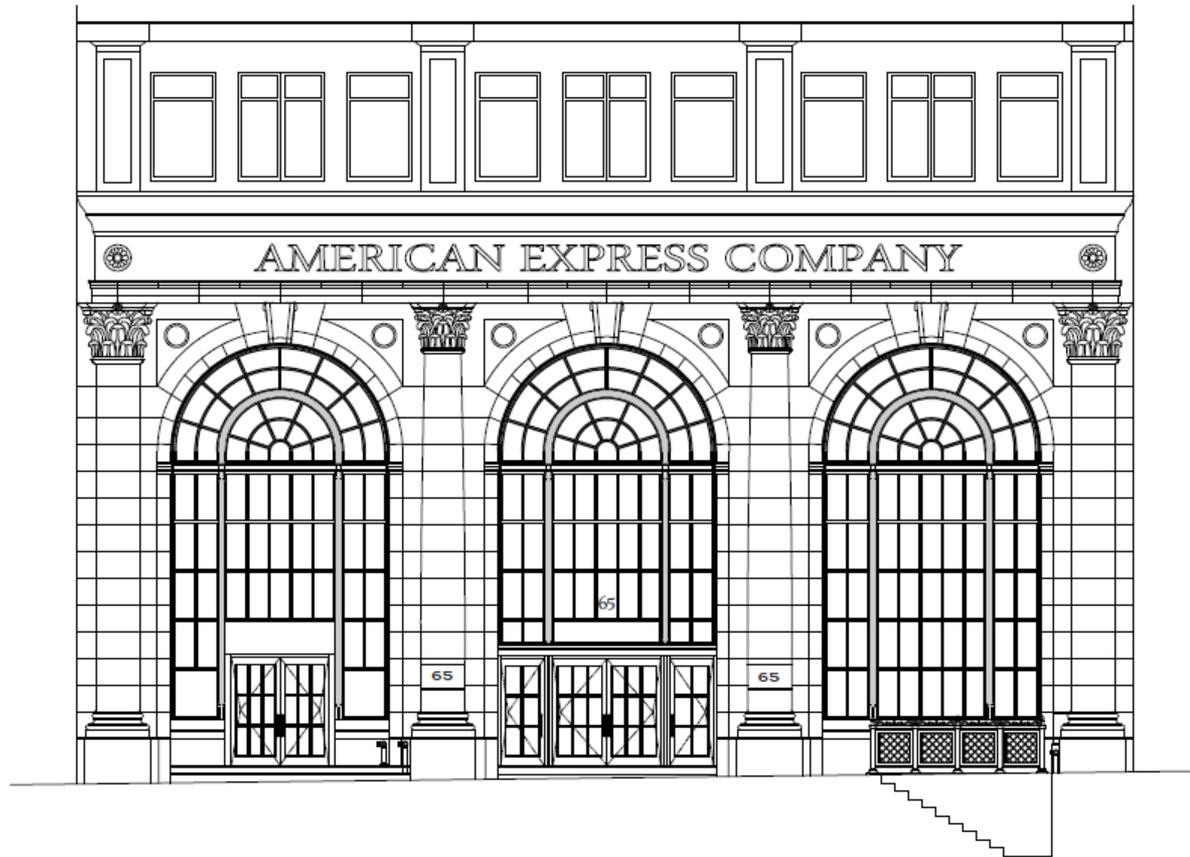
Not Designated Landmarks

St Andrew Church, 20 Cardinal Hayes Place

Our Lady of Victory Church, 60 William St



65 Broadway



1

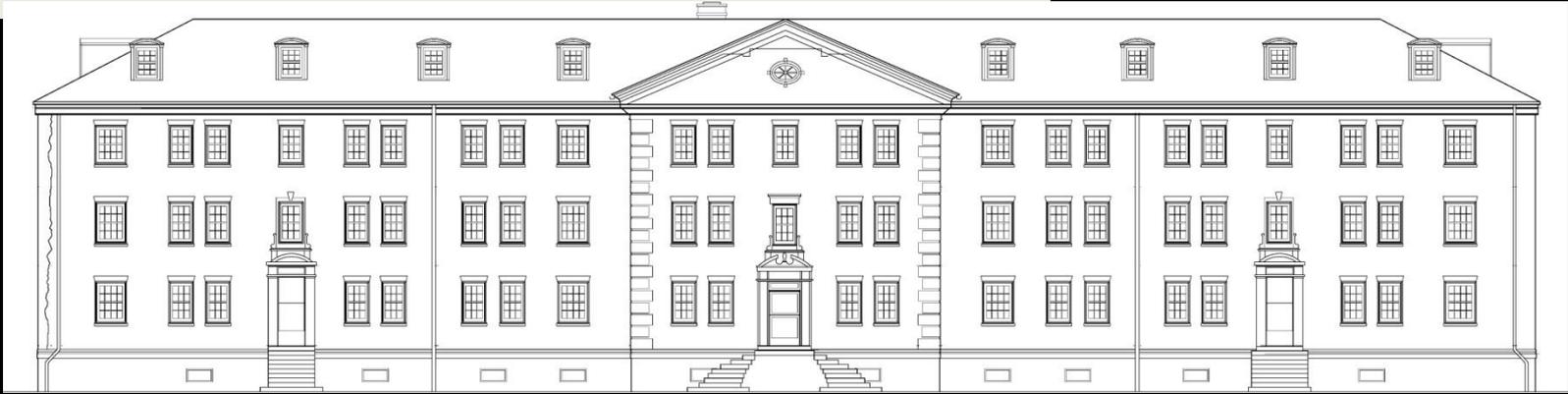
EXISTING BROADWAY ELEVATION

249 Church Street



Governors Island (1 of 2)

EXISTING HISTORIC FRONT ELEVATION



Craig Road North



Governors Island (2 of 2)

PROPOSED HISTORIC FRONT ELEVATION



Craig Road North w/trees



Craig Road North

Corbin Building 13 John Street



Manhattan Community Board 1

Committee Reports

Battery Park City – A. Notaro

1. 251 Vesey Street, application for sidewalk cafe for Pick A Bagel – Resolution
2. Brookfield Place retail and North Cove Marina – Report
3. Mascot Run, application for BPCA permit for Saturday, September 12, 2015 – Report
4. Cystic Fibrosis Foundation Walkathon, application for BPCA permit for Sunday, May 31, 2015 – Report
5. The New Agenda, application for BPCA permit for October (date to be determined) – Report
6. Parking signage and enforcement – Report
7. BPC ballfields – Report



Why We Use The Colgate 26

Safe, Stable - Will Not Sink or Tip Over

- **Dual Controls for Instructor**
- **Large Comfortable Cockpit for Up to Six**
- **Easy to Handle**
- **Ergonomic Seating**
- **Rigid Rails to Lean Against**
- **Used by US Naval & Coast Guard Academies**
- **Winner – Cruising World Boat of Year Award**



KidsSail at North Cove

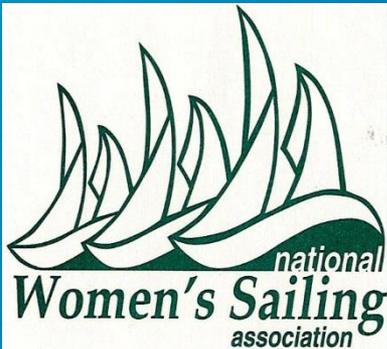
June 22-August 10

- **300 Total Spaces**
- **50% Scholarships for At Risk Youth**
- **5-Day Courses**
- **Two Sessions Each Day**
- **7-17 Year Olds**



AdventureSail For At Risk Girls

In Partnership
with the
National
Women's
Sailing
Association



Adult Sailing Programs

2-Hour to 3-Day Learning Experiences

- Beginner to Advanced
- Sailing Lessons
- Basic Sailing Courses
- Learn to Sail and Cruising Certification
- Learn to Race Courses
- Performance Sailing Courses



Family Sailing Programs

Kids and Teens Learn FREE

- Four-day Learn to Sail Programs for Families
- Two Adults Pay Tuition
- Up to 3 Kids (7-17) Learn FREE with Parents



By DAVE CALDWELL

THE sun sets a dusky orange glow as it settles toward the horizon, and a parade of pristine sailboats begins slipping back into the marina at Liberty State Park after a spirited New York Harbor. The Gonzalez family of Chatham, N.J., was in one of these boats, and Tony and Maryjane Gonzalez and their three children were more than just passengers.

With the help of an instructor, all five Gonzalezes — including 12-year-old Archy, 10-year-old Aiden, and 7-year-old

aged the 26-foot boat on their second day of a three-day, learn-to-sail course offered by the Offshore Sailing School. Tony and Maryjane had watched their children play sports plenty of times, but this was an athletic activity, a warm-weather challenge, that all of them could do together.

"None of us had a sailing background," said Tony Gonzalez, who works for Xerox, a financial software company in New York. "We know people who love boats, but we don't do any of that."

SAILING TOGETHER

A select list of activities and other sites that offer lessons for families. Page 3.

Offshore is one of several companies in the New York area that offer sailing programs for families — not just children and not just parents. Families can also take courses at, among other sites, Atlantic Yachting at the 70th Street Boat Basin in Manhattan, the Scharbatnik Sailing Club in Battery Park City, and the Port Sailing Center in Port Washington, N.Y., on Long Island.

"No PlayStation, no GameBoys, nothing like that — it's just a chance to get out on the water," said the Gonzalez instructor, Jonathan Wehring, a former screenwriter known to 1.3 million students.

Family sailing lessons have a different vibe than group lessons with strangers. For starters, families see better students, and makes friends, an owner of the Port Sailing Center, when others family discounts for several sailing courses to sailing for various families.

"Kids are very used to learning," Mr. Pincus said. "They're used to being taught. Adults are a bit used to that. They tend to take their own route. A lot of what's key in the middle of the situation. It just doesn't work that way."

Recruits are also more likely to pitch in for one another than are strangers. "You stick them in a boat, and they kind of stick together," said Chris Pincus, owner of the Port Sailing Center, when others family discounts for several sailing courses to sailing for various families.

Continued on Page 3

Sailing Club at North Cove

**7 Days a Week
Hassle-Free
Sailing
Since 1982**

- **Adult Memberships**
- **Day Sailing**
- **Racing**
- **Full Moon Parties & Events**
- **Social Activities**

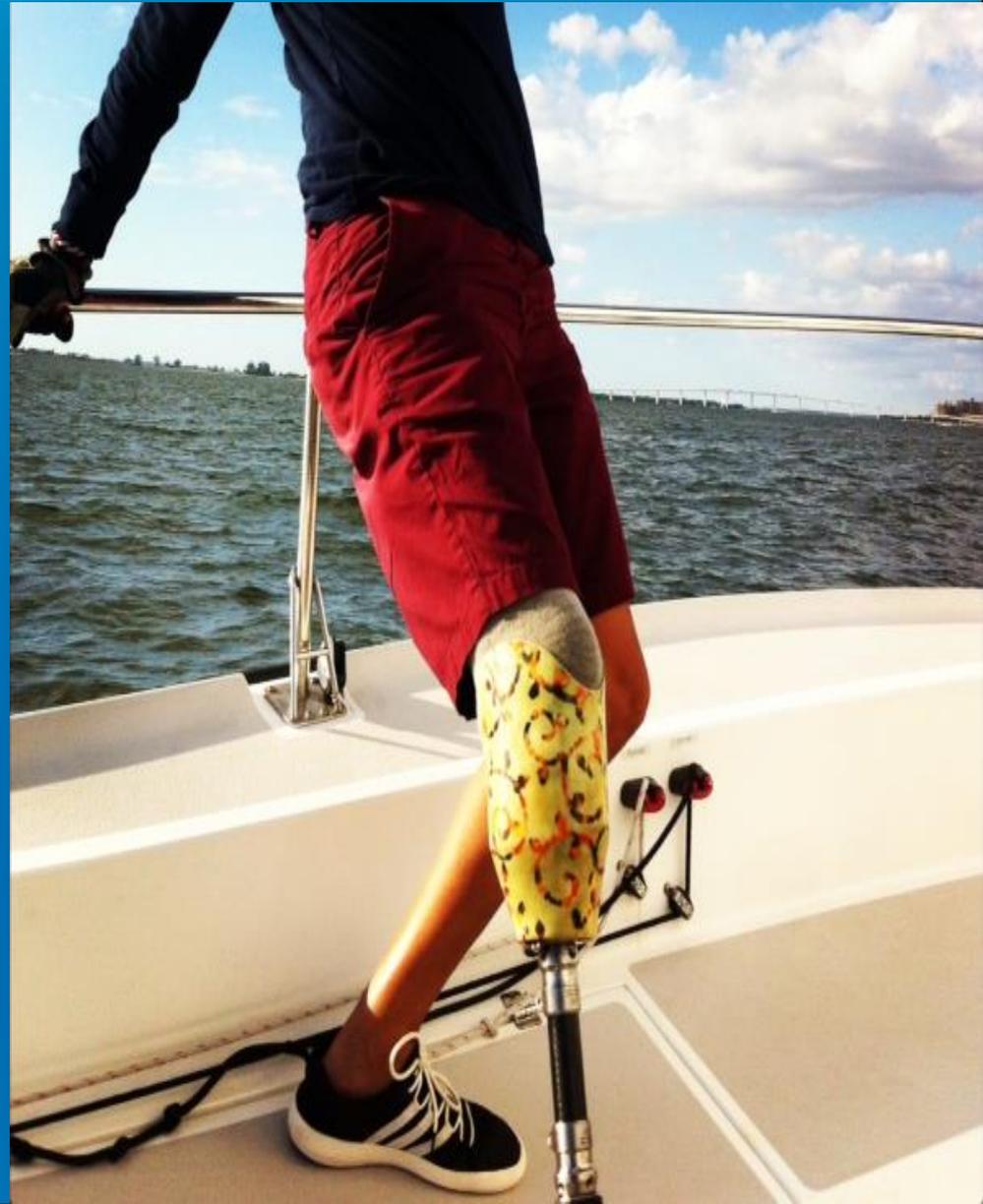


Sailing For the Disabled

**We Taught Laura Ortiz
Member Special
Olympics Team**

**Will reach out to Betsy
Alison –
US Sailing Special Olympics
Coach
(and friend of Doris Colgate)**

**To set up a program for
disabled
teens and adults**



Manhattan Community Board 1

Committee Reports

Quality of Life – P. Moore

1. NYC Department of Transportation Construction update – Report
2. Five Boro Bike Tour Complaints – Report
3. Right at Home – Report
4. Grow NYC – Report
5. Id NYC – Report



Manhattan Community Board 1

Committee Reports

Seaport/Civic Center – M. Pasanella

1. New Market & Tin Buildings – Report
2. South Street Seaport letter to Mayor de Blasio – Resolution
3. Taste of the Seaport - October 17, 2015 – Report
4. Seaport/Civic Center construction projects – Report
5. Committee priorities – Report





REMINDER:

- June 11th – Howard Hughes Corporation update to Landmarks Committee on Pier 17 & Fulton Market Building**
- June 16th – EDC update to Seaport/Civic Center Committee on New Market & Tin Building cooler demolition-**

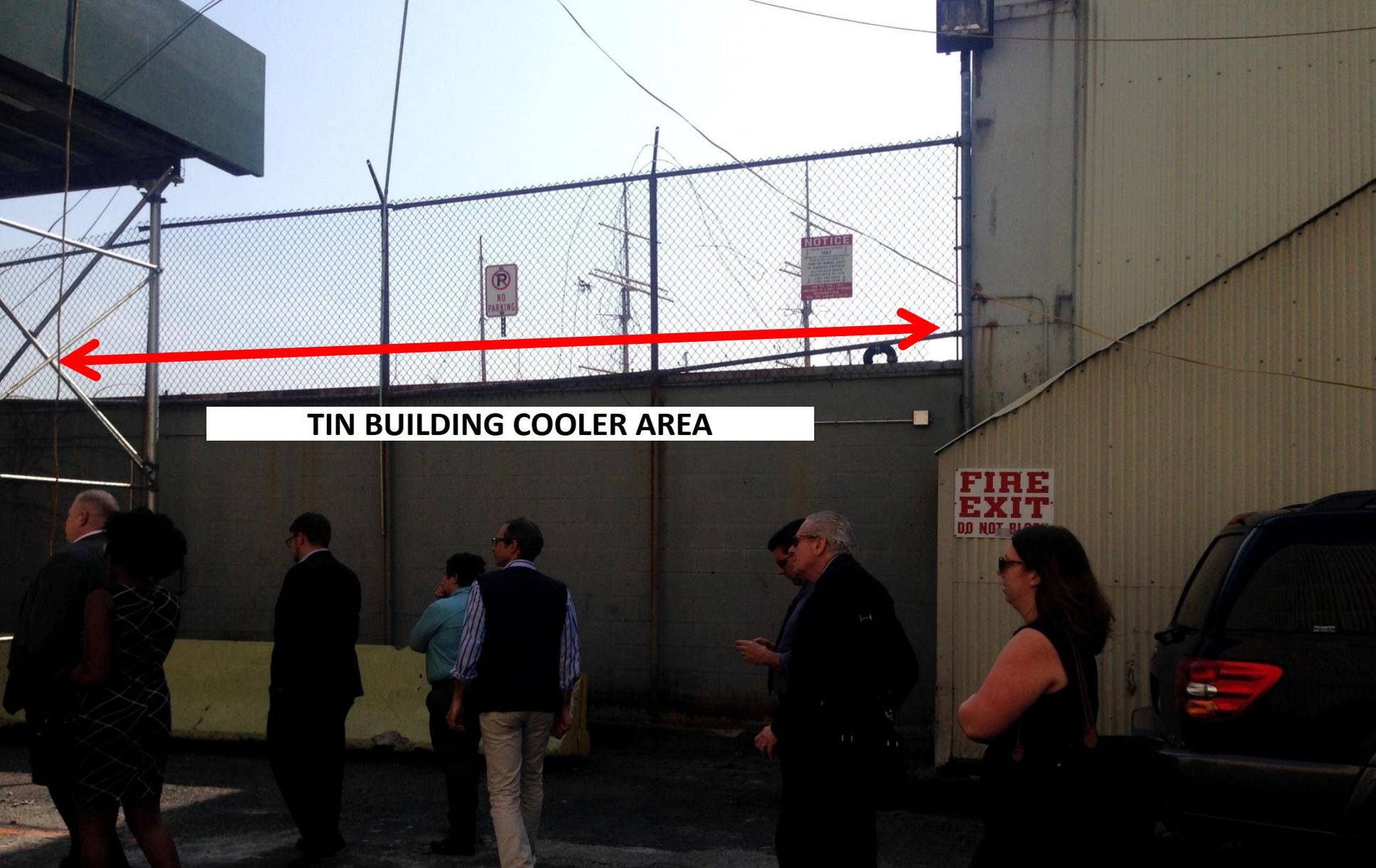


NEW MARKET BUILDING COOLER AREA

REMINDER:

June 11th – Howard Hughes Corporation update to Landmarks Committee on Pier 17 & Fulton Market Building

June 16th – EDC update to Seaport/Civic Center Committee on New Market & Tin Building cooler demolition



TIN BUILDING COOLER AREA

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June 16th – EDC update to Seaport/Civic Center Committee on New Market & Tin Building cooler demolition-**



RAISED 5 FEET

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REMINDER:

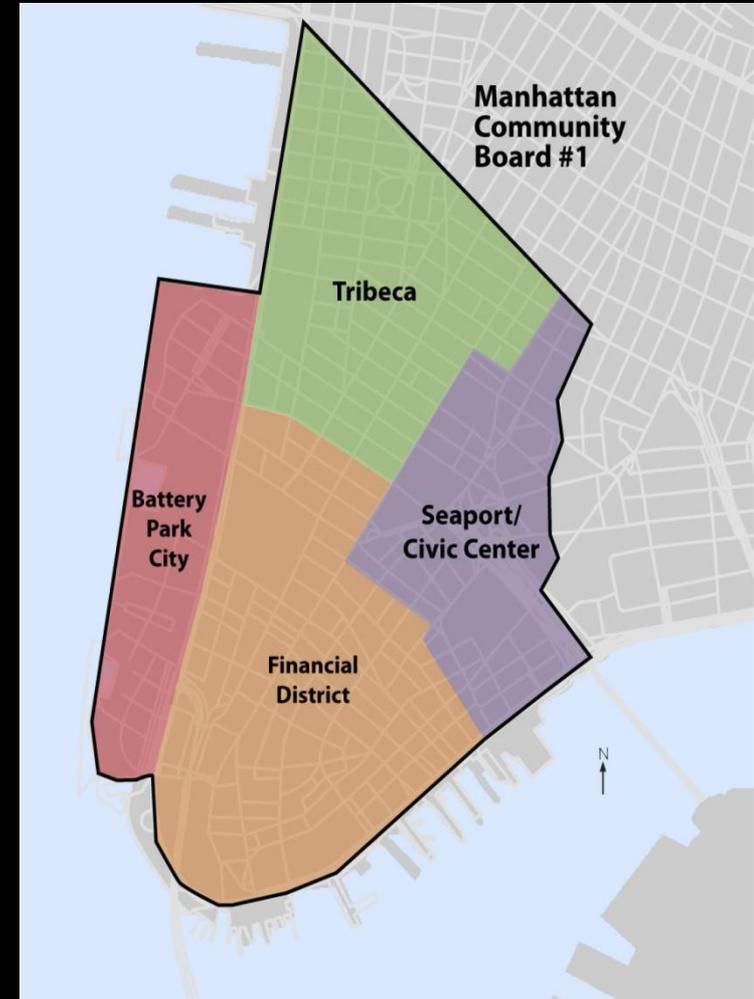
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Manhattan Community Board 1 Committee Reports

Planning Committee - J. Galloway

1. Billion Oyster Project – Resolution
2. 195 Notice of Intent to Acquire Office Space – Resolutions
 - a. NYPD, 375 Pearl Street, Federal Monitor and Inspector General & supporting staff
 - b. NYPD, 90 West Street, Relocation of World Trade Center Command Substation
3. Housing New York, A Five-Borough, Ten-Year Plan – Report
4. Move NY – Report
5. Zoning for Quality and Affordability – Report

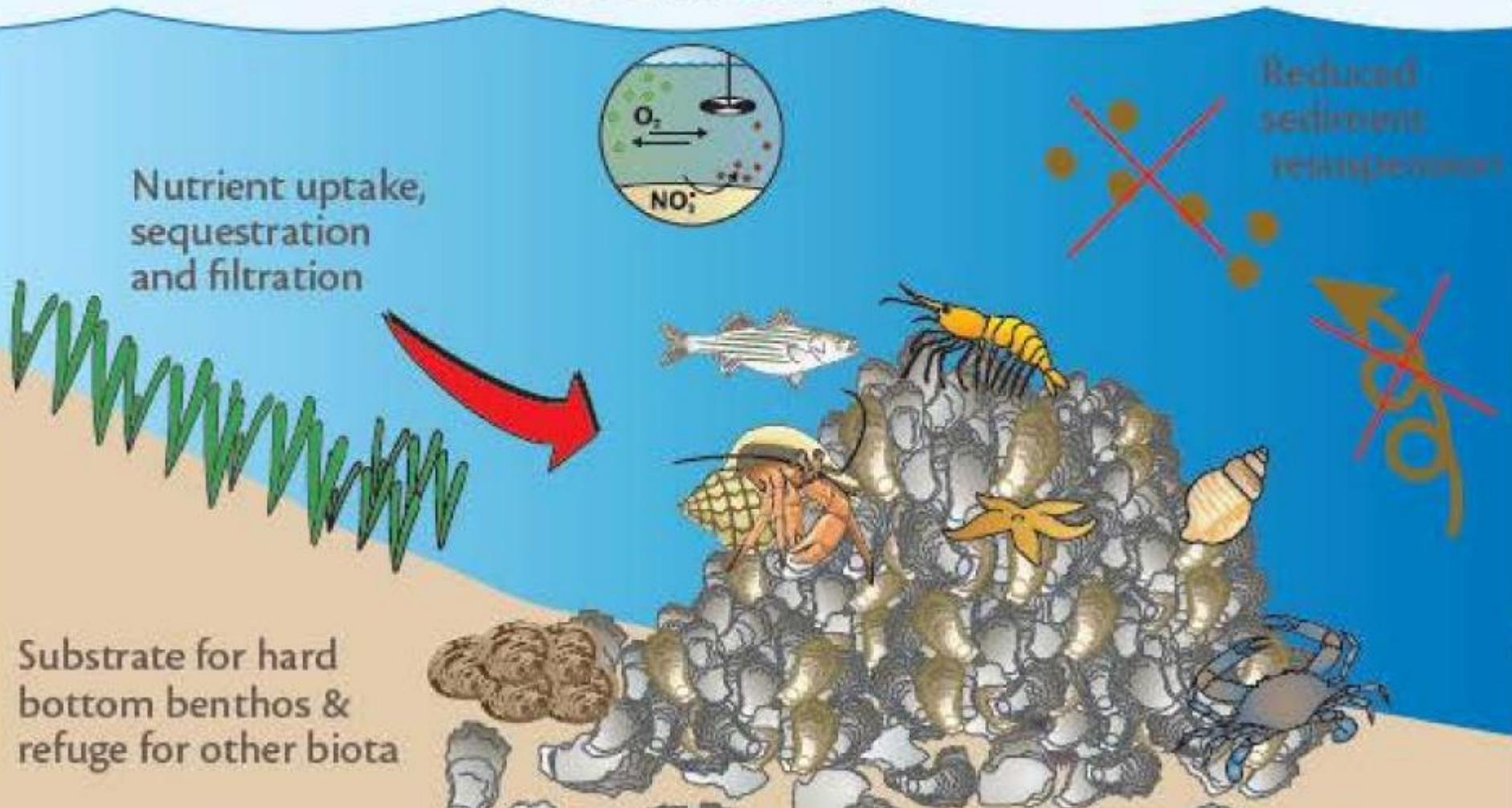




**BILLION
OYSTER
PROJECT**

Ecosystem benefits provided by Oysters

Improved Water Quality



Schools

- 1.1 Million Public School Students
- 1,700 Public Schools
- 117,000 teachers
- \$27 Billion Budget

BOP By the Numbers

Program	2014	2020
Oysters	11.5 million	91.5 million
Reef	1 acre	16 acres
Shells	50 tons	500 tons
Participants	450	7500
Schools	46	100

Housing New York

A Five-Borough, Ten-Year Plan



The City of New York
Mayor Bill de Blasio

Alicia Glen, Deputy Mayor for
Housing & Economic Development

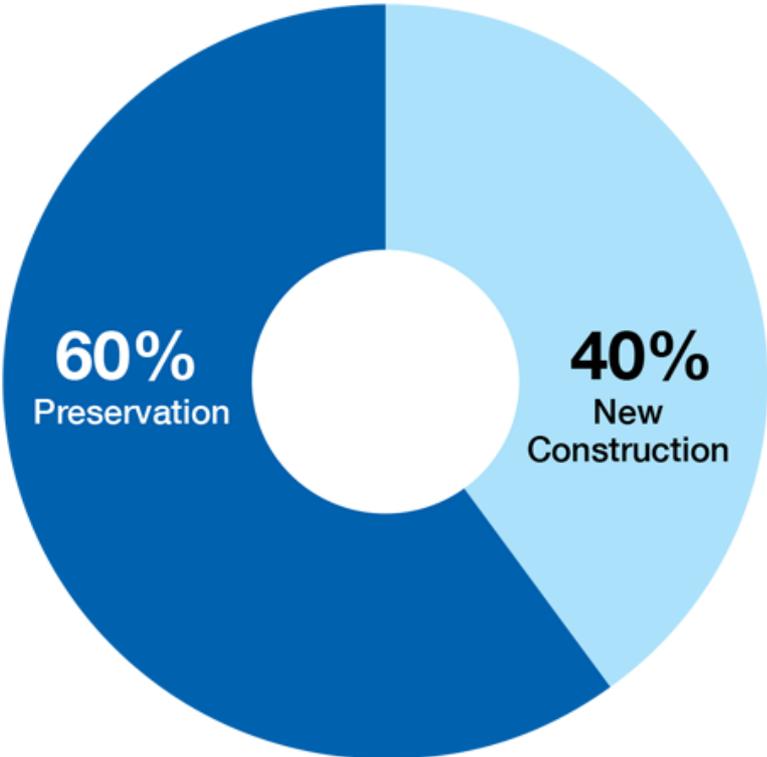
NYC

Key Features of the Plan

- 200,000 units built or preserved over 10 years
- Proposed City Investment: \$8.2B
- Total Development Cost: \$41.1B
- 60% Preservation / 40% New Construction
- 200% increase in extremely low income units (<30% AMI)
- 50% increase in moderate income units (80%-120% AMI)

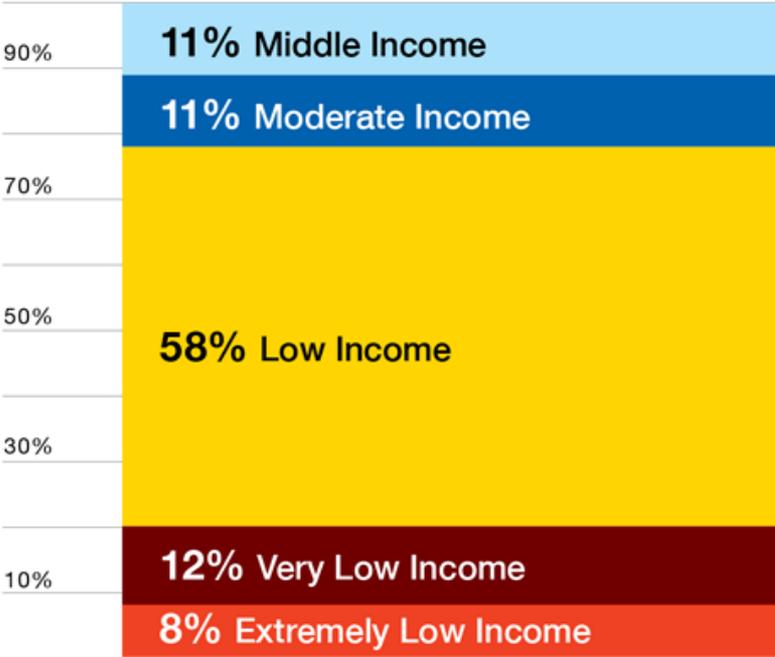
Unit Breakdowns

New Construction vs Preservation



Households Served

Share of Housing Units Created or Preserved by Income Band



Next Steps

- Meet targets for preserving and building new units through a robust pipeline of RFPs
- Spring launch of the Green Preservation Program
- Translate the Housing Connect Lottery website and upgrade it to help applicants better understand the process and ensure eligibility
- Increase engagement in communities, especially in areas with proposed re-zonings
- We will continue to enhance tenant protections and hold landlords accountable for harassment and displacement
- Preserve the existing stock of affordable housing through our enforcement programs and preservation financing to help ensure that buildings are structurally and financially sound

The Problem



➤ Our roads are clogged with traffic and are ridden with potholes



➤ Mass transit is outdated, trains and buses are overcrowded, and transit options are scarce in certain parts of the city



➤ Tolls and fares are skyrocketing



The Solution

A commonsense plan that is fair for everyone and will generate dedicated funding for our roads, bridges, and mass transit system.



EAST RIVER BRIDGES AND 60TH ST CROSSINGS

- New/restored tolls matching Battery and Midtown tunnels.

ALL OTHER MTA BRIDGES

- Tolls will be reduced by up to 48%



TIME OF DAY PRICING

- Lower tolls and charges during off-peak hours



CABS AND APPS-BASED SERVICE

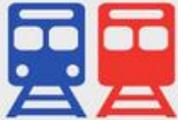
- Surcharge collected south of 96th Street



SAFEGUARDING THE REVENUE

- Bond covenants will ensure the revenues are fully reinvested in our transportation system

The Benefits



GOOD FOR STRAPHANGERS

- More trains, more often
- Less crowding, fewer delays
- Station rehabilitations
- Countdown Clocks system-wide
- Faster fare collection system



GOOD FOR BUS RIDERS

- Cheaper fares (in City outskirts)
- More county bus service
- More Express Buses
- More SBS/BRT routes



GOOD FOR COMMUTER RAIL RIDERS

- More service
- Better access to stations
- More station parking



GOOD FOR DRIVERS AND PASSENGERS

- Fairer, more balanced tolling will reduce traffic and speed up commutes
- Well maintained roads
- Faster taxi rides
- New ferry landings and more service



GOOD FOR COMMUNITIES

- Bridge tolls will be dramatically reduced in communities with less traffic and fewer transit options
- Safer streets
- Less air pollution (fewer incidents of asthma attacks and respiratory illnesses)



GOOD FOR BUSINESS

- Commercial vehicles only pay one round trip toll per day
- Cabbies will see a 15% increase in number of fares per shift
- 15-20% faster travel speeds south of Central Park

Housing New York: Zoning for Quality and Affordability

Background

As detailed in Housing New York, the Mayor's five-borough, ten-year plan for housing affordability, housing in New York City is becoming increasingly unaffordable. The plan lays out a set of strategies to create or preserve 200,000 units of affordable housing. Among the issues it identifies is the need to modernize zoning regulations that are outdated and often impede the production of new affordable housing.

Since the release of Housing New York, the Department of City Planning, working with the Department of Housing Preservation and Development, nonprofit housing groups, architects, developers, and other practitioners, has identified a set of problems that constrain new housing, and strategies to address them. The proposed amendments have three primary goals:

1. Promote senior housing

to address the affordable housing needs of an aging population

2. Modernize rules that shape buildings

to encourage high-quality, mixed-income buildings and accommodate best practices in housing design.

3. Reduce unnecessary parking requirements for affordable housing

to avoid excessive costs that hamper the creation of affordable and senior housing

What changes are proposed?

1) Promote Senior Housing



- Modernize zoning definitions to accommodate today's housing models and recognize regulated housing types.
- Rationalize Floor Area Ratios to make them consistent, with corresponding building height limits, to facilitate more and better housing for seniors.
- Allow flexibility for different types of senior housing and relax density restrictions that may prevent the creation of appropriately sized units.
- Reduce administrative obstacles and eliminate redundant special permits that burden nursing home development.

2) Modernize Rules that Shape Buildings



- Modify building envelope regulations to accommodate best practices and affordable construction.
- Allow additional flexibility needed for higher floor area in buildings providing affordable housing for seniors or through the Inclusionary Housing program.
- Encourage variety and better design by allowing the variation and texture that typify older buildings in many neighborhoods.
- Provide improved controls for lots that are irregularly shaped or on sloped sites.

3) Reduce Parking Requirements



- Eliminate parking requirements for new affordable units and senior housing in subway-accessible areas and where car ownership rates are low.
- Allow affordable senior housing developments with existing parking facilities near the subway to eliminate their parking facilities.
- Reduce parking requirements for affordable units and affordable senior housing in neighborhoods further from subway stations.
- Create a process to allow, where appropriate, affordable housing developments with existing underutilized parking facilities to be redeveloped.

Housing New York: Zoning for Quality and Affordability

Process

The proposed changes to the Zoning Resolution will go through the City's environmental and land use review processes. During this process, there will be public hearings and opportunities for recommendations from all Community Boards, Borough Presidents, and Borough Boards, after which the proposed changes will go to the City Planning Commission and City Council for public hearings and votes.



REMINDER:
JUNE 8TH – Department of City Planning update to Planning Committee on Zoning for Quality and Affordability

Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1

Adjournment

Thank you and goodnight!