

Manhattan Community Board 1

Full Board Meeting

Thursday, November 21, 2013

6:00pm

Borough of Manhattan Community College
Fiterman Hall
245 Greenwich Street

Manhattan Community Board 1

Public Session

- Comments by members of the public
(Please limit to 1-2 minutes per speaker, to allow everyone to voice their opinions)

Manhattan Community Board 1 Business Session

- Adoption of October 2013 minutes
- Chairperson's report – *C. McVay Hughes*
- District Manager's report – *N. Pfefferblit*



Governors Island
November 14, 2013

Ballfield



Governors Island
November 14, 2013

Planting of 800,000th tree of
MillionTreesNYC Initiative



New York Rising Community Reconstruction Program Public Meeting #2

Lower Manhattan Envisions a Resilient Future

Monday, December 2, 2013

6:00pm–8:00pm

University Settlement at the
Houston Street Center
273 Bowery, New York, NY

*Come share your ideas for
projects and strategies to make
our community more resilient*



SHARE YOUR IDEAS!
www.nyrisingmap.org
Provide input via our interactive
community map

Provide input online: www.nyrisingmap.org
For more information, please contact: info@stormrecovery.ny.gov
www.stormrecovery.ny.gov/community-reconstruction-program

NYStormRecovery
#NYRising
@NYStormRecovery



Manhattan Community Board 1

Committee Reports

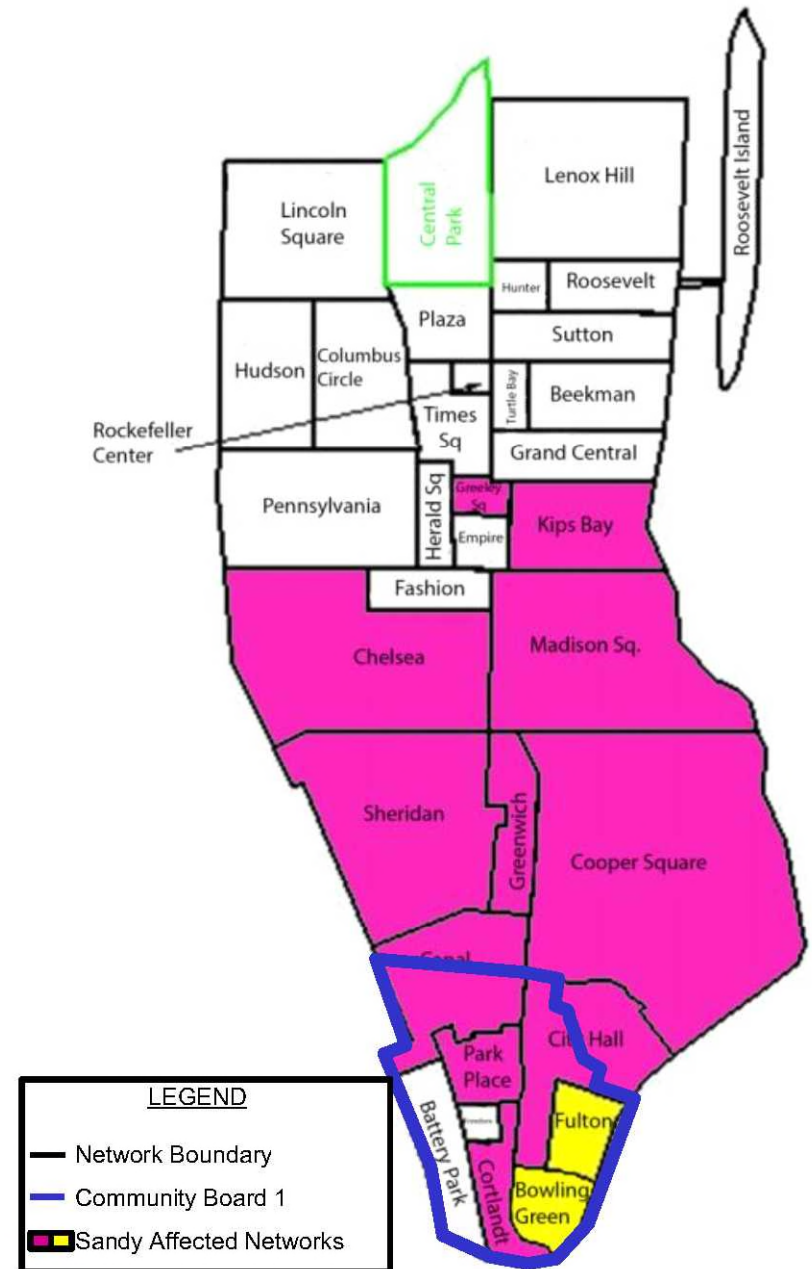
- Executive Committee
 - C. McVay Hughes
- 1. Superstorm Sandy – One Year After report from PANYNJ, Con Edison, MTA and Verizon
- 2. New York City Department of Small Business Services programs for businesses – Report



Storm Hardening

Programs in Community Board 1

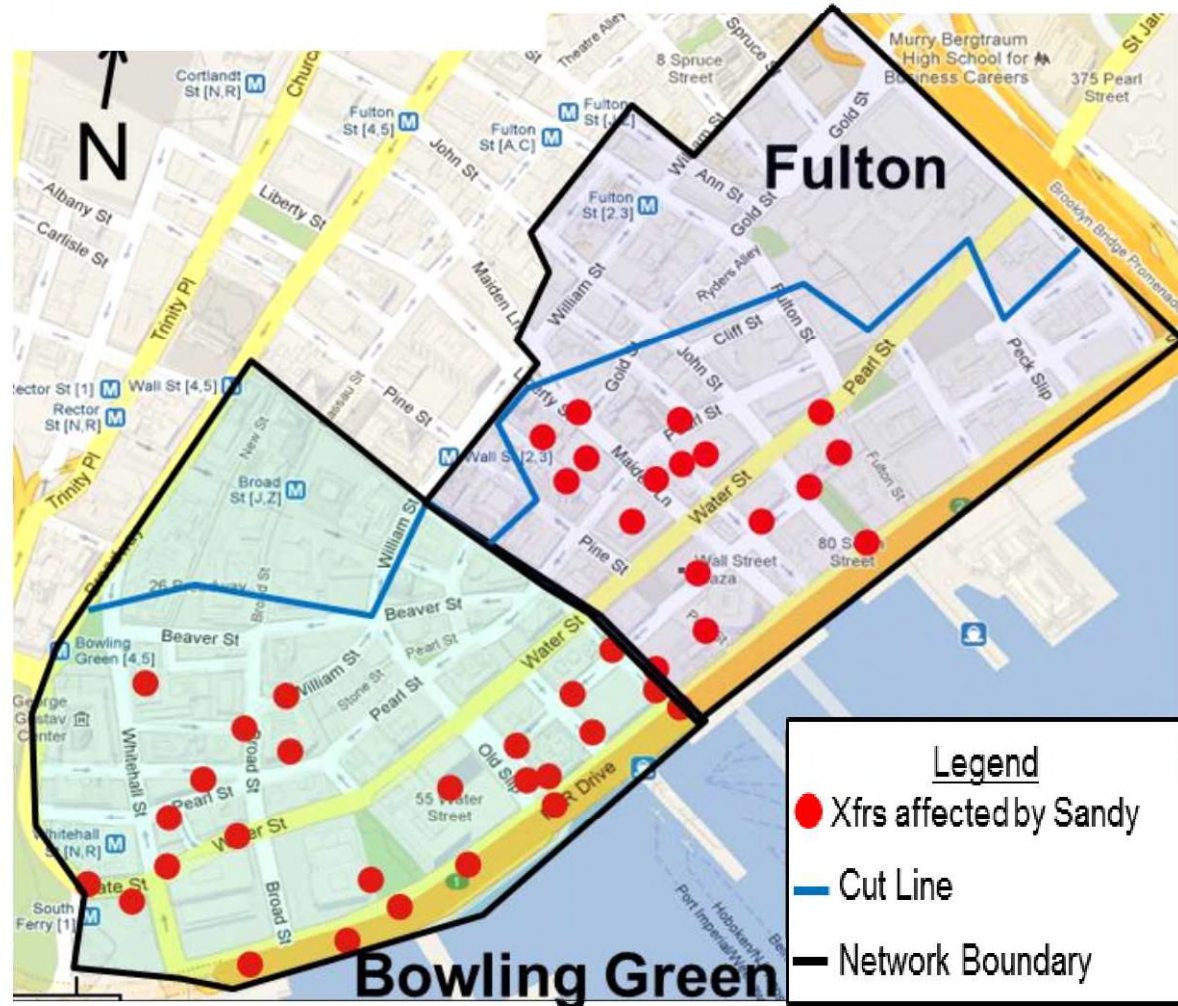
- Network redesign program
Fulton & Bowling Green
- Submersible transformer program
- Substation & Steam hardening



Superstorm Sandy

Overview: Fulton & Bowling Green

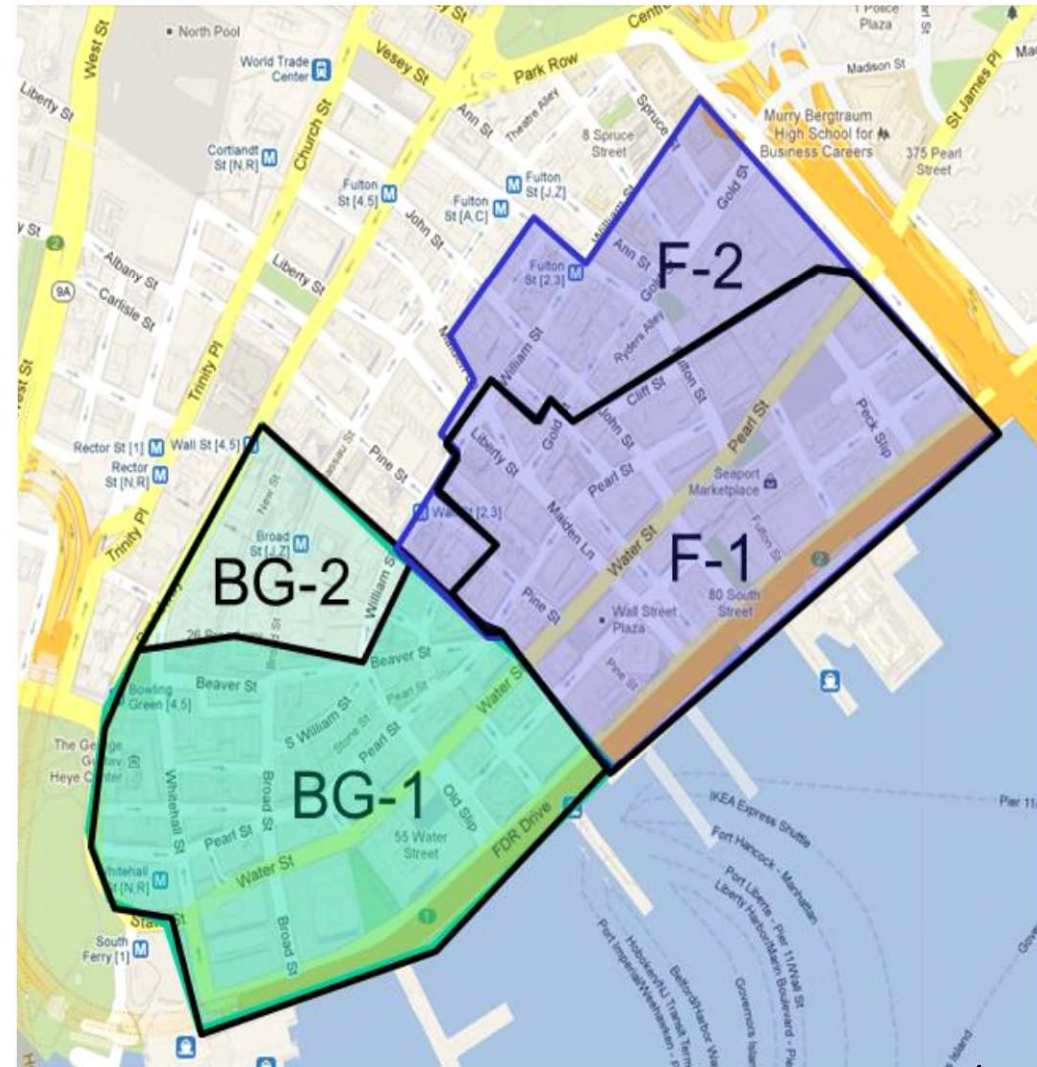
- Severe Sandy flood impact
- 18,178 Population Residential & Commercial
- Downtown Hospital shutdown
- Significant equipment damage



Network Redesign Program

Fulton & Bowling Green Redesign

- Minimize customer interruption
 - 1,789 Residential households
 - 441 Commercial
 - 46,745 Employees
- Faster Restoration
 - Substations remain online
 - Ability to restore individual circuits



Community Board 1

Storm Hardening Work by Program

- Network Redesign Program:

9/20 Working ◆

6/20 Installed ◆

2/20 Complete ◆

- 120V Transformer Program:

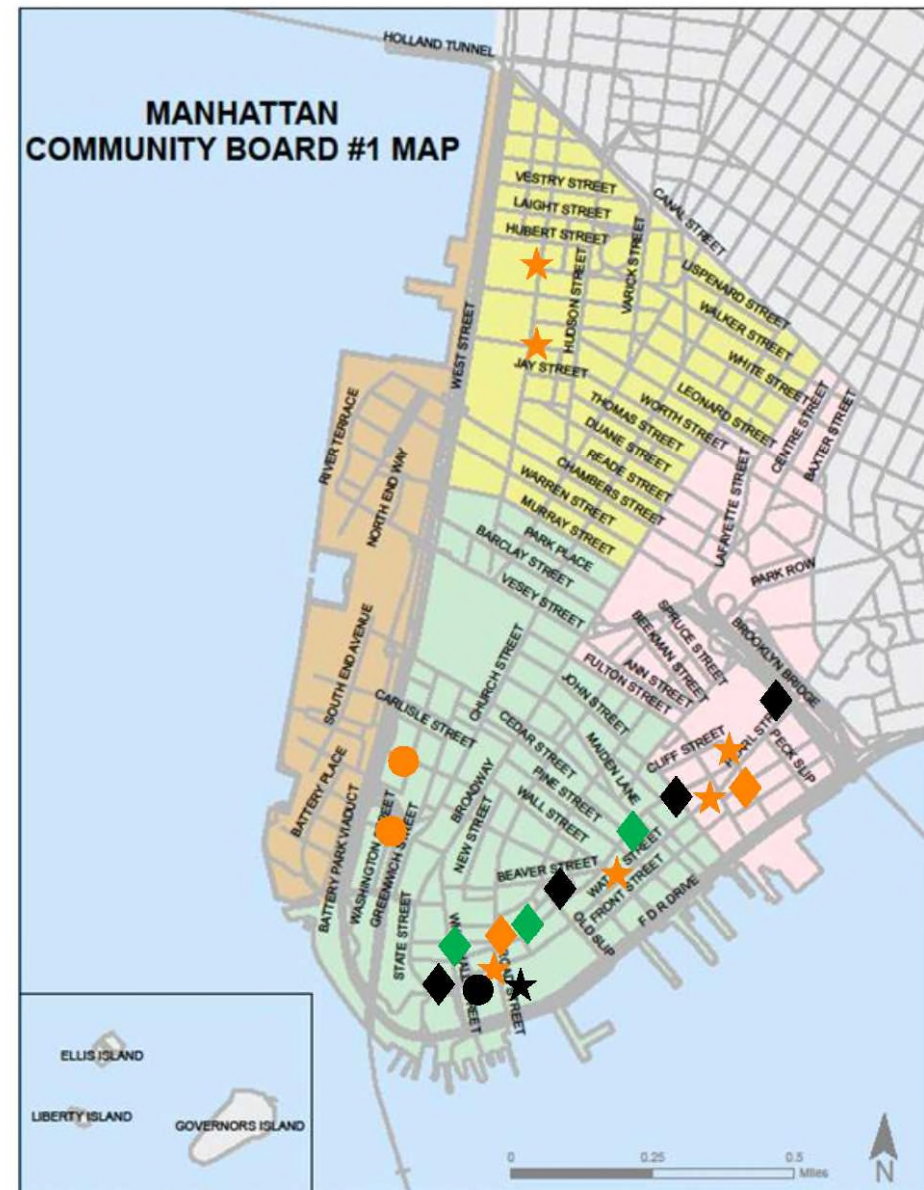
8/91 Working ★

3/91 Complete ★

- 460V Transformer Program:

3/83 Working ●

4/83 Complete ●



Source: NYC DCP, BYTES of the Big Apple

Arielle Goldberg & Diana Switz, October 2012

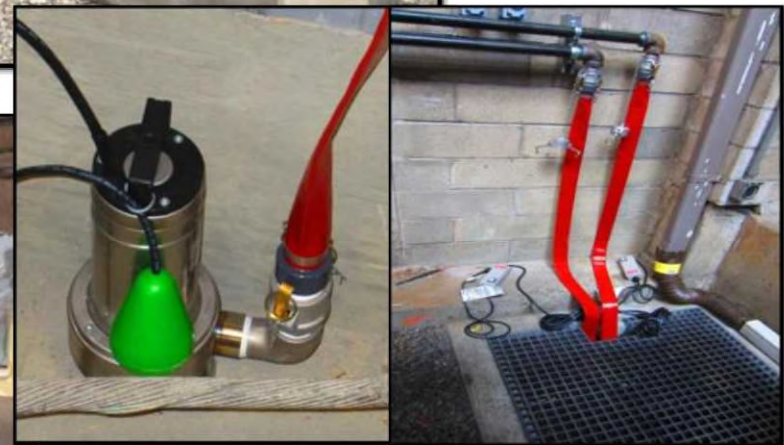
Storm Hardening – Substations

East River S/S
– Raised Walls



E. 13th St. S/S
– Concrete
Moat & Door

Mobile Diesel
Flood Pumps



Seaport S/S – Electric Pumps

Storm Hardening – Generating Stations



East River
– Diesel Driven Pumps



East River – Internal Concrete Moats



East River – Sliding Flood Door

Construction Schedule

Community Board 1

- 120Vs
 - 2014 - 2016: 91 units scheduled for construction
- 460Vs
 - 2014 - 2016: 83 units scheduled for construction
- Fulton & Bowling Green Redesign
 - 2014: 2 locations scheduled for construction
- Substations
 - 2014 - 2016: Additional enhancements

Hugh L. Carey (HLC) Tunnel: Site Orientation



HLC Tunnel Sub-Facilities

The Tubes



Ventilation Buildings



BVB



GIVB



MBB



MUEB

Plazas



Support Buildings

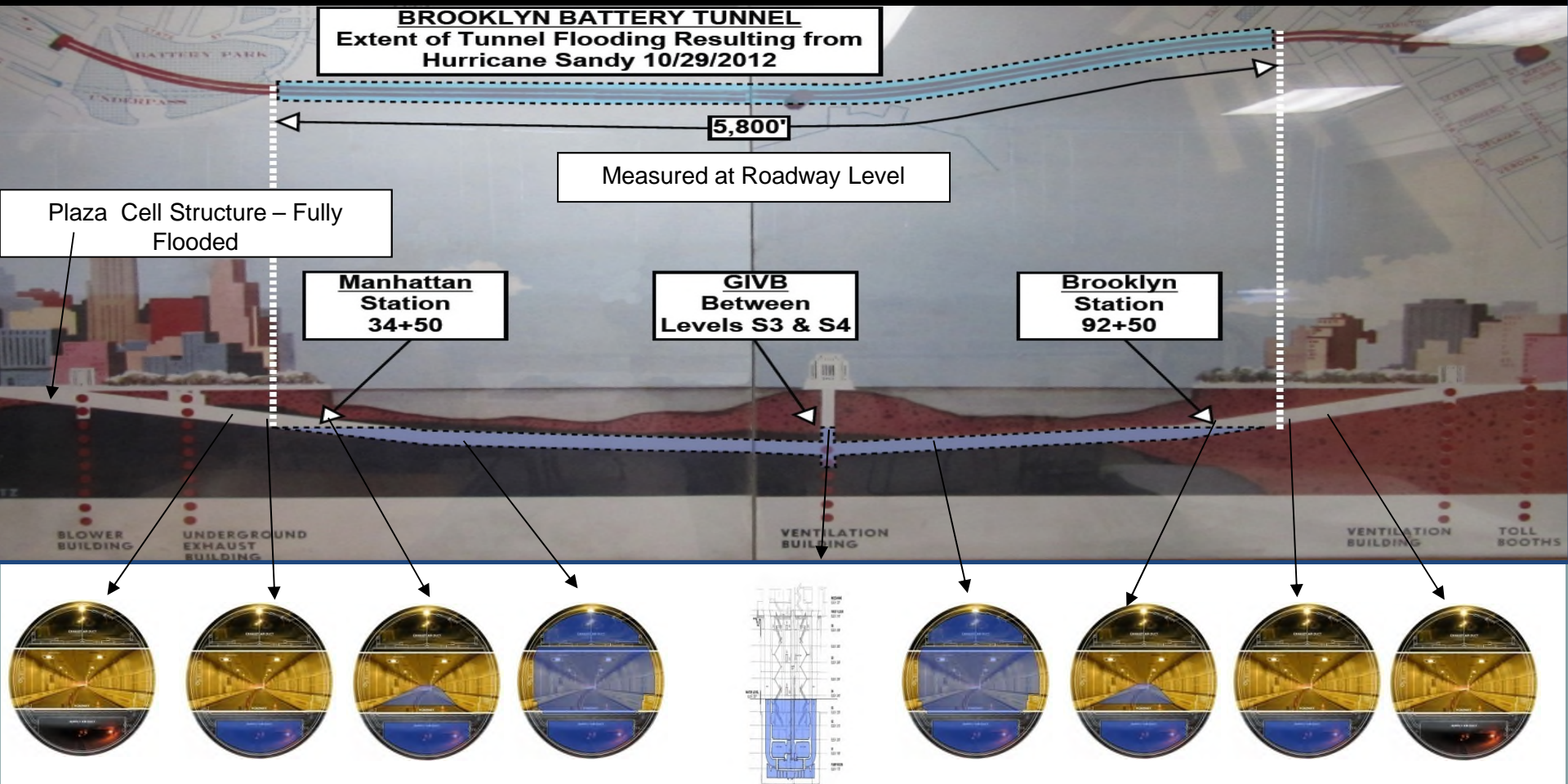


Sandy Storm Surge: Flooding of HLC Tunnel



- Majority of corrosive, debris-laden seawater flowed from West St. through the open plaza railing/picket fence at Morris Street
- Some water came in through spare electrical ducts from Con Edison vault adjacent to Manhattan Blower Building through ceiling air ports
- Some water came through the Manhattan Plaza leading to West St

Sandy Flood Limits – 60 Million



MTA B&T Flood Mitigation Strategy

- **Short Term (Rapid Mitigation) Measures**

For protection against an event equivalent to Sandy for current season

- **Near Term Measures**

To protect against a future 100-year event storm surge (higher than Sandy)

- **Long Term Measures**

Protection against an event exceeding the 500-year event. A second line of defense against failed primary mitigation. Goal is to provide full-time permanent flood defense with minimal operational costs

Morris St. Rapid Mitigation Temporary Wall System



Pre-Sandy



During Sandy



Post-Sandy Completed Temp Wall



Permanent Retaining Wall at Morris Street



Inflatable Tunnel Plug



SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS

DESIGN PARAMETERS:

- NON-DEPLOYABLE, PERMANENT SOLUTIONS ARE PREFERRED
- DESIGN FLOOD IS A SLOSH CATEGORY II STORM PLUS 3.0'
- MINIMIZE THE NUMBER OF DEPLOYABLE SOLUTIONS

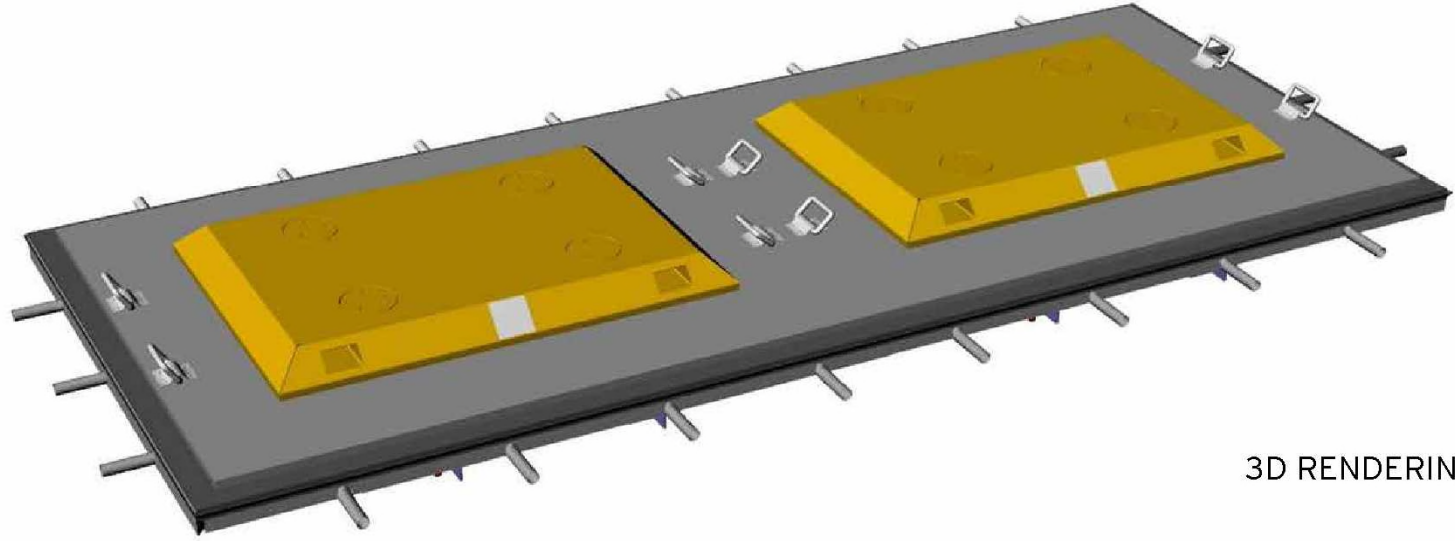
VULNERABILITY TABLE

TYPES OF OPENINGS	QUANTITY
NARROW STAIRWAYS	20
PLAZA STAIRWAYS	4
ELEVATOR	1
EMERGENCY EGRESS HATCHES	4
ACCESS HATCHES	3
MANHOLES	27
SIDEWALK VENT GRATINGS	269

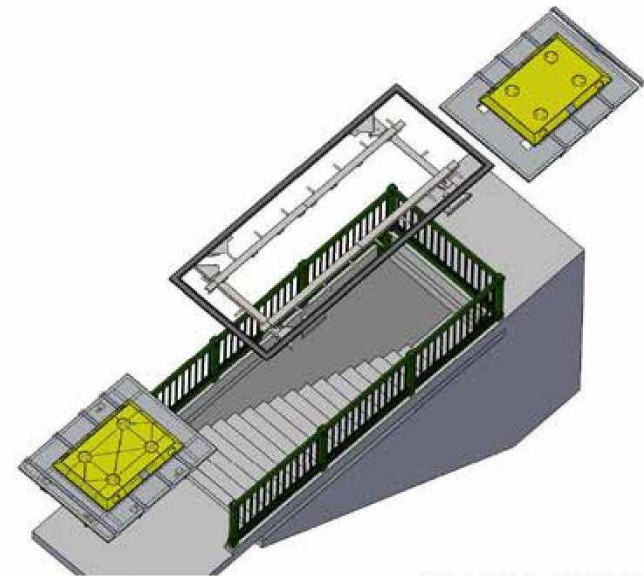


SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS

REMOVABLE STAIR COVER



3D RENDERING



3D RENDERING

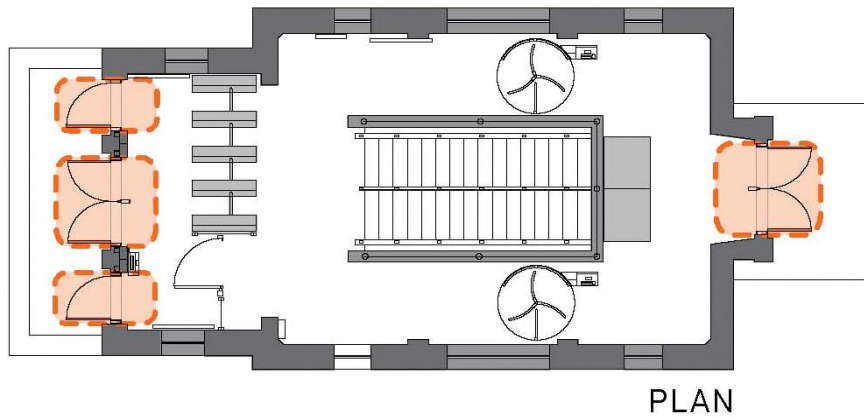
SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS

DEPLOYABLE SIDEWALK VENT COVER



SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS

MARINE DOOR



EXISTING CONDITION IMAGE



3D RENDERING

SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS

MARINE DOOR

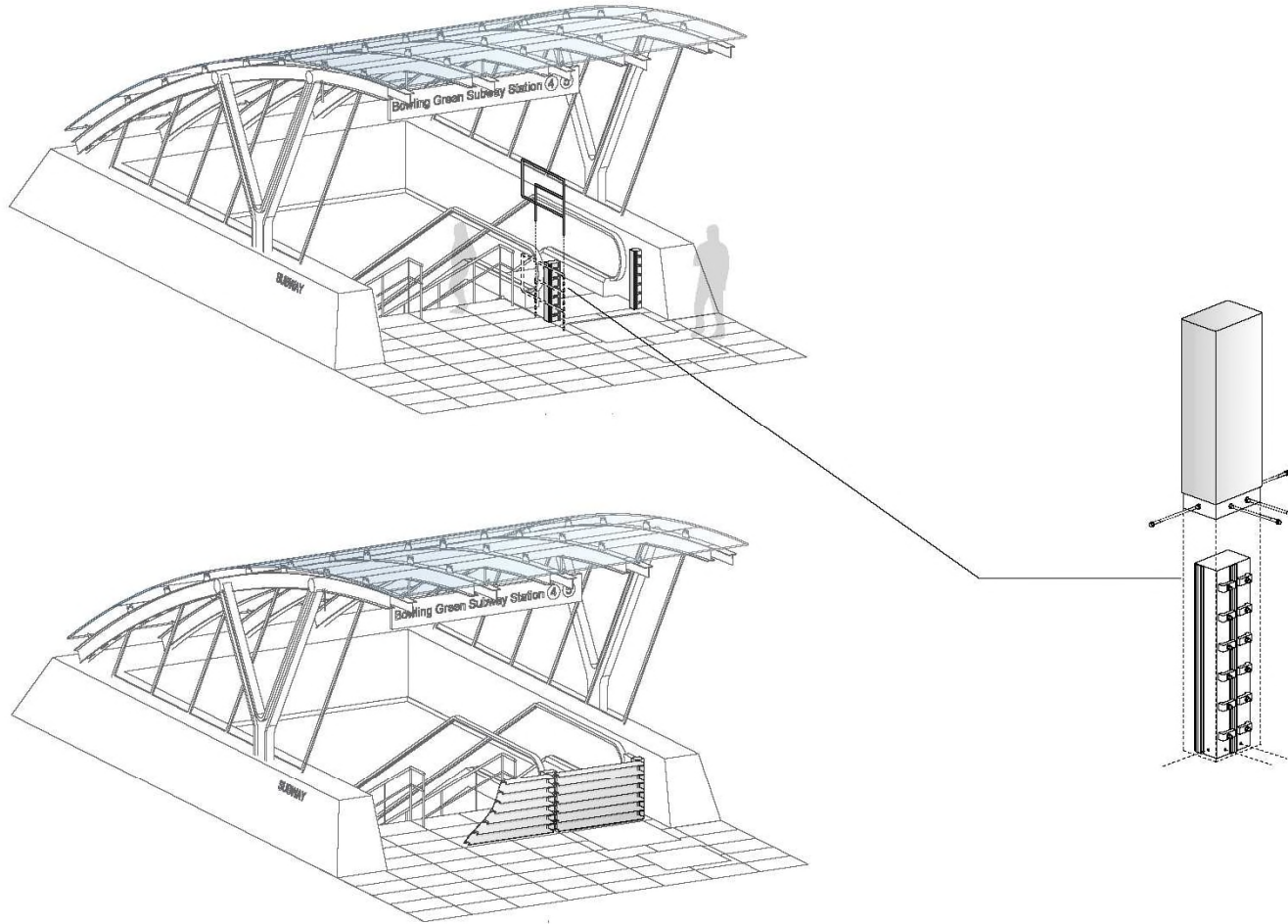


DOOR OPEN



DOOR CLOSED

SANDY RECOVERY AND RESILIENCY SIX CRITICAL LOCATIONS



SOUTH FERRY ENTRANCE ONE PROPOSED DESIGN



PROJECT NAME: South Ferry Terminal Complex (Street Entrance Flood Protection)

DATE: 11/1/2013



RENDERING: PROPOSED ENTRANCE 1 (GATE - OPEN)



SOUTH FERRY ENTRANCE ONE PROPOSED DESIGN

OPEN DOORS



PROJECT NAME: South Ferry Terminal Complex (Street Entrance Flood Protection)

DATE: 11/1/2013



RENDERING: PROPOSED ENTRANCE 1 (GATE-OPEN)



PARSONS

dD di Domenico + Partners

SOUTH FERRY ENTRANCE ONE PROPOSED DESIGN

CLOSED DOORS



PROJECT NAME: South Ferry Terminal Complex (Street Entrance Flood Protection)

DATE: 11/1/2013



RENDERING: PROPOSED ENTRANCE 1 (GATE-CLOSED)



The City of New York is coordinating various programs and services to help businesses impacted by Hurricane Sandy. These programs include recovery loans, matching grants, and a fee waiver program. Additional resources include assistance with permits and inspections as well as employee assistance programs.



NEED FINANCIAL ASSISTANCE?

Businesses in need of financial assistance may be eligible for loans or tax exemptions to help repair, rebuild, and get back to business.

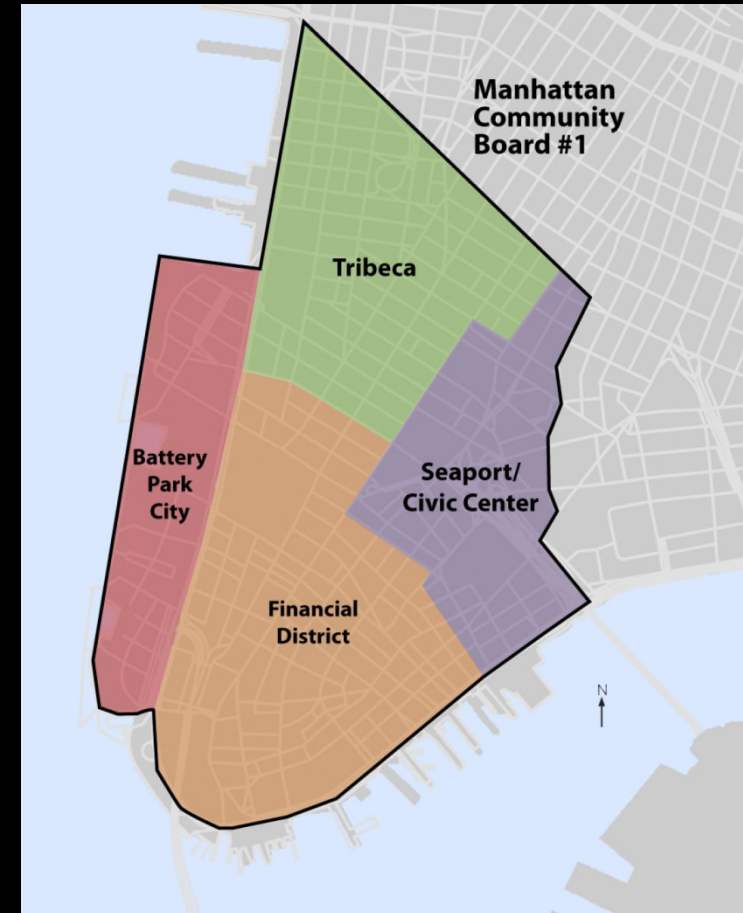
Business Recovery Loan & Grant Program	
Qualifying Expenses	Inventory, refinancing, equipment (where no installation is required), and/or for general working capital (rent, utilities, insurance, payroll, taxes, marketing, etc)
Loan Amount	Up to \$150,000*
Grace Period	3 months of interest-only payments
Interest Rate	1%
Payback Period	5 years
Fees	None
Eligibility Requirements	<ul style="list-style-type: none"> • Located in New York City • Are a small business (as defined by the Small Business Administration) • Filed 2010, 2011 or 2012 tax returns filed (exceptions to be granted on a case by case basis) • Have experienced direct damage a result of Hurricane Sandy.
Matching Grant	Up to \$60,000**
Contact	<ul style="list-style-type: none"> • NYC Business Solutions • Call 311, ask for NYC Business Solutions • Visit NYC Business Solutions Center

* Applicants that demonstrate need exceeding this amount may be eligible for loans up to \$1 million

** Applicants that demonstrate need exceeding this amount may be eligible for grants up to \$100,000

Manhattan Community Board 1 Committee Reports

- Personnel Committee
 - L. Gerstman
- 1. Community Associate position – Report



Manhattan Community Board 1

Committee Reports

- Financial District Committee
– R. Sheffe

1. NYC Police Museum temporary reopening at 45 Wall Street – Report
2. Proposed move of probation facility from 346 Broadway to 66 John Street – Resolution
3. Construction projects at 100 and 133 Greenwich Street – Report
4. 23 Park Place, application for liquor license for Eamon Donnelly or entity to be formed, d/b/a to be determined – Resolution



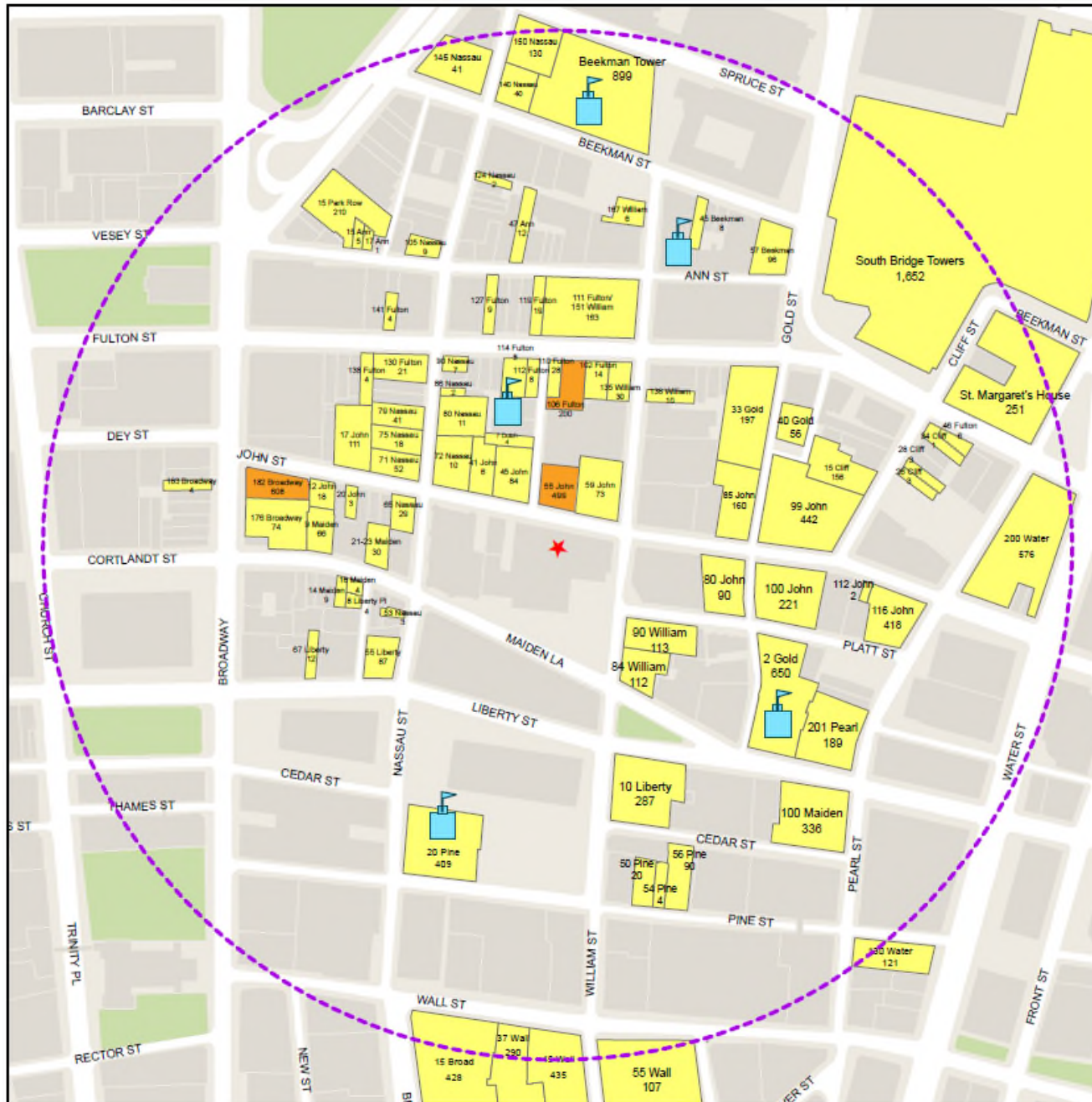
COMMUNITY DISTRICT 1 COURT LOCATIONS



Facility Number	Facility Name	Facility Address	Facility Type
1	U.S. District Court – Southern District	500 Pearl Street	Federal Court
2	U.S. Court of International Trade	1 Federal Plaza	Federal Court
3	United States Court of Appeals	40 Centre Street	Federal Court
4	Manhattan Family Court	60 Lafayette Street	State/City Court
5	NYC Civil Court – NY County	111 Centre Street	State/City Court
6	NYC Criminal Court	346 Broadway	State/City Court
7	NYC Criminal Courts and Prison	100 Centre Street	State/City Court
8	NYC Supreme Civil Court	71 Thomas Street	State/City Court
9	NYC Supreme Civil Court	80 Centre Street	State/City Court
10	NYS Supreme Court	60 Centre Street	State/City Court
11	Surrogates Court – NY County	31 Chambers Street	State/City Court

Residents within an 1,100-foot Radius of 66 John Street

DRAFT



-  66 John Street
-  Schools
-  10,842 Residential Units
-  Pace University Residence Halls (1,900 students)*

23,852 Estimated number of residents based on 2.2 individuals per household (ADNY 2010 Residential Survey)

* One Pace Plaza not shown on map; dorm at 33 Beekman to be completed by 2015.

ASSETS FOR POTENTIAL DISPOSAL

ALL IN KEY MARKETS AND HAVE LARGE CAPITAL INVESTMENT NEEDS



22 Reade St
Footprint



49-51
Chambers St
Footprint



346
Broadway
Footprint



Buildings	<u>22 Reade Street</u> ULURP Approval Required	<u>49-51 Chambers Street</u> ULURP Approval Required	<u>346 Broadway</u> ULURP Approved in 1998
Block, Lot	Block 154, Part of Lot 23	Block 153, Lot 1	Block 170, Lot 6
Built In	1894 - 1898	1908 - 1912	1894 - 1898
Building Sq Ft	99,000 SF	231,379 SF	418,991 SF
# Floors (Avg Size)	6 (11,000 SF)	14 (15,000 SF)	13 (27,000 SF)
Building Footprint	11,407 SF	17,820 SF	27,874 SF
Zoning	C6-4	C6-4	C6-4A
Re-Use	Pursuant to zoning	Pursuant to zoning	Pursuant to zoning
Highlights	<ul style="list-style-type: none"> DCP to relocate to 1 Centre St 	<ul style="list-style-type: none"> NYPD and DSNY to move to leased space or other owned buildings DOE, Parks, and related Not-For-Profits to occupy space at 253 Broadway BOC, CB1 to move to space at 1 Centre St 	<ul style="list-style-type: none"> NYPD, DSNY, Probation and related Not-For-Profits to move to leased space or other owned buildings Courts to occupy space at 80 Centre St HHC to move into leased space MOVA and other veterans groups to occupy space at 1 Centre St
DRAFT			

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JUNE 26, 2012

COMMITTEE OF ORIGIN: PLANNING AND COMMUNITY INFRASTRUCTURE
SEAPORT/CIVIC CENTER
YOUTH AND EDUCATION
HOUSING
ARTS AND ENTERTAINMENT

COMMITTEE VOTE:	10	In Favor	0	Opposed	0	Abstained	0	Recused
PUBLIC MEMBERS:	1	In Favor	0	Opposed	0	Abstained	0	Recused
BOARD VOTE:	39	In Favor	0	Opposed	0	Abstained	0	Recused

RE: Civic Center Plan - ULURP Application #: C120267PPM
CEQR Number: 12DME006M

WHEREAS: The Department of Citywide Administrative Services (“DCAS”) has presented the Civic Center Plan which proposes to consolidate various government agency offices into modern efficient office spaces by disposing of underutilized office buildings in very poor condition in the Civic Center; and

WHEREAS: The Civic Center Plan proposes to significantly shrink the City’s office space footprint and save money and energy by consolidating government operations to improve working conditions and create economic development opportunities in Lower Manhattan; and

WHEREAS: DCAS has applied for disposition of two City-owned properties, pursuant to zoning, to facilitate the larger plan that involves the sale of three city-owned buildings at 346 Broadway, 22 Reade Street and 49-51 Chambers Street (the “Civic Center Plan Properties”); and

WHEREAS: By the current ULURP Application, DCAS requests disposition of 22 Reade Street and 49-51 Chamber Street and the third building; 346 Broadway, was previously approved for disposition in September 1998; and

WHEREAS: 22 Reade Street is located at the northwest corner of Reade Street and Elk Street and has approximately 99,000 square feet of space and is currently fully occupied by the Department of City Planning and is located within the African Burial Ground and the Commons Historic District; and

WHEREAS: The Emigrant Savings Bank building at 49-51 Chambers Street, is located at the northwest corner of Chambers Street and Elk Street and has 231,379 square feet of space and a surface parking lot and currently houses various city agencies, and

Community Board 1 therefore urges disapproval of the Civic Center Plan ULURP unless the following conditions and modifications are satisfied:

1. A new K-5 school with 1200 seats and a middle school with preference for local residents are constructed within the CB1 District, either within one of the three Civic Center Plan Properties or in another CB1 District space;
2. EDC reissues the RFP as a restricted sale RFP for the Civic Center Plan Properties, requiring the inclusion of affordable, middle income housing, school seats (if the K-5 school referenced above is not built elsewhere within CB1), a senior services center and affordable commercial space for not-for-profit use;
3. The reissued RFP includes as part of its selection criteria the impact of the proposed uses on the CB1 community, including mitigation of adverse impacts; and
4. The reissued RFP clarifies the status of the parking lot adjacent to 49-51 Chambers Street, which is part of the same tax lot at 49-51 Chambers, as either being included within, or excluded from the disposition, and



The City of New York

Manhattan Community Board 1

Catherine McVay Hughes CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

**Council of the City of New York
Subcommittee on Planning, Disposition and Concessions**

**L.U. No. 721
C 120267 PPM
Civic Center Plan**

**Testimony by
Catherine McVay Hughes
Chair**

**Tuesday, November 13, 2012, 9:30 AM
Committee Room, City Hall
New York, NY**

Good morning Chairperson Levine and members of the Subcommittee on Planning, Disposition and Concessions. I am Catherine McVay Hughes, Chair of Manhattan Community Board One (CB1). In the aftermath of Hurricane Sandy, I express my condolences to all those affected by the storm and hope for a speedy recover.

I appreciate the opportunity to comment on the proposed Civic Center Plan submitted by the New York City Department of Citywide Administrative Services (DCAS) for the disposition of 22 Reade Street and 49-51 Chambers Street.

We understand that once disposition is approved, DCAS intends to transfer these properties and 346 Broadway, which was disposed of in 1998, to the New York City Economic Development Corporation (NYCEDC). While we favor the disposition and consolidation components of the plan, we have problems with the manner in which EDC intends to sell the three properties with a total of 750,000 square feet of space to private buyers as selected through an unrestricted Request for Proposals (RFP) process. We strongly believe that the selection criteria of a properly formulated RFP should have included a review of how the proposals would impact the community, with a particular emphasis of the extent to which the proposals could assist in solving community infrastructure needs, such as school seats and affordable housing.

Community District #1 is the fastest growing neighborhood in New York City. Residential population increased by 77% between 2000 and 2010 to 63,000. This revitalization in Lower Manhattan has altered our demographics and severely burdened our local schools. Professor Eric Greenleaf of New York University has conducted an in depth analysis of overcrowding in Community District 1 and recently presented his troubling findings to Community Board 1. Since 2000, we have witnessed an astounding 147% growth in children under the age of five in our district. This year, our six public elementary schools enrolled 72 kindergarten students over capacity. By 2014, Professor Greenleaf predicts the shortage will increase to 250 or even 300 kindergarten seats. This prediction, furthermore, is conservative, as it is based upon a plateau in the district's 2010 population. With a total of roughly 3,000 residential units in construction in

“... We strongly believe that the selection criteria of a properly formulated RFP should have included a review of how the proposals would impact the community, with a particular emphasis of the extent to which the proposals could assist in solving community infrastructure needs ...”



THE CITY RECORD

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EXCEPT SUNDAYS

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THE CITY RECORD MICHAEL R. BLOOMBERG, Mayor

EDNA WELLS HANBY, Commissioner, Department of Citywide Administrative Services
REI BLACHMAN, Editor of The City Record

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PUBLIC HEARINGS AND MEETINGS

See Also: www.nyc.gov; Agency Rules

BROOKLYN BOROUGH PRESIDENT

UNIFORM LAND USE REVIEW PROCEDURE
NOTICE IS HEREBY GIVEN that, pursuant to Section 82 and 82-C of the New York City Charter, the Brooklyn Borough President will hold a public hearing on the following matters in the Borough President's Conference Room, Brooklyn Borough Hall, 200 Court Street, Brooklyn, New York 11201, commencing at 6:00 P.M. on Wednesday April 17, 2013.

CALENDAR ITEM 1

PATRICK MCGHEE'S REZONING
ZONING MAP AMENDMENT
COMMUNITY DISTRICT 1
11261-02E
In the matter of applications submitted by Patrick McGhee, 11261-C of the New York City Charter for a rezoning of the Zoning Map 11261-02E (situated from within an existing Z2-1(a) C1-4 District property located by a one 1/4 lot north of Union Avenue, between 80th Street, Union Avenue, and Highland Avenue and changing them to R3 District in an R7A District and establishing within the proposed R7A C1-4 District property located by a one 1/4 lot north of Union Avenue, between 80th Street, Union Avenue, and Highland Avenue to facilitate the development of a seven story, 60 unit affordable housing development.

CALENDAR ITEM 2

UNIFORM AVENUE OPEN SPACE PLAN
ZONING MAP AMENDMENT
COMMUNITY DISTRICT 1
11261-02E
In the matter of an application submitted by the Department of Parks and Recreation and the Open Space Alliance for North Brooklyn pursuant to Section 137-a and 138 of the New York City Charter and Section 6-132 of any of the New York City Administrative Code for an amendment to the City Map involving the development and siting of Union Avenue Open Space Park, 1324 Street in Griggs Avenue and a portion of Ditmars Avenue at its former intersection with North 1324 Street, the establishment of an addition to the Griggs Park, and the adjustment of grade necessitated thereby including authorization for any acquisition or disposition of real property.

Note: To request a sign language interpreter, or to request TTY services, call Mr. Maria Perini at (718) 300-3680 at least five business days before the date of the hearing.

CITY COUNCIL

LAND THE DIVISION

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearing on the matter indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter in the Council Committee Room, 304 Broadway, 16th Floor, New York City, New York 10007, commencing at 8:00 A.M. on Tuesday, April 16, 2013:

MANHATTAN CORE PARKING TEST AMENDMENT
MANHATTAN C1-1 through C1-5
Applications submitted by the Department of City Planning, pursuant to Section 243 of the New York City Charter, concerning Article 1, Chapter 2 (Core Parking) of the Core Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and Portions of Community Districts 1 and 2 in the Borough of Queens, and various other Sections, modifying the regulations governing off-street parking and loading in Manhattan Community Districts 1 through 8, see Council Website: <http://council.nyc.gov/calendar.asp> for further information.

The Subcommittee on Landmarks, Public Works and Maritime Law will hold a public hearing in the Council Committee Room, 16th Floor, 304 Broadway, New York City, New York 10007, commencing at 11:00 A.M. on Tuesday, April 16, 2013.

The Subcommittee on Planning, Dispositions and Commissions will hold a public hearing on the following matter in the Council Committee Room, 16th Floor, 304 Broadway, New York City, New York 10007, commencing at 1:00 P.M. on Tuesday, April 16, 2013:

BRIDGE 143
MANHATTAN C1-38
Application submitted by the New York City Department of Housing Preservation and Development for a test amendment to Section 277 of the Private Housing Finance Law, as currently located at 141-01 Wood Avenue, Block 204, Lot 111, 115-57 Wood Avenue, Block 204, Lot 115, 140-70, 70-Sixth Avenue (Block 204, Lot 101), Community District 10, Queens (Districts 7 and 8).

CITYWIDE ADMINISTRATIVE SERVICES

PROPERTY ACQUISITIONS AND IMPROVEMENTS

NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND IMPROVEMENTS PUBLIC HEARING, in accordance with Section 24 of the New York City Charter, will be held at 1:00 P.M. on April 23, 2013 in the second floor conference room, Special 104, 23 North Street in Manhattan.

In the matter of a bid for the City of New York, as Tenant, of approximately 42,854 rentable square feet of space at 66 John Street in a building located at 66 John Street (Block 66, Lot 1) in the Borough of Manhattan in the New York City Police Department to use as offices.

The proposed lease was approved by the City Planning Commission pursuant to NYC Charter Section 185 on March 21, 2013 (CPD April No. 1) 03/28/2013 Public Hearing Call No. 13.

The proposed bid was for the term from October of occupancy and Substantial Completion of work by August 31, 2014 at an annual rent of \$1,315,000 (\$31.60 per square foot) from substantial completion/occupancy until August 31, 2014, then \$1,327,000 (\$32.56 per square foot) for the next five (5) years, then \$1,483,400 (\$36.30 per square foot) for the final five (5) years payable in equal monthly installments at the end of each month.

In the matter of a Lease Amendment for The City of New York, as Tenant, to provide for the leasing of approximately 42,854 rentable square feet of space in the 6th and part of the 5th floor in a building located at 66 John Street (aka 59 Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan for the Department of Probation, Department of Sanitation and New York City Police Department to use as offices. The lease amendment shall also provide for the landlord to make renovations to the 4th floor to use as offices. The lease amendment shall be for the term from Substantial Completion of work by August 31, 2014 at an annual rent of \$2,722,370 (\$35.00 per square foot) from Substantial Completion of work by August 31, 2014, then \$2,877,934 (\$37.00 per square foot) for the next five (5) years, then \$3,380,128 (\$43.00 per square foot) for the final five (5) years payable in equal monthly installments at the end of each month.

The proposed Lease Amendment shall be for the term from Substantial Completion of work by August 31, 2014 at an annual rent of \$2,722,370 (\$35.00 per square foot) from Substantial Completion of work by August 31, 2014, then \$2,877,934 (\$37.00 per square foot) for the next five (5) years, then \$3,380,128 (\$43.00 per square foot) for the final five (5) years payable in equal monthly installments at the end of each month.

Tenant's option to renew for a term of five (5) years at 95% of Fair Market Value shall be applicable to the 5th and 6th floor spaces.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the Lease Amendment. The total work cost shall not exceed \$4,151,500, to which the Landlord shall contribute \$771,372. The balance up to \$3,380,128 shall be reimbursed to Landlord upon Substantial Completion.

In the matter of a bid for the City of New York, as Tenant, of approximately 11,200 rentable square feet of office space on a portion of the north (8th) and seventh (7th) floors, and 1,200 rentable square feet of storage space on the sixth (6th) floor, in a building located at 225 Broadway (Block 120, Lot 7511) in the Borough of Manhattan, for the Special Language Support Unit, for Intelligence Division, for Deputy Construction Management and Budget Improvement Agency, the United Nations Secretariat, and the Personnel Investigations Unit of the New York City Police Department to use as an office.

The proposed lease was approved by the City Planning Commission pursuant to NYC Charter Section 185 on March 20, 2013 (CPD April No. 1) 03/19/2013 Public Hearing Call No. 19.

The proposed lease shall be for a period of ten (10) years and three (3) months from Substantial Completion of alterations and improvements at an annual rent, for the office premises of \$248,400 (\$43.20 per square foot) for the first three (3) years following such commencement, \$244,125 (\$42.42 per square foot) for the following three (3) years, and \$479,520 (\$43.60 per square foot) for the last three (3) years, and of an annual rent for the storage premises of \$20,500 (\$20.25 per square foot) for the first three (3) years following such commencement, \$20,187.20 per square foot for the following three (3) years, and \$27,202 (\$28.44 per square foot) for the last three (3) years, payable in equal monthly installments at the end of each month. Rent will be shared for the entire premises for the first three (3) months of the lease.

The lease may be terminated by the Tenant by the 7th floor premises only at the end of each (3) years, provided the Tenant gives the Landlord two (2) months prior written

In the matter of a Lease Amendment for The City of New York, as Tenant, to provide for the leasing of approximately 42,854 rentable square feet of space on the entire 5th and part of the 6th floors in a building located at 66 John Street (aka 59 Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan for the Department of Probation, Department of Sanitation and New York City Police Department to use as offices. The lease amendment shall also provide for the Landlord to make renovations to the 4th floor of 34,928 rentable square feet already under lease to Tenant.

The proposed Lease Amendment shall be for the term from Substantial Completion of work of each floor to August 31, 2021 at an annual rent of \$2,722,370 (\$35.00 per square foot) from Substantial Completion of each floor through the 5th year and then \$2,877,934 (\$37.00 per square foot) from the 6th year to August 31, 2021, payable in equal monthly installments at the end of each month.

Tenant's option to renew for a term of five (5) years at 95% of Fair Market Value shall be applicable to the 5th and 6th floor spaces.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the Lease Amendment. The total work cost shall not exceed \$4,151,500, to which the Landlord shall contribute \$771,372. The balance up to \$3,380,128 shall be reimbursed to Landlord upon Substantial Completion.

CITYWIDE ADMINISTRATIVE SERVICES

REPLACEMENT
The alteration, demolition and closing of
Chin Avenue from North 12th Street to Deane
Avenue.
The relocation, demolition and closing of a
portion of Deane Avenue at its former intersection
with North 12th Street.
The establishment of an address in McCurtain Park.
The adjustment of grade on several lots.

Involving authorization for any acquisition or disposition of
real property related thereto, in connection with May 15,
6, 27, 28 and 27, 2012 issued December 20, 2012 and signed by
the Borough President.

YVETTE V. DEWELL, Borough Officer
City Planning Commission
22 Rensselaer Street, Room 202
New York, New York 10007
Telephone: (212) 724-2319

COMMUNITY BOARDS

MEMORANDUM

**PUBLIC NOTICE HEREBY GIVEN THAT the following
matters have been scheduled for public hearing by
Community Board:**

BOROUGH OF STATEN ISLAND

**COMMITTEE REPORT NO. 11 - Staten Island, June 20, 2013 at
7:30 P.M., Immanuel Lutheran Church, 22106 Markle Place,
Staten Island, NY**
MC 13007000
St. George Waterfront Redevelopment
IN THE MATTER OF an application submitted by the NYC
Economic Development Corporation, New York Water LLC,
Economic Development Corporation, New York Water LLC
and St. George Ocean Development LLC, pursuant to
Sections 207-a and 201 of the New York City Charter for an
amendment of the Zoning Map Section No. 21c by
constituting a Special Use, Group District No.

MC 13007000
IN THE MATTER OF an application submitted by the NYC
Economic Development Corporation, New York Water LLC,
pursuant to Sections 207-a and 201 of the New York City
Charter for the grant of a special permit, to allow a
development plan for a Community Board, necessary
terminated building and public parking garage.

MC 13007000
IN THE MATTER OF an application submitted by the NYC
Economic Development Corporation and St. George Ocean
Development LLC, pursuant to Sections 207-a and 201 of the
New York City Charter for the grant of a special permit to
allow a development plan for a retail retail mall, parking
garage, transit and public parking garage.

MC 13007000
IN THE MATTER OF an application submitted by the NYC
Department of Social Housing Services (SHS), pursuant to
Section 195-a of the New York City Charter for the
disposition of one (1) city-owned property.

MC 13007000
IN THE MATTER OF an application submitted by the NYC
Department of Social Housing Services (SHS), pursuant to
Section 195-a of the New York City Charter for the
disposition of four (4) city-owned properties.

CORRECTION

MEMORANDUM
Please take note that the next meeting of the Board of
Correction will be held on date 3, 2013, at 9:30 a.m., in the
public hearing room of the Landmark Preservation
Commission, located at 1 Centre Street, 9th Floor,
New York, New York 10007.

At that time there will be a discussion of various issues
concerning New York City's historical properties.

LANDMARKS PRESERVATION COMMISSION

MEMORANDUM
MEMORANDUM GIVEN that pursuant to the provisions of
Title 25, Chapter 3 of the Administrative Code of the City
of New York (Sections 24-307, 25-106, 25-209, 25-313, 25-315,
25-316) (Shoreland Chapter 3-A, Sections 207-6.6, 207-7.1, 207-
20.1, 207-17.1, and 207-19.1), on Thursday, June 4, 2013 at
9:30 A.M., in the morning of that day, a public hearing will
be held in the Conference Room at 1 Centre Street, 9th Floor,
New York, New York 10007 with respect to the following
proposition and they followed by a public meeting, any person
regarding reasonable accommodation in order to participate
in the hearing or attend the meeting should call at 212-312-
LANDMARKS Commission no later than five (5) business days
before the hearing to meeting.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF STATEN ISLAND 14-2011 - Block 13, lot 31
41 St. Mark's Place - St. George Historic District A Area-**
Homeowner to be demolished building designed by Durling and
Dunk and built in 1934. Application is to construct an
addition and create an outdoor plaza. Zoned S3A.
Community District 3.

Alcove of North Brooklyn, pursuant to Sections 197-c and
198 of the New York City Charter and Section 4-031 of any of
the New York City Administrative Code for an amendment to
the City Map (shading).

YVETTE V. DEWELL, Borough Officer
City Planning Commission
22 Rensselaer Street, Room 202
New York, New York 10007
Telephone: (212) 724-2319

COMMUNITY BOARDS

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regarding reasonable accommodation in order to participate
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LANDMARKS Commission no later than five (5) business days
before the hearing to meeting.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF STATEN ISLAND 14-2011 - Block 13, lot 31
41 St. Mark's Place - St. George Historic District A Area-**
Homeowner to be demolished building designed by Durling and
Dunk and built in 1934. Application is to construct an
addition and create an outdoor plaza. Zoned S3A.
Community District 3.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF BROOKLYN 14-2009 - Block 2017, lot 13-
74 Kent Street - Howard Ferry Pier Historic District A**
District A Historic Rehabilitation District style Ferry Pier
1914-18. Application is to alter the facade, construct a parking
addition, construct a new entrance, and reconstruct the rear
part. Zoned M1-1, Community District 1.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF BROOKLYN 14-2009 - Block 2017, lot 24-
175 Broadway, lot 24-181 Dugan Avenue (between
Willingdale Street and 4th - Individual Landmark &
Historic Landmark A Classic Revival style home designed by
George P. Post and built in 1913, with a Renaissance and
neo-classical exterior facade built in 1928. Application is to construct
a porch, with a second floor. Night. Application is to install
light fixtures. Community District 1.**

ADVISORY REPORT
**BOROUGH OF BROOKLYN 14-2008 - Block 106, lot 1-
45 Water Street-Peter Park Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 2.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF BROOKLYN 14-2008 - Block 106, lot 14-
104 East Street-Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 2.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF BROOKLYN 14-2011 - Block 216, lot 1-
510 91st Street, lot 15-200 West Street-Brooklyn
Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 2.

ADVISORY REPORT
**BOROUGH OF BROOKLYN 14-2008 - Block 204, lot 30-
300 Washington Avenue-Grove Hill Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 2.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF BROOKLYN 14-2002 - Block 1004, lot 18-
68 Fulton Avenue-Towne House Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 2.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF BROOKLYN 14-2008 - Block 1114, lot 27-
104 11th Street-Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 2.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF BROOKLYN 14-2002 - Block 115, lot 1-
70 Franklin Street-Towne House Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 2.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF BROOKLYN 14-2002 - Block 117, lot 71-
221 Canal Street-Gold Coast Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 1.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF MANHATTAN 14-2002 - Block 117, lot 71-
221 Canal Street-Gold Coast Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 1.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF MANHATTAN 14-2002 - Block 117, lot 71-
221 Canal Street-Gold Coast Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 1.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF MANHATTAN 14-2002 - Block 117, lot 71-
221 Canal Street-Gold Coast Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 1.

CERTIFICATE OF APPROPRIATENESS
**BOROUGH OF MANHATTAN 14-2002 - Block 117, lot 71-
221 Canal Street-Gold Coast Historic District A**
District A Historic Rehabilitation District style Peter Park
Historic District style Peter Park NYC. Community District 1.

**IN THE MATTER OF a 5th Lease Amendment for The City
of New York, as Tenant, to provide for the increase of the
City's reimbursement to the Landlord of the renovation costs
for the 70,054 rentable square feet of space on the entire 4th
& 5th floors in a building located at 66 John Street (aka 59
Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan
for the Department of Probation, the Department of
Sanitation and the New York City Police Department.**

The Landlord shall prepare final architectural plans and
engineering plans and make alterations and improvements in
accordance with preliminary architectural plans and
specifications which are attached to the Lease Amendment.
The total work cost shall not exceed \$4,974,600, to which the
Landlord shall contribute \$771,372. The balance up to
\$4,203,228 shall be reimbursed to Landlord upon Substantial
Completion.

The Tenant shall have the right to renew the lease for ten
additional lease terms of five (5) years each, at 100% of the
then fair market value of the premises, as defined further in
the lease.

The proposed lease shall be for a period of ten (10) years,
commencing November 1, 2013 and ending November 1,
2023, at an annual base rent of \$70,054 per square foot
(\$70.054 per square foot) for the first five (5) years, and
\$77.1372 per square foot for the last five (5) years, and \$77.1372
per square foot for the last five (5) years, and \$77.1372
per square foot for the last five (5) years, and \$77.1372
per square foot for the last five (5) years.

Further information, including public hearing of the
proposed lease may be obtained at One Centre Street, Room
202 (Rm. 202), New York, NY 10007. To schedule an
inspection, please contact Chris Fleming at (212) 264-6110.

Individuals regarding Sign Language Interpretation should
contact the Mayor's Office of Cultural Services, Office
of Language Line, 151 Broadway, Room 202, New York, NY
10007. (212) 264-7466, on lower than 777. 15 BUSINESS
DAYS PRIOR TO THE PUBLIC HEARING.

TEI users should call VISIBUS relay services.

CITY PLANNING COMMISSION

MEMORANDUM
NOTICE IS HEREBY GIVEN THAT RESOLUTIONS
have been adopted by the City Planning Commission
reducing public hearings on the following matters
to be held at Speaker Hall, 22 Rensselaer Street, New York,
NY, on Wednesday, June 4, 2013 at 10:00 A.M.

BOROUGH OF BROOKLYN
No. 1
MCCURTAIN PARK ADJUSTIVE/REVIEW
MEMORANDUM
C 13007000
IN THE MATTER OF an application submitted by The
Department of Parks and Recreation and the Open Space

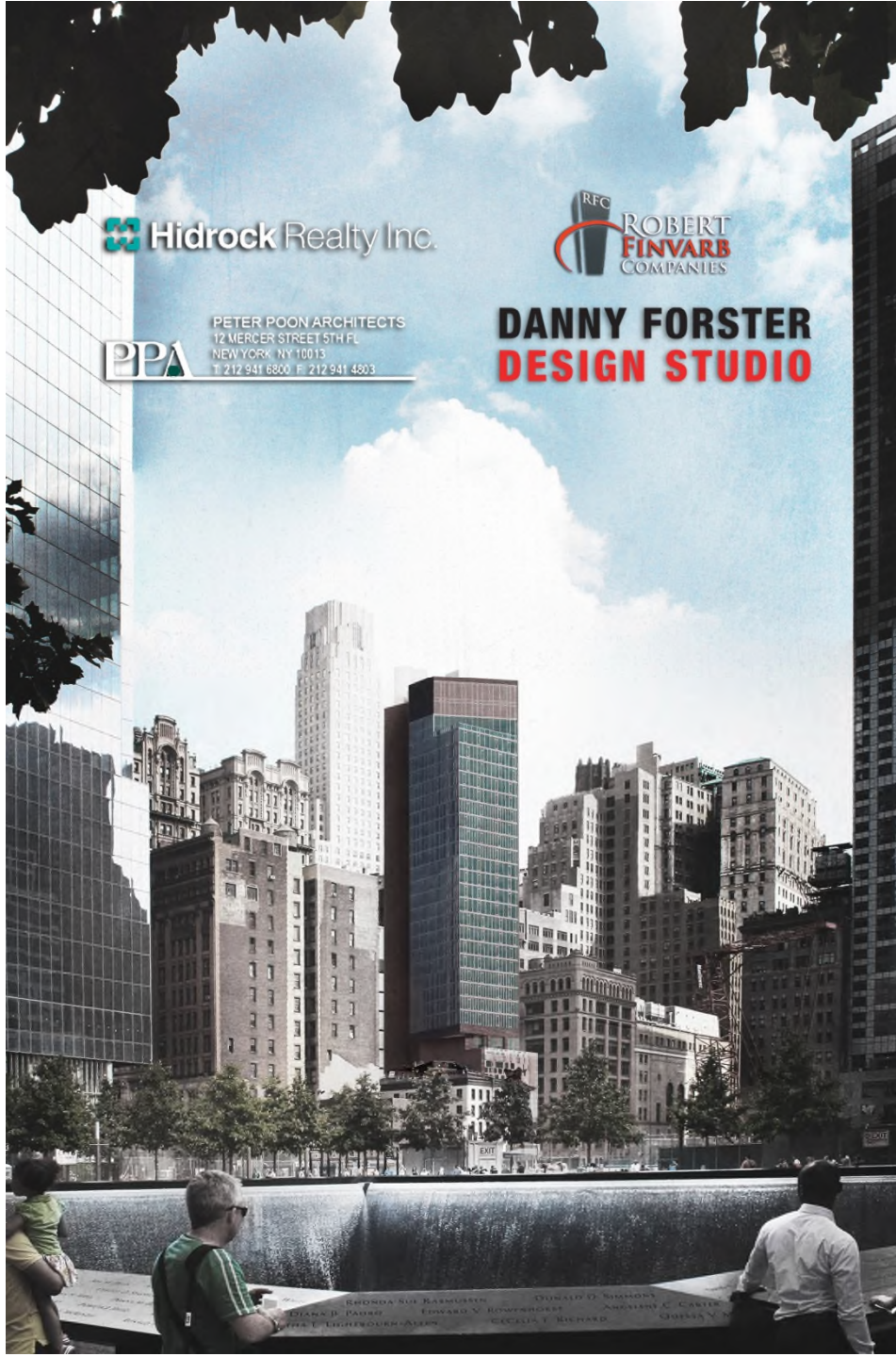
 Hidrock Realty Inc.

 **ROBERT
FINVARB
COMPANIES**



PETER POON ARCHITECTS
12 MERCER STREET 5TH FL
NEW YORK, NY 10013
T: 212 941 6800 F: 212 941 4503

**DANNY FORSTER
DESIGN STUDIO**



BERNARD A. BARNUM
DANIEL D. BARNUM
EDWARD M. BARNUM
JOHN E. BARNUM
QUINCY D. BARNUM
ANDREW C. CARTER
REBECCA T. RICHARD
QUEEN'S

Manhattan Community Board 1 Committee Reports

- Battery Park City Committee
 - A. Notaro
1. Community Center at Stuyvesant High School – Resolution
 2. BPCA Contributions and Charitable Donations – Resolution
 3. PS-IS 276: traffic light warrant study – Report
 4. Neighborhood Slow Zone application – Report
 5. West Thames Street Bridge – Report



Manhattan Community Board 1

Committee Reports

- **Seaport/Civic Center**

– *J. Fratta*

1. Future of South Street Seaport Area and Autumn/Winter Programming - Report and resolution
2. Perk Slip Park – Report
3. 33 Beekman Construction – Report
4. 261 Water Street, application for assignment of consent for an unenclosed sidewalk café for Mark Joseph Steakhouse – Report
5. 213 Front Street, application for a restaurant liquor license for TBD – Resolution
6. 5 Beekman Street, application for a hotel liquor license for 5 Beekman Street – Resolution
7. 42 Peck Slip, application for a tavern liquor license for Paris Café LLC – Resolution





Rendering of draft HHC development plan
New York Times



Peck Slip Park

View to east



Peck Slip Park

Site View – before & after



Peck Slip Park



PECK SLIP PARK TIMETABLE

- Transmittal for Bid - January 2014
- Bid Award - July 2014
- Construction Start - October 2014
- Construction Completion - October 2015

Manhattan Community Board 1

Committee Reports

- Planning Committee
 - J. Galloway and M. Connolly
- 1. Feasibility study for multi-purpose levee concept at “Seaport City” – Report
- 2. Community Planning Urban Fellow housing projects – Report
- 3. United States Army Corps Of Engineers – Report





Seaport City Feasibility Study

Community Board Presentation
November 2013

Study Area

Encompasses approx. 1.2 miles of Lower Manhattan's eastern edge, north to south.



Next Steps

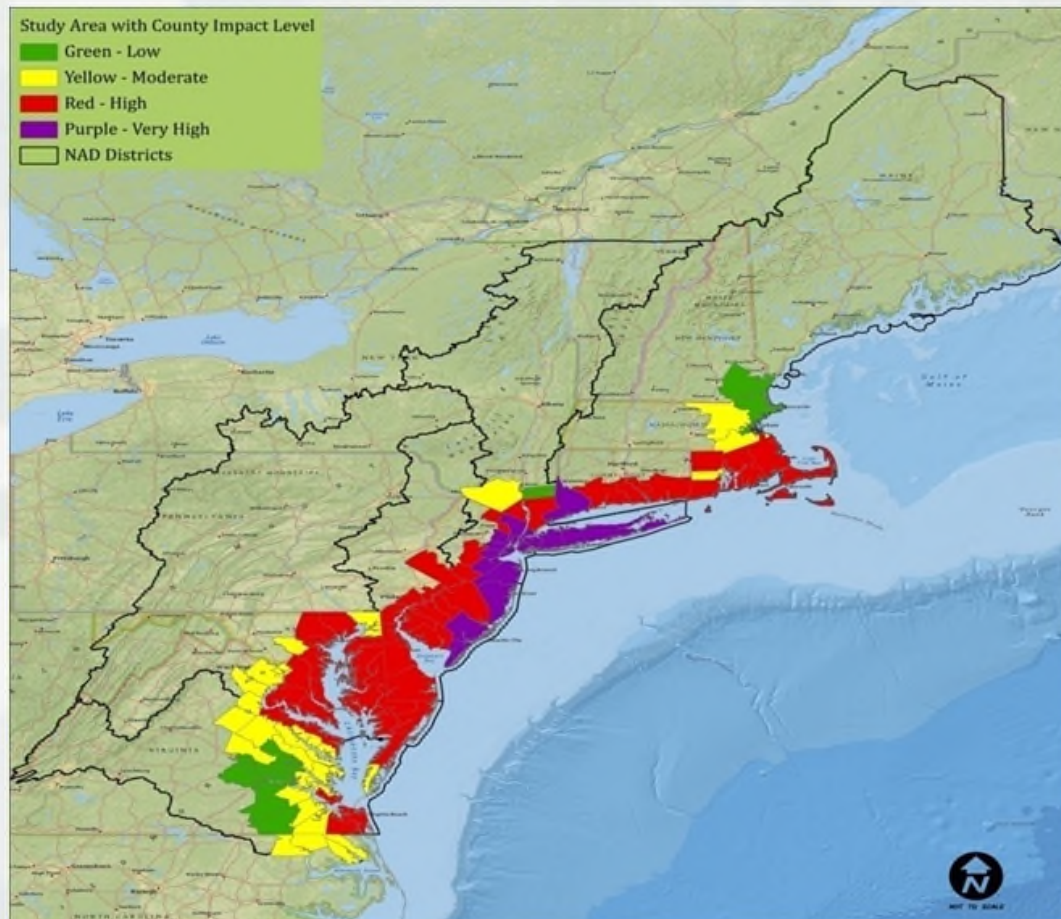
1. Assess existing conditions
 - Study area history and relevant precedents
 - Site conditions (environmental, geotechnical, etc.)
 - Regulatory framework / permitting processes
2. Identify and evaluate MPL options
3. Develop a recommended option
4. Identify next steps
5. Craft a stakeholder engagement framework

North Atlantic Coast Comprehensive Study

“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)

- Comprehensive Study to be complete by Jan 2015; unused funds available for future USACE studies

- Areas affected by erosion, precipitation, winds, surge, etc. (FEMA’s H. Sandy storm surge data)



Goals:

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



Manhattan Community Board 1

Committee Reports

- Tribeca Committee
 - M. Connolly and E. Lewinsohn
- 1. The Washington Market School Block Party street activity application for Duane Street between Church Street and West Broadway on Saturday, May 3, 2014 from 9:00 a.m. to 4:00 a.m. – Resolution
- 2. 350-370 Canal Street, BSA application to permit a physical culture or health establishment – Resolution
- 3. 404-406 Broadway, BSA application to permit a physical culture or health establishment – Resolution
- 4. 136 West Broadway, application for a renewal of a sidewalk café license for Edward's – Resolution
- 5. 241 West Broadway, application for a renewal of a sidewalk café license for Cercle Rouge – Resolution



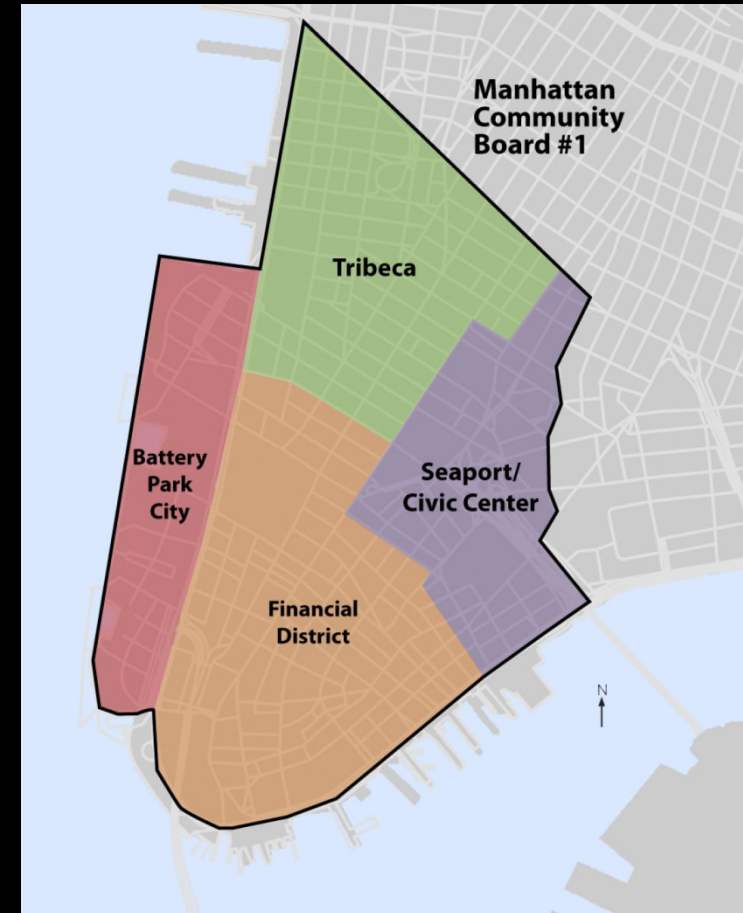
Manhattan Community Board 1 Committee Reports

6. 31 Walker Street, application for a liquor license for Anejo – Resolution
7. 221-223 West Broadway aka 5-7 White Street, application for a liquor license for an entity to be formed by Robert Collins – Resolution
8. 105 Reade Street, application for an alteration to the method of operation of a liquor license for Sazon – Resolution
9. 11 Avenue of the Americas, application for a liquor license for Eleven Food and Beverage Inc. – Resolution
10. Codification of committee liquor and sidewalk café license standards – Report



Manhattan Community Board 1 Committee Reports

- Landmarks Committee
 - R. Byrom
- 1. 100 Franklin Street, application for approval to construct two new buildings on a vacant parking lot – Resolution
- 2. Association of Brick Mason Contractors of Greater New York – Report
- 3. 115 West Broadway, application for legalization of previously approved vault restoration project - Resolution



Manhattan Community Board 1 Committee Reports

- Youth & Education
 - T. Joyce
- 1. World Trade Center Pediatric Study – Resolution
- 2. Department of Education 2014 Capital Budget submission – Report
- 3. Local schools' crossing guards and crosswalks – Report



Manhattan Community Board 1

New Business

Manhattan Community Board 1

Adjournment

*Thank you
& goodnight!*