

The City of New York

Manhattan Community Board 1

Monthly Board Meeting

Tuesday, October 25, 2016

6:00 PM

Pace University

3 Spruce Street, Aniello Bianco room

(Photo ID is required to enter building)

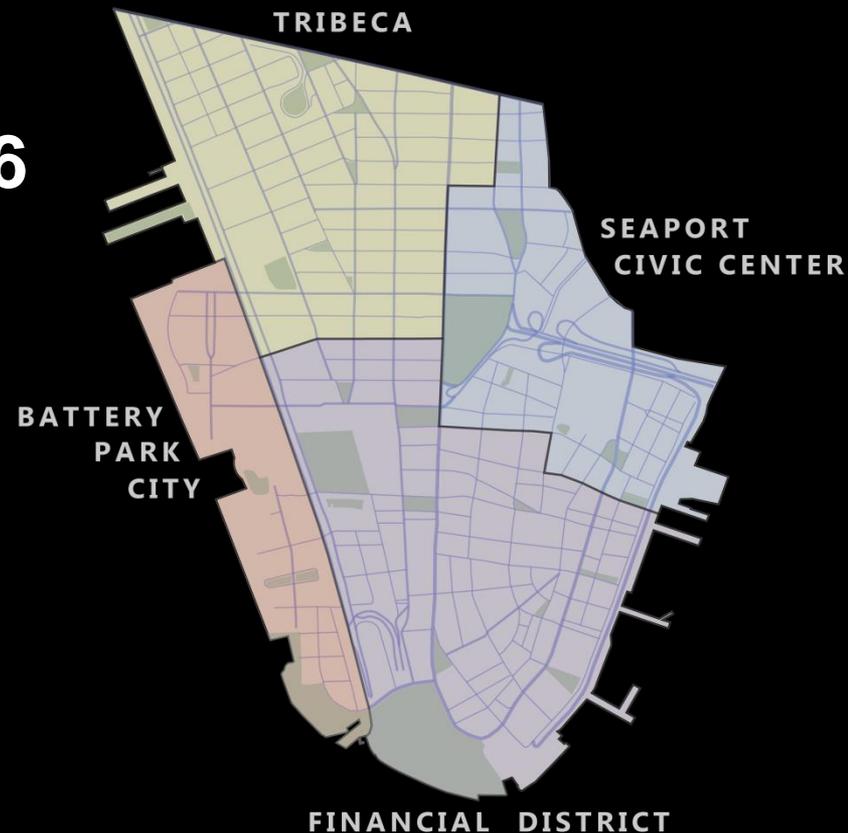
Anthony Notaro, Chairperson

Noah Pfefferblit, District Manager

Lucy Acevedo, Community Coordinator

Diana Switaj, Director of Planning and Land Use

Michael Levine, Planning Consultant



CB1's OFFICE CONTACT

Manhattan Community Board 1
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Website:

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

Email: Man01@cb.nyc.gov



Manhattan Community Board 1

Public Hearing

Community Board 1 Capital and Expense Budget
Requests for FY 2018

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)



Manhattan Community Board 1

Business Session

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

Manhattan Community Board 1

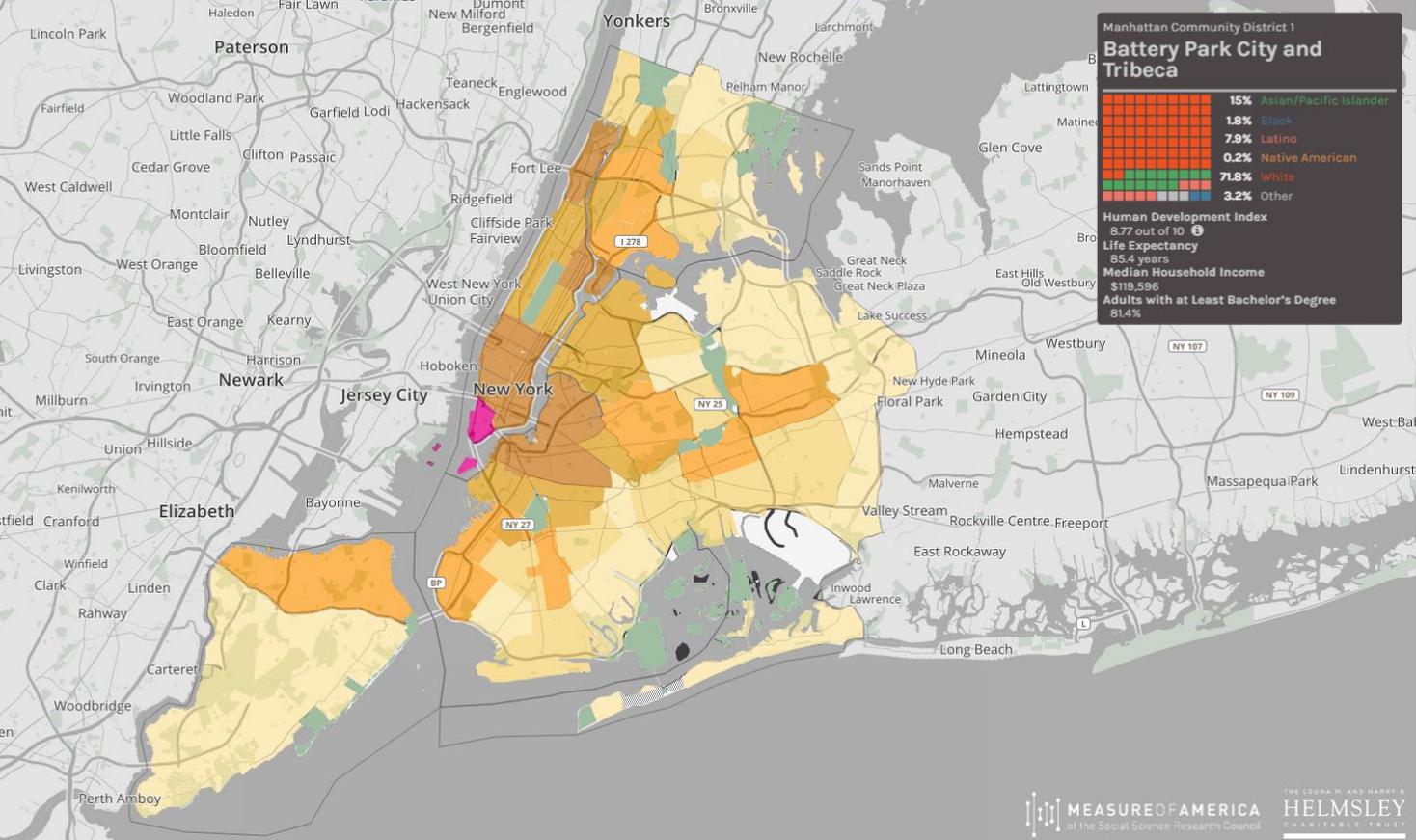
October in Review

- Continued focus on CB1 Structure
- Meetings:
 - NY Presbyterian/Downtown
 - Church Street School of Music & Art
 - Mayor's ORR Process Review
 - Peck Slip Playground
 - LMCR Task Force (community engagement meeting in BPC)
 - Ribbon Cutting at Target
 - Urban Fellow & Livability Index
- Borough Board – New tool
 - www.data2go.nyc

Noise Complaints (311 calls per 1,000 residents)

BY COMMUNITY DISTRICT

85.7



**Manhattan Community District 1
Battery Park City and Tribeca**

15%	Asian/Pacific Islander
1.8%	Black
7.9%	Latino
0.2%	Native American
71.8%	White
3.2%	Other

Human Development Index
8.77 out of 10

Life Expectancy
85.4 years

Median Household Income
\$119,596

Adults with at Least Bachelor's Degree
81.4%

Peck Slip Playstreet



Target in Tribeca



Manhattan Community Board 1

Chair Philosophy

- Board of 50 and not one Chair
- Engaging all members - Teamwork
- Listening and learning – building on success
- Driving Effectiveness
 - Focus
 - Shared Goals
 - Setting Strategy and removing obstacles

Respect and Fairness

Manhattan Community Board 1

Attendance

- We are entering the 10th month of Full Board meetings
- Your attendance records will be submitted to the Borough President's office in December
- Full Board attendance records are based on first and last roll calls
 - Present, excused absence, unexcused absence, present but arrived late, present but left early, present but arrived late and left early
- You receive attendance reports each month



RUTH OHMAN

For those of you who might wish to make a contribution in memory of Ruth, her family asks that you contribute to a hospice care organization in your vicinity in her name.

Manhattan Community Board 1 Committee Reports

Executive Committee – A. Notaro

- 1) Capital and Expense Budget Requests for FY 2018 – Resolution
- 2) Removal of board member Elizabeth Avila due to lack of attendance – Resolution

Manhattan Community Board 1 Committee Reports

Tribeca – J. Ehrlich

- 1) 78 Leonard Street, application for restaurant liquor license for TriMasa Restaurant Partners LLC – Resolution
- 2) 277 Church Street, application for corporate change for B Flat Inc. – Resolution
- 3) Newly Installed Cobblestone Street That Are In Disrepair – Resolution
- 4) Hudson River Park Pier 40 and Pier 26 – Report
- 5) Tony Simone, Friends of Hudson River Park, Director of External Affairs – Report
- 6) Proposed curb lane closures for showroom facility at 144 Duane Street between West Broadway and Church Street – Report
- 7) 62 Thomas Street, application for restaurant liquor license for Elmwood Venture LLC d/b/a Buddha Bar – Report
- 8) 95 West Broadway, application for liquor license for Tribeca Hotel LLC – Report

Manhattan Community Board 1 Committee Reports

Financial District – M. Ketring

- 1) Board of Standards and Appeals, application for enlargement and change of ownership for an existing physical culture establishment at 30 Broad Street – Resolution
- 2) Northwest corner of Broadway and Dey Street, application for street co-naming to Harper Brothers Way, by Harper Collins – Resolution
- 3) 7 Hanover Square, application for restaurant liquor license for Jason Francisco – Resolution
- 4) 1 & 5 Coenties Slip, application for alteration of a liquor license for JPK Restaurant Corp. d/b/a Zigolini – Resolution



Harper Brothers Way

Manhattan Community Board 1
Street Co-Naming Request

 HarperCollins *Publishers*

Street Co-Naming Request Application



Official portrait of James Harper as Mayor in 1844.

STREET CO-NAMING REQUEST APPLICATION

Prospective honorees should have a minimum of 15 years community involvement for individuals and 30 years for organizations and should have demonstrated an extraordinary and consistent voluntary commitment and dedication to the community. Individual prospective honorees must be deceased. Prospective organizational honorees must be a not-for-profit organization.

1. Applicant's Name

Angela Tribelli, Chief Marketing Officer, HarperCollins Publishers

2. Applicant's Telephone Number and e-mail

212-207-7876 angela.tribelli@harpercollins.com

3. Applicant's Address

195 Broadway, New York, NY 10007

4. Applicant's connection to proposed honoree

CMO of company founded by the proposed honoree

5. Proposed Honoree's Name

Harper Brothers Way

6. Is proposed honoree an Individual Non profit Organization or Other (check one)

7. Proposed Location for Co-naming

Northwest corner of Broadway and Dey Street

8. Does the proposed location already have a co-name? Yes No

a. If yes indicate the current name _____

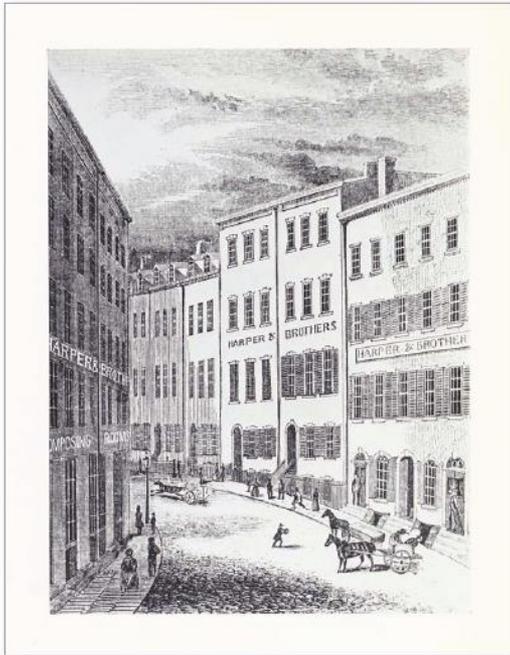
9. Has any other public area been named after the proposed honoree? Y N

a. If yes indicate the location _____

Attach any relevant documentation along with the optional petition of support from the residents/businesses on the street/corner proposed to be co-named. The petition of support must include the following:

- A) The proposed honorees name, address and a succinct yet detailed outline indicating why the honoree should be bestowed the honor of having a street co-named after them.
- B) The total number of residences and businesses on the affected block e.g.: 15 apartment buildings with 150 units and 3 ground floor businesses.
- C) A minimum 75% of the total amount of potential signatures of residents and/or business people on the affected block including their addresses. For example, a petition from a block with 153 units would require a minimum of 115 signatures of support.

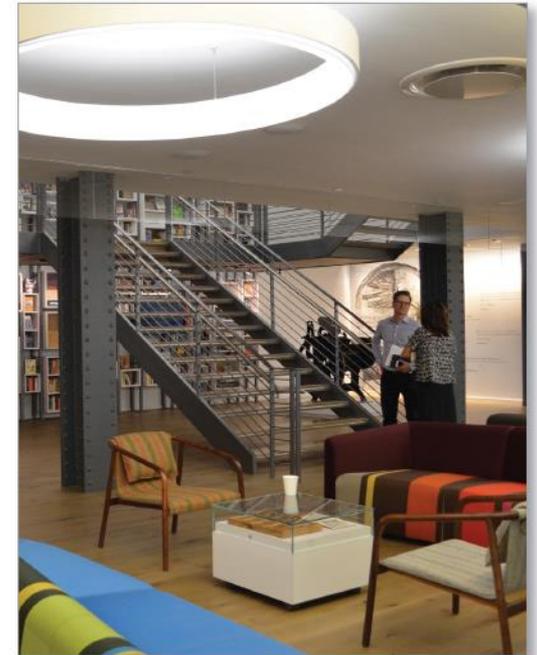
The History of HarperCollins Publishers in Lower Manhattan



The Harper Brothers buildings on Cliff Street in the 1840's. The company's founding offices, for which no images currently exist, were located at the corner of Front and Dover Streets in Lower Manhattan.



Photo of Franklin Square Building ca. 1875.



HarperCollins current location at 195 Broadway.

Manhattan Community Board 1 Committee Reports

Landmarks – R. Byrom

- 1) 70 Thomas Street, application for 6th floor addition and elevator bulkhead – Resolution
- 2) 308-310 Canal Street, application for rooftop addition – Resolution
- 3) 51 White Street, application for 2-story non-visible addition and new storefront and raised stucco roof parapet wall – Resolution

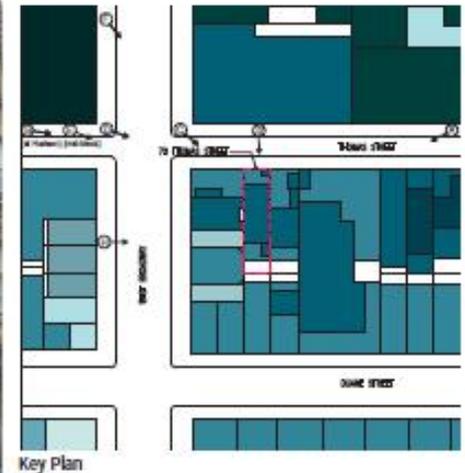
70 Thomas Street



View H Mock-Up



View H Addition: Rear Visibility from West Broadway



308 Canal Street



EXISTING



PROPOSED ROOF ADDITION



CANAL ST. ELEVATION (PARTIAL)



LISPENARD ST. ELEVATION (PARTIAL)

ROOF ADDITION 308 & 310 CANAL

ROOF ADDITION - BEFORE & AFTER

308 Canal Street



EXISTING



PROPOSED STOREFRONT

STOREFRONT RESTORATION, INFILL, MODIFICATIONS 310 CANAL

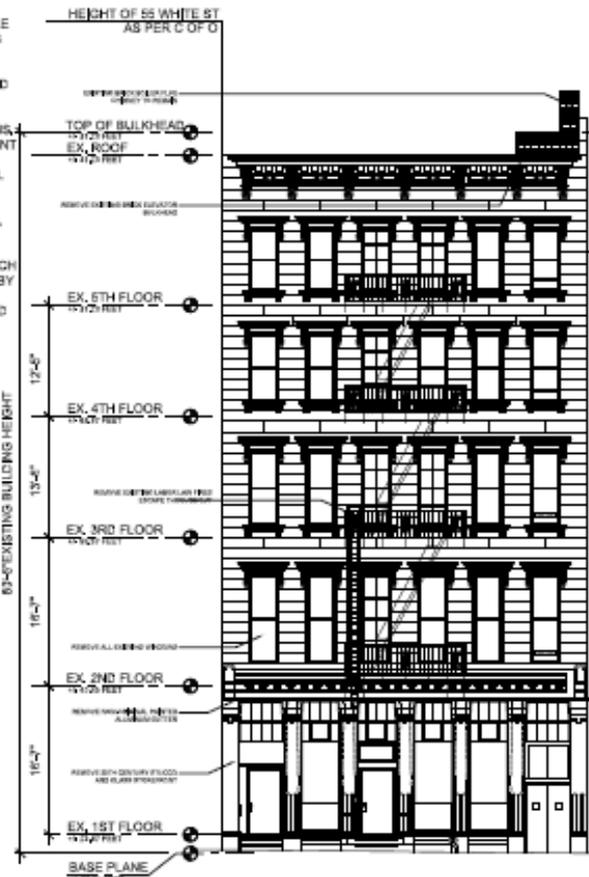
STOREFRONT - 310 CANAL - BEFORE & AFTER

51 White Street

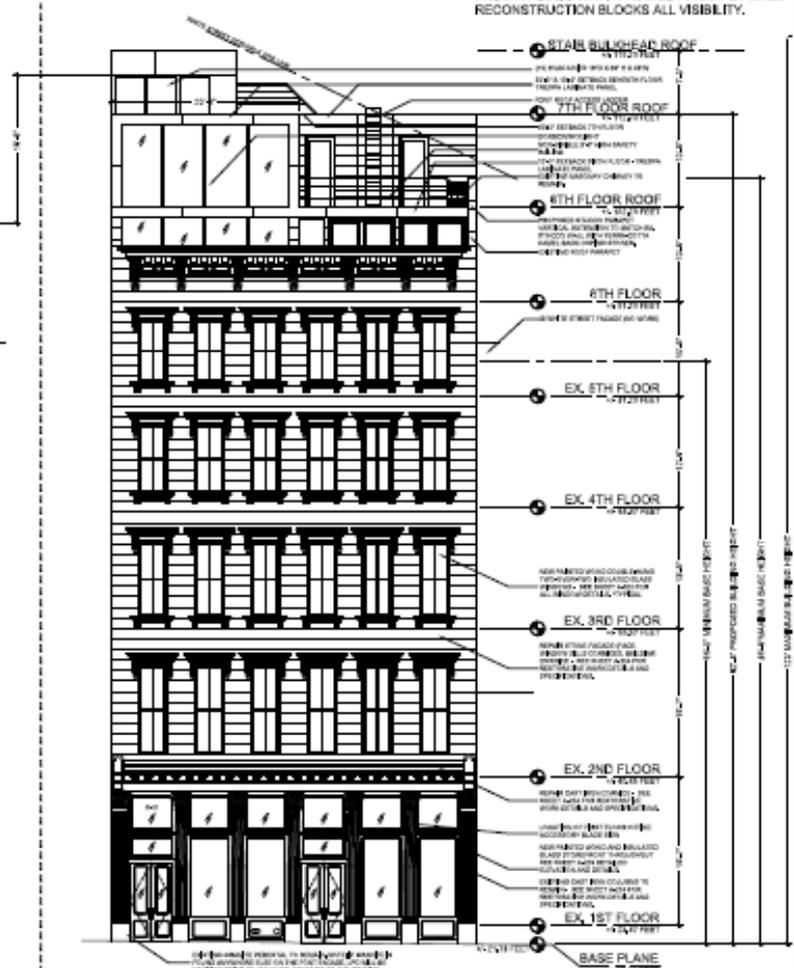
RESTORATION WORK TO BRING THE WHITE STREET FACADE OF THE BUILDING UP TO A FIRST CLASS CONDITION:

- CLEAN ALL STONE SURFACES
- JAUN PATCH ALL CRACKS, SPALLING OR DETERIORATION WITH EXACT MATCH BY CATHEDRAL STONE.
- REPAINT ALL DETERIORATED MORTAR JOINTS.
- INVESTIGATE AND PERFORM REASONABLE DUTCHMAN IMPROVEMENTS TO EXISTING DUTCHMAN.
- REPLACE ALL WINDOWS WITH PAINTED WOOD DOUBLE-HUNG SIMULATED DIVIDED LIGHT WINDOWS THROUGHOUT.
- REMOVE LABOR-LAW FIRE-ESCAPE RESTORE PATCH STONE AT CONNECTIONS.
- INSTALL NEW PAINTED WOOD STOREFRONT INFILL IN ALL 6 BAYS AT 19TH CENTURY STREET WALL AS PER EXISTING ORIGINAL TRANSOM.
- RESTORE ALL 19TH CENTURY CAST IRON COLUMNS, CORNICE, BASES, MOLDINGS, BRACKETS AND FOLIATE BASED ON EXISTING EXAMPLES.
- PAINT ALL CAST IRON ELEMENTS TO MATCH EARLIEST PAINT LAYER AS DETERMINED BY FINISH ANALYSIS.
- RECONSTRUCT WEST PARAPET WALL AND STUCCO BASED ON 19TH CENTURY CONDITIONS (ALSO FOUND AT THE EAST WALL OF 43-45 WHITE STREET).

NOTE: NO NEW ROOF WORK WILL BE VISIBLE FROM A PUBLIC WAY, THE WEST PARAPET WALL RECONSTRUCTION BLOCKS ALL VISIBILITY.



① EXISTING WHITE STREET ELEVATION



② PROPOSED WHITE STREET ELEVATION

LPC-11

Manhattan Community Board 1 Committee Reports

Youth & Education – T. Joyce

- 1) China Institute, presentation – Report
- 2) BPC Fields and DSL/DLL – Report
- 3) Chancellor's meeting and Overcrowding Task Force Meeting – Report
- 4) Crossing Guards – Report

China Institute

1926 - 2016



Shenzhan Liao
Director of Education
sliao@chinainstitute.org

亂世絕書六朝藝術

ART IN A TIME OF CHAOS

Masterworks
From Six Dynasties China
3rd - 6th Centuries

September 30/ 2016 - March 19, 2017



“China Institute consistently produces some of the best Asian shows in town, with first-rate material, handsome installations and catalogs by some of the more glamorous specialists in the field.

Holland Cotter, *The New York Times*

China INSTITUTE 美華 | 90 YEARS 1926-2016



Art in a Time of Chaos
Innovative trend of Six Dynasties China
Opening Fall 2016



China

China
INSERIELEEE





The
future
speaks
Chinese

Let us help you translate it

China Institute

亂世絕書六朝藝術

ART IN A TIME OF CHAOS

Masterworks
From Six Dynasties China
3rd - 6th Centuries

September 30/ 2016 - March 19, 2017



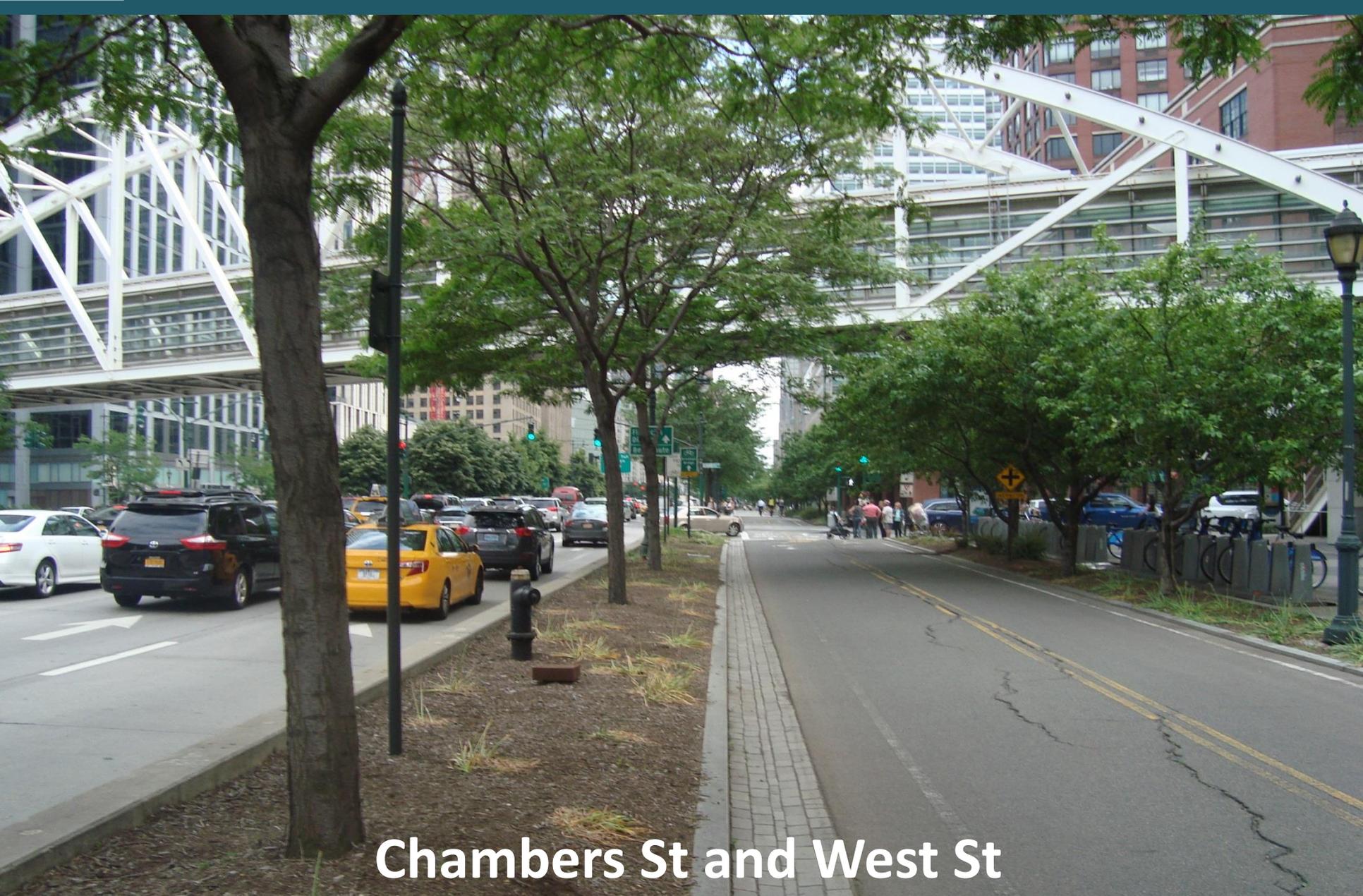
“China Institute consistently produces some of the best Asian shows in town, with first-rate material, handsome installations and catalogs by some of the more glamorous specialists in the field.

Holland Cotter, *The New York Times*

Manhattan Community Board 1 Committee Reports

Battery Park City – N. Segarra

- 1) South End Avenue Study – Resolution
- 2) Stephen Siller Tunnel to Towers Walk/Run – Report
- 3) Bicycle safety on West Street – Report
- 4) Pier A Taste New York Store – Report
- 5) Allied Universal Ambassadors – Report
- 6) Battery Park City Authority – Report



Chambers St and West St

Crash History at Chambers & West Sts

- **There were 17 crashes involving serious injuries in last 5 years**
- **Four of those crashes involved southbound right-turn vehicle making hitting pedestrian or cyclist in west crosswalk/bike path**
- **Fatal crash in June 2016 where southbound right-turning vehicle hit cyclist in bike path**
- **NYCDOT proposes marking and signal timing changes to be implemented later this year**

Markings

Convert southbound right lane to right-turn-only

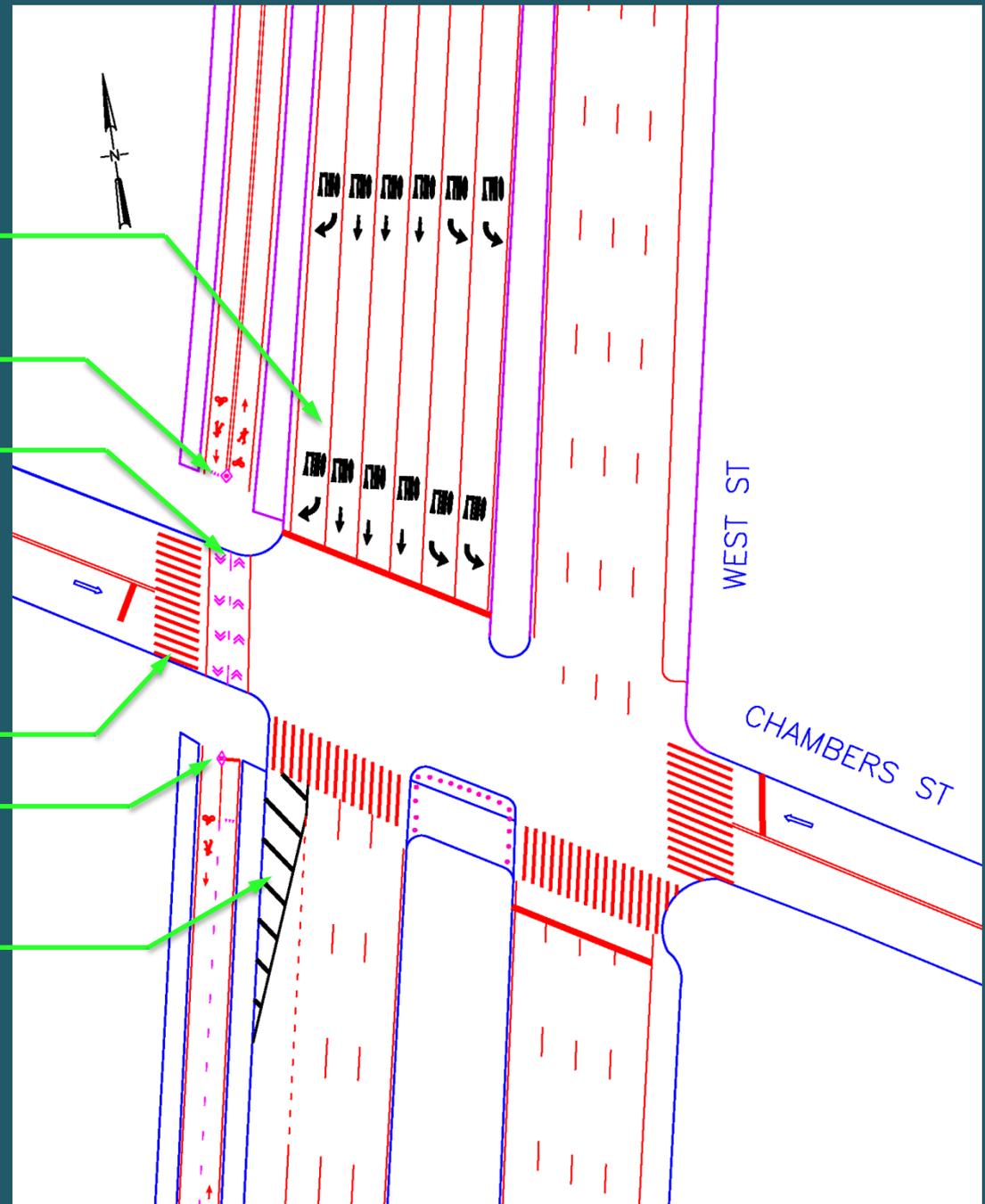
Install missing bollard

Upgrade bike lane markings

Provide high-visibility crosswalk markings

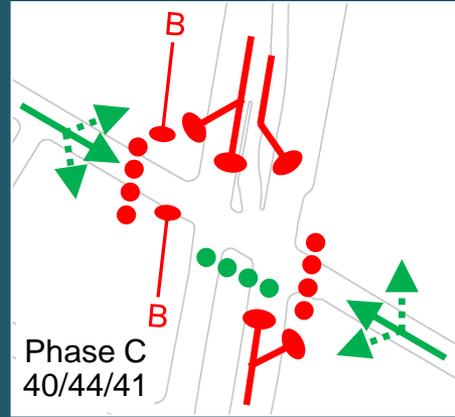
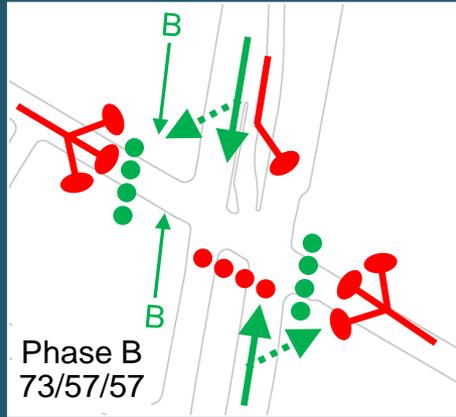
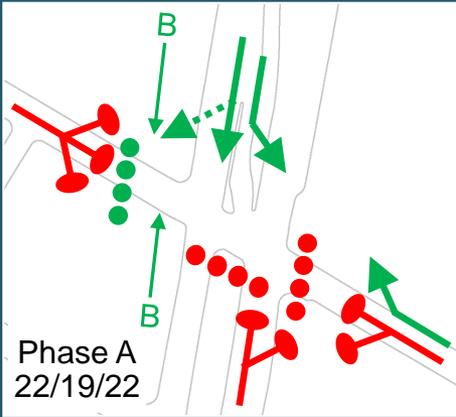
Install missing bollard

Provide hatched markings on far side of right lane

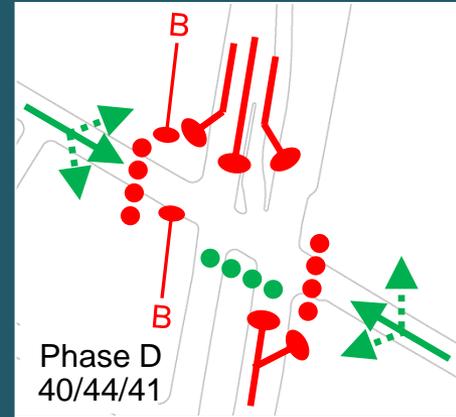
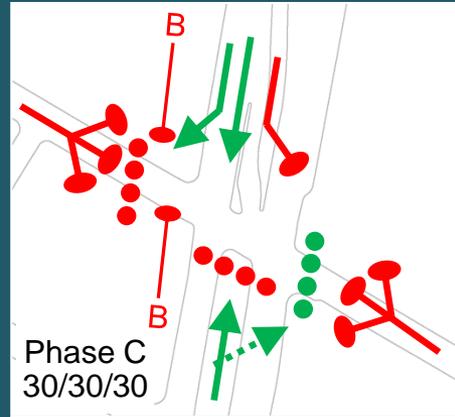
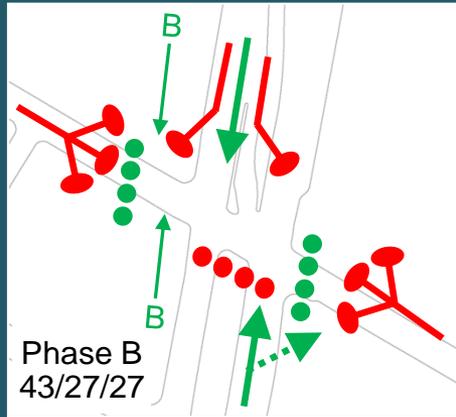
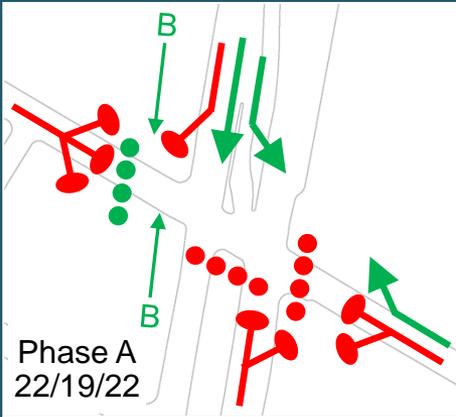


Signal Timing

EXISTING SIGNAL TIMING Weekday AM / Weekday PM / AOT



PROPOSED SIGNAL TIMING Weekday AM / Weekday PM / AOT



THANK YOU!

Questions?



NYC DOT



NYC DOT



nyc_dot



NYC DOT

Manhattan Community Board 1 Committee Report

Seaport/Civic Center – M. Pasanella

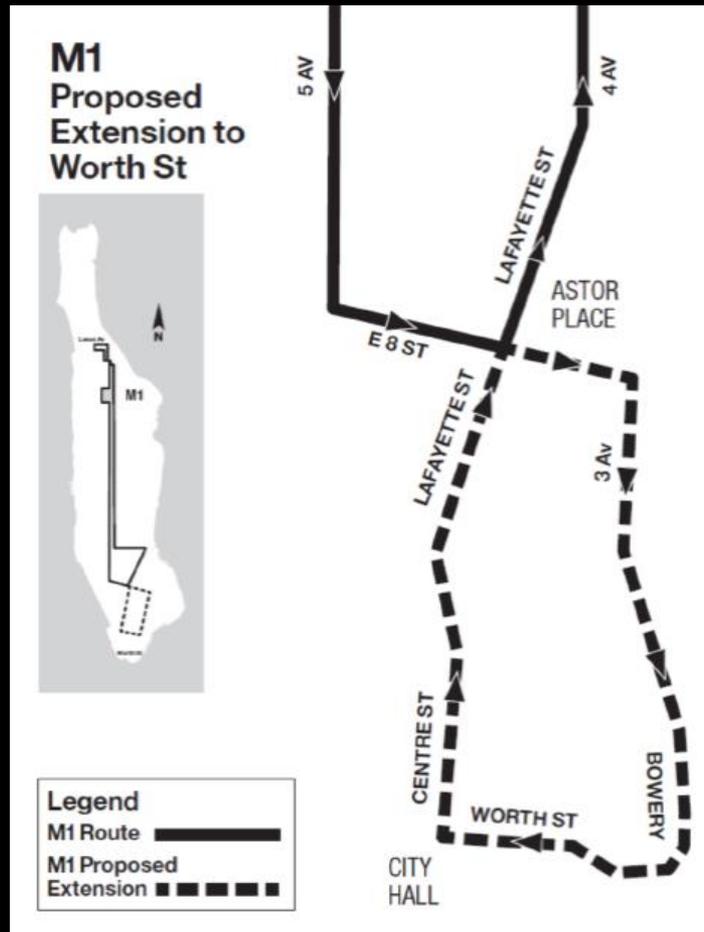
- 1) South Street East River Community Development Corporation – Report
- 2) Proposed MTA M1 Bus Extension – Report

South Street East River Community Development Corporation



Area of Focus is East River from East Houston to Battery Tunnel

Manhattan Community Board 1



Manhattan Community Board 1 Committee Reports

Planning – P. Kennell

- 1) Deed modification procedures – Resolution
- 2) World Trade Center – Report
- 3) Silverstein Properties World Trade Center – Report





3 WORLD
TRADE
CENTER

**TOPPING
OUT**

3 WORLD
TRADE
CENTER **TOPPING
OUT**

AIG

T. FISHERMAN

Schubert

100



GroupM expands at 3 WTC



Agency giant seals deal, adds another 170K sq. ft.

THE New Year got off to a soaring start for **Larry Silverstein** at 3 World Trade Center.

With the clock ticking down on the end of 2015, WPP-owned media agency giant GroupM completed a lease for a 170,000-square-foot expansion at the fast-rising tower, insiders said.

It's the largest new office commitment at any World Trade Center building since GroupM's original 520,000-square-foot lease in December 2013.

Although sources confirmed the lease was signed by both sides, neither side would share other details except that Silverstein of-

fered GroupM considerable future expansion options.

As we reported, GroupM will take floors 32 to 35 in addition to its previously committed blocks on floors 11 to 16 and 28 to 31. The deal makes 3 World Trade's 2.5 million square feet of office space only 28 percent spoken for, but it's not a bad start for a fully speculative project that won't be finished until 2018.

Silverstein was repped in-house by **Jeremy Moss** and a CBRE team including **Stephen B. Siegel**, **Mary Ann Tighe** and **Adam Foster**. The tenant was repped by a CBRE team including Tighe and **Gregory Tosko**.

The GroupM expansion

reflects a pattern of slow but steady lease-up at the site. In September, Moody's took 75,000 square feet at the Port Authority and **Douglas Durst's** 1 World Trade Center.

Meanwhile, the WTC Transportation Hub Oculus, underground pedestrian corridors and stores and restaurants controlled by retail leaseholder Westfield inch ever closer to opening — including Eataly, which might finally be ready this spring.

In a total surprise, **Dennis Friedrich** has resigned from his position as CEO of Brookfield Property Partners Global Office Division,

Realty Check has learned.

Friedrich, 50, who will step down on Jan. 15, is said to have broken the news to colleagues just before the holidays. There was no word on a successor. Brookfield's rep and Friedrich both declined to comment, but a source said, "It was amicable. He has a strong relationship with Global Office Division Chairman **Ric Clark**. There were no skeletons."

Friedrich seemed as cheerful as ever at the Fried, Frank holiday party in early December. But sources suggested the growing complexity of Brookfield's corporate structure made for an "overcrowded environment," and Friedrich felt it

Room at the top

Brookfield's Dennis Friedrich (inset), who won kudos for his handling of Hurricane Sandy flooding at 1 New York Plaza (right), will leave his CEO post on Jan. 15.



Christian Johnston, Patrick McMullan

the UK and Australia.

Among other milestones, his tenure saw the transformation of the World Financial Center into Brookfield

tan store. The retailer, which has 7,600 outlets nationwide, will launch a 7,000-square-foot branch at Marciano Investment

WORLD TRADE CENTER TENANTS

CONDÉ NAST

MOODY'S



FXDD

FASTCOMPANY

WILMERHALE® 



OmnicomGroup

groupm



maxus

Inc.

MORNINGSTAR®



CATALYST
search innovation to catalyze your business

iex 



X AXIS

MediaMath



capstone

MEDIACOM





ERST
PERT
S

WORLD TRADE CENTER









FOUR SEASONS
HOTEL
NEW YORK DOWNTOWN

SILVERSTEIN
PROPERTIES

SEASONS
HOTEL
K DOWNTOWN











"SOMETIMES YOU KNOW IT IN YOUR HEAD," THE CHEF WHISPERED.

"SOMETIMES YOU FEEL IT IN YOUR STOMACH. THE DARED RAZED.









Manhattan Community Board 1

Old Business

Manhattan Community Board 1

New Business

Manhattan Community Board 1 Adjournment

Thank you and goodnight

