

**COMMUNITY BOARD 1-MANHATTAN**  
**MONTHLY BOARD AGENDA**

DATE: Tuesday, December 22, 2020

TIME: 6:00 PM

PLACE: Live Remote  
<https://live.mcb1.nyc>

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**A G E N D A**

**Public Session**

Comments by members of the public (6 PM – 7 PM)  
(1-2 minutes per speaker)

**Luke Wolf, Comptroller Scott Stringer's Office**

- Spoke to Comptroller's plan for small business

**Hannah Weirnerman, Congressman Nadler**

- Congressman was happy that stimulus passed but we need more
- \$600 checks are coming for those making less than 75K
- Unemployment will be extended
- Save our stages-\$15B
- PPP expanding eligibility
- Call office with any questions

**Assemblymember Glick**

- Wish everyone a happy holiday season
- Hoping for more support for the city and state
- Working to address budget shortfall
- Very concerned about Governor's Island proposal - this is not the time to rezone governor's island. The proposal is insufficient and I don't want to lose open space.

**Gale Brewer, Manhattan Borough President**

- Governor's island-we will have panel on this issue
- We have been focused on a helicopter taskforce
- Affordable housing taskforce - many hotels available-looking to buy for permanent housing
- CB applications are due Feb 1
- Working on funding for capital budget

### **Assemblymember Yuh-Line Niou**

- Working to help businesses and first responders with COVID response
- Needs more from federal government for municipal aid
- Governor's island / 250 Water - need more input with all of these projects.
- Preservation of historic district should be honored
- Governor's island needs to be self-sustainable financially

### **Cora Fung, Councilmember Chin's office**

- Nonprofits should be aware its budget season
- Joining helicopter
- Working with tenants for affordable housing
- CM Chin worked with speaker's office to secure \$1.1 million for FY 19 for Harbor School but now funding may be delayed because of budget issues
- Commends harbor school's efforts to combat climate change

### **Chantal, Senator Kavanaugh**

- Working on affordable housing and eviction laws
- Emergency rent relief program was expanded
- continuing to work to expand access to PPE

### **Elaine Kennedy**

- On board of Southbridge Towers against proposal for transitional historic district zone - wants to save historic seaport district
- Allowing breach of zoning opens district to additional development and sets precedent for other parts of the city
- Museum cannot be separate from historic district

### **Jonathan Boulware**

- President of seaport museum
- The proposed developments in the seaport will build a stronger seaport district
- Urge the proposed solution and any proposed solutions to save the seaport museum

### **Stacy Shubb**

- Seaport coalition is opposed to rezoning of governor's island
- Fundraising for museum and the parking lot are not part of the discussion
- it's the height and bulk of the proposed development that's the issue
- We oppose the Hughes proposal for tower at 250 Water street

### **Bobbi Barnett**

- Wants to voice her support for the proposed project at 250 Water Street
- I find nothing of historic value at current site at 250 Water Street
- Adding a building would be an appropriate change to the value of the area

### **Adriane and Andy Sosan**

- Opposes Howard Hughes plan for 250 Water Street
- Project is too large and is a-historic

- Tower will ruin ambiance of historic district and doom the seaport

### **Elise Quisbarth**

- Speaking in support of the Hughes proposal at 250 Water street
- Believes tall towers will not affect the historic nature of the seaport

### **Christopher Marte**

- Strongly support resolution to protect the seaport district
- Supports CB1 resolution to sell air rights to other parts of the city to generate revenue for seaport

### **Kamal Ware**

- Speaking on behalf of Black Gotham in relation to seaport district development
- Supports Howard Hughes' efforts in the seaport district's efforts to raise awareness of issues in the seaport district

### **Paul Goldstein**

- Speaking against Howard Hughes proposal for 250 Water Street
- Refuting misinformation of prior speakers regarding the project
- We should support the seaport museum, but this isn't the way
- Let's live within the law and not ruin another historic district

### **Paul Hovitz**

- Speaking in support of Howard Howard Hughes project at 250 Water Street
- Believes seaport museum is a priority and the project at 250 Water will help that goal

### **William Von Pothkamer**

- Representing seaport Hotel
- Hotel support the Howard Hughes project 100%
- Believes the economic and social benefits are positive
- Excited to work with Howard Hughes to this end

### **Warren Green**

- Speaking against proposal at 250 Water Street
- The historic district should reflect history
- Skyscrapers are not part of that history
- We need as much green space as possible, so rezoning of governor's island is improper

### **David Sheldon**

- Speaking in support of South Street Seaport Museum
- Advocating for an active water front and public market
- We must advocate for the integrity of the historic district
- Speaking against Howard Hughes proposal for 250 Water Street

### **Kim Busey**

- Founder of Quad Prep School

- This is the right plan for 250 Water Street
- Supports Howard Hughes' plan for the seaport
- Will save our community

### **Linda Roche**

- Speaking against HH proposal for 250 Water Street
- Spoke to the history of the original 120-foot rule for seaport and that even a 30 story tower is too big.
- This project sets a dangerous precedent for NYC

### **William Thomas**

- Support HH proposal for 250 Water Street
- Speaking on behalf of Open NY-a pro housing org
- 100 affordable homes are "nothing to sniff at"
- Says project will increase racial diversity
- Compliments neighborhood in a historic sense

### **Joanne Gorman**

- Speaking against building proposal at John Street (???)
- W/friends of South Street Seaport

### **Chris Cooper**

- In support of proposal at 250 Water Street
- Believes building is in scale and consistent with historic neighborhood

### **Michael Kramer**

- Supports 2 community board resolutions re: 250 Water Street

### **Brandon Sexton**

- Chair of S Street Seaport Museum
- Supports 250 Water street development
- Opportunity for the neighborhood
- Will save the museum

### **Catherine McVay-Hughes**

- Speaking in support of the proposal at 250 Water St.

### **Ernest Tullerson**

- Board of SS museum
- Use community investment fund for museum
- Supports building affordable housing in seaport

### **Christina Huus**

- Supports HH proposal for 250 Water Street

**David Sheehan**

- Supports HH proposal for 250 Water Street

**Craig Page**

- Supports HH proposal for 250 Water street

**Bevin Savage-Yamazaki**

- Supports HH proposal for 250 Water Street

**Lynne Ellsworth**

- Opposes both 250 Water Street and Governor's Island proposals

**Linda Helstrom**

- Opposes HH proposal for 250 Water Street

**Courtney Worrall**

- Supports HH proposal for 250 Water street on behalf of Waterfront Alliance

**Richard Dorfman**

- Supports HH proposal for 250 Water street

**Carol Miller**

- Writing in opposition to HH proposal for 250 water street.

**Merrit Birnbaum**

- Speaking in support to the proposed rezoning of governor's island

**Jeff Chesterico**

- Speaking in support of the proposed rezoning of governor's island

**Taylor Banning**

- Oppose governor's island rezoning.

**Wendy Brower**

- Opposes proposed development on governor's island

**Michael Ketring**

- Speaking in support of the proposed development on governor's island
- Speaking on behalf of the downtown alliance

**Todd Fine**

- Opposed to proposed rezoning on governor's island
- Opposed to John's street expansion to seaport

**Claire Newman**

- Speaking in support of proposal for Governor's Island

- Outlined commitments in response letter to CB1

### **Roger Manning**

- Opposed to proposed development at Governor's Island

### **Emily Helstrom**

- Opposed to proposed development at Governor's island
- Opposed to proposed development at 250 Water Street

### **Business Session**

- A) Adoption of November 2020 minutes - motion to adopt was passed unanimously as presented by voice vote.
- B) District Manager's Report – L. Reynolds
- First precinct new Captain Thomas Smith
  - Discussed ways to prevent crime trends in CB1
  - CB1 uploading all meetings to YouTube
  - We will be working to put older meetings on YouTube as well
  - Federal refusal to send funding to help states and cities is hurting city and CB1
- C) Chairperson's Report – T. Meltzer
- Spoke to a variety of meetings with various important organizations in CB1 (NOTES)
  - Updated on various meetings in January (take from slides)
  - Holiday get together-will be virtual

### **Committee Reports**

- A) **Executive Committee** T. Meltzer
- Zoning for Coastal Flood Resiliency (ZCFR), Citywide Zoning Text Amendment (ULURP application 210095 ZRY) - Resolution  
-Amendment to 3rd bullet in TBIR to specify that CB1 wants the zoning text amended so that only existing buildings would be eligible for FAR exemptions and height bonus incentives, not new buildings  
Passed by a vote of 32 in favor, 2 opposed, 3 abstained and 0 recused
  - Response to the Mayoral Executive Order and City Council Int. 2127-2020 - Report
  - Organic Resolutions VS Pre-Drafted Resolutions - Update
  - 250 Water Street Brownfield Cleanup Program - Update
- B) **Land Use, Zoning & Economic Development Committee** F. Cunningham
- Governors Island Rezoning, zoning map and zoning text amendments (ULURP applications 210126 ZRM and 210127 ZMM) - Resolution  
Friendly amendments:
    - Amend language regarding East Esplanade as follows: CB1 requests that the Trust review and study the East Esplanade to evaluate competitive uses and

implement a plan to ensure safety during simultaneous use of multiple modes of movement (i.e. vehicular, cyclist, pedestrian) on the Esplanade. This evaluation should include consideration of how resiliency measures (i.e. berms, split level promenade)

- Update language in resolution to include new information, including documentation of the letter sent to CB1 by the Trust dated December 22, 2020
- Modify first “therefore” to include the language, “...disapprove the application unless *and until*”
- Modify language regarding environmental sustainability: “CB1 urges that the project seek to achieve *self-powered, off-grid or near off-grid* environmental self-sustainability, or near self-sustainability within 3 years of inception.”
- Addition regarding height specification: “In order to be more consistent with earlier plans and the existing scale of the buildings on the Island (i.e. Liggett Hall), the zoning should be amended to cap heights at 125’.”
- Addition of the following: “CB1 requests assurance that buildings are not built out to the southern edge of parcel E-4 so that it is left open for public use and does not encroach on Picnic Point.”

Passed by a vote of 26 in favor, 3 opposed, 7 abstained and 2 recused

**C) Landmarks & Preservation Committee**

B. Ehrmann

- 1) 100 Hudson Street, Unit 2E, application to install new exterior condenser unit and restore windows to original design - Resolution  
Passed by a vote of 37 in favor, 0 opposed, 0 abstained and 0 recused
- 2) 250 Water Street, application to construct a new building on the 250 Water Street parking lot - Resolution [Four friendly amendments accepted - first to modify language of Whereas clause, “Manhattan Community Board 1 has received a petition with over 6,500 signatories and counting opposing the application; and”; second to add language to third Whereas on second page of the resolution, “unanimous city councilmember support”; third to add a new Whereas, “The Community Board held a number of public hearings on the proposal, and all meetings were well attended by over 150 people, some for and some against”; fourth to add another new Whereas, “CB1 is not anti-development - consider our work after 9/11 - but is not for poor development that rides rough-shot through the Landmarks and Zoning Laws”]  
Passed by a vote of 35 in favor, 0 opposed, 2 abstained and 0 recused
- 3) 173-69 John Street, application to construct a new building for the South Street Seaport Museum and alterations to the existing Museum Buildings on Block 74 - Resolution  
Passed by a vote of 23 in favor, 6 opposed, 6 abstained and 02recused

**D) Quality of Life & Service Delivery Committee**

P. Moore

- 1) Open Discussion on Affordable Housing in Lower Manhattan - Resolution  
Friendly amendment accepted (eliminate section on commercial hotels and conversions)  
Passed by a vote of 37 in favor, 0 opposed, 0 abstained and 0 recused
- 2) Renovation of 105 Washington Street for a Safe Haven Shelter- Report
- 3) Resolution Writing Clinic - Report

E) **Licensing & Permits Committee** S. Cole

*Tribeca area*

- 1) 355 Greenwich Street, application for liquor license for Chanson 355 Greenwich LLC d/b/a TBD - Resolution  
Passed by a vote of 37 in favor, 0 opposed, 0 abstained and 0 recused

F) **Battery Park City Committee** J. Cuccia

- 1) Demystifying the Allied Universal Ambassadors - Report
- 2) Status of Pier A - Report
- 3) Placement of Equipment Sheds Along the BPC side of West Street - Report
- 4) BPCA Report – Report
- 5) BPC Security Update – Report

G) **Waterfront, Parks & Cultural Committee** P. Goldstein

- 1) Battery Conservancy - Resolution  
Passed by a vote of 28 in favor, 3 opposed, 3 abstained and 3 recused
- 2) Proposal for nearly 2-acre park in the Holland Tunnel Rotary - Resolution  
Passed by a vote of 37 in favor, 0 opposed, 0 abstained and 0 recused
- 3) Hudson River Park Advisory Council - Report

H) **Youth & Education Committee** J. Mihok

- 1) Expansion of New York Harbor School’s facilities and programming - Resolution  
Passed by a vote of 37 in favor, 0 opposed, 0 abstained and 0 recused
- 2) Prioritizing NYC educators and school staff for early access to COVID-19 vaccine - Resolution  
Passed by a vote of 37 in favor, 0 opposed, 0 abstained and 0 recused
- 3) Nutrition education and remote learning – Report

I) **Environmental Protection Committee** A. Blank

- 1) 250 Water Street Brownfield Cleanup Program - Report
- 2) 250 Water Street, Draft Scope of Work for an Environmental Impact Statement (CEQR No. 21DCP084M) - Report
- 3) Zoning for Coastal Flood Resiliency (ZCFR), Citywide Zoning Text Amendment (ULURP application 210095 ZRY) - Report
- 4) Governors Island Resiliency & Sustainability - Report

J) **Transportation & Street Activity Permits Committee** B. Kay

- 1) Access-A-Ride - Report
- 2) Street Use Priorities - Report
- 3) Revel Moped Sharing - Resolution



Passed failed by a vote of 15 in favor, 7 opposed, 12 abstained and 0 recused

- 4) Int. 2159-2020: A Local Law to amend the administrative code of the city of New York, in relation to hazardous obstruction by vehicles and civilian complaints to the department of transportation for hazardous obstruction violations – Resolution

Passed by a vote of 30 in favor, 0 opposed, 7 abstained and 0 recused

**Old Business**

**New Business**

**Adjournment**