

**COMMUNITY BOARD 1-MANHATTAN
MARCH 2021 MINUTES**

DATE: Tuesday, March 23, 2021

TIME: 6:00 PM

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

A G E N D A

Public Session

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

Meeting commenced at 6:08pm

Sandy Eames

- Supports resolution concerning Seaport museum funding
- Concerned about the effects of development as large as 250 Water Street will have on the historic waterfront community

Adrienne Sosim

- Supports the seaport coalition's approach to the museum
- The 250 Water Street development will destroy the historic community

Jay Eames

- Speaking in opposition to development at 250 Water Street

Chris Marte - Neighbors united below canal

- **Updated on**
- **Concerned that the city is beginning to start work on the the s**

Saul Scherl, Howard Hughes Corporation (HHC)

- Expansion in the historic seaport district has received a lot of feedback
- Presenting a revised proposal tonight; hoping to replace 250 Water with mixed use building including affordable housing units
 - supports South Street Seaport Museum via funding
 - bring affordable housing
 - input of money and jobs in the area

Chris Cooper, architect w/ Howard Hughes

- Revised proposal to fit area's environment
- primarily architectural changes to the building

Valerie Campbell, counsel to Howard Hughes

- Owner will reapply for zoning upon approval
- new buildings are not required to match their surroundings
- believes new proposal meets laws requirements

Jonathan Boulware, SSS Museum

- museum is threatened without a solid path forward, in favor of current HHC proposal

Stacey Shub; Seaport Coalition

- opposed to HHC latest proposals representing several residents, constituents, preservationists, etc
- would like current height restrictions to be respected
- believes 250 Water to be located within historic district and rules stemming from this location should apply

Linda Roche, SS Coalition

- believes new plan to be inappropriate; current design exceeds height limitations, is not contextual, or unique or appropriate for the district
- does not approve

Andi Sosin; SS Coalition

- doesn't want the SSSM needs to be considered in application's review
- welcomes appropriate development that is considerate of historic design requirements

Christy Huus; Board of Trustees South Street Seaport Museum (SSSM)

- lends support to 250 Water proposal; believes it takes into account the concerns of the residents and spirit of the neighborhood
- sees this proposal as an opportunity to save the SSS Museum

Amelia Josephson; Open NY

- supports 250 Water proposal
- urges the community board to support the proposal as well

Christina; Resident & Business Owner

- supports the proposal and thinks the historic seaport district could use the revitalization HHC is proposing

Scott Dwyer; Fraunces Tavern

- supports 250 water proposal; thinks it complements the surrounding area and will give support to SSSM

Emily Hellstrom; Resident

-loves the Peck Slip Plaza and openness of the space

Paul Hovitz;

-would like to see the seaport revitalized and museum afloat

Anne Bailey;

-would like large developers to follow the communities' rules similar to small and medium size businesses

-feels approval would set a poor precedent

Craig Page; South Street Seaport Museum

-supports project

Wendy Cassidy;

-opposes the building due to risks to community and children that attend school in the area

David Sheldon; Save Our Seaport Org

-advocated for the SSS area to retain its integrity and goals are shared throughout the city and wider

-opposes the current proposal and believes it will set a poor precedent

James Kaplan; Lower Manhattan Historical Org

-doesn't believe current community design rules are restrictive and ultimately harmful to wider community except residents of the Towers

-supports proposal

Sarah McNally; local business owner

-believes we need to collaborate with the HHC and thinks they have offered an appropriate solution for the community

Allen Milman; resident

-supports the HHC proposal; thinks it is well-done

Patrick Quinn; IPIC Theatres

-believes the proposal is architecturally appropriate and will bring modern charm and mixed-use space to the community

-will also bring more consumers and commercial tenants

-fully supports proposal

Megan Melbourne

-believes the current design is out of scale and does not support the current proposal

Robert Becker; resident of front street

-supports the proposal and thinks current appearance of 250 Water is unsightly

Ankur Dalal

- in favor of 250 Water
- appreciates the CB1's efforts but has concerns about decorum of committee meetings.

Linda Hellstrom

- supports South Street Seaport Coalition
- thinks design is inappropriate - believes it to be a bulky skyscraper

Mark Bozek

- believes HHC has worked to revitalize the neighborhood; supports proposal

Bobbi Barnett

- supports the proposed project; current parking lot is an eyesore and takes away from the neighborhood's aesthetics
- thinks proposal is contextually appropriate and improve economic conditions of the neighborhood

Maggie Dallal

- opposed to this proposal based on height restriction violations and wider building is not attractive

Kim Busi

- believes the proposal will provide adequate support and benefits to the community

Warren Green

- requests that CB1 deny this application; will completely overwhelm the Seaport and there should be other ways to support the SSSM
- tradeoff is not appropriate

Brice Palmer

- would like CB1 to reject alcohol license for 40 Murray St. applicant

Pat Gray

- CCRB; CB1 passed resolution for full funding
- unhappy with progress and believes a resolution is needed

Mariama James

- racism on this day; bringing light to events that occurred on this day

Justine Cuccia

- speaking out on disparate treatment of minorities

Taylor Banning

- speaking out for racial justice and call to action to dismantle racism

Hannah Weirnerman, Congressman Nadler

-Biden has signed the American Rescue Plan:

-relief checks are going out. direct deposits and mail checks are scheduled for tomorrow. website link via IRS. if you have not received it, you can apply for a tax credit

-unemployment benefits included

-restaurant revitalization fund has been created and will provide an update in the coming weeks

Luke Wolf, Comptroller Scott Stringer's Office

-DOE has decided to reinstate funding for schools which the Comptroller was pushing for

-this week, results released for a working family survey - finds that there's a crisis of care especially for women and minorities. more than half of women in nyc had to cut back on work for childcare The office is putting forth a series of recommendations.

Chantel Cabrera, Senator Brian Kavanaugh

-currently in the middle of final budget negotiations including covid-19 funding, housing access support and commercial rent relief

-introduced and passed a bill for hospitals to limit abuse of antibiotics

-will host a youth policy council for local youth; can reach out to her directly with any questions (freshman to seniors in high school target demographic)

Cora Fung, Councilmember Chin's office

-received concerns about anti-asian sentiment and requested moment of silence

-read a statement from council member chin regarding ATL shootings

Claudia Zhu - Assemblymember Niou's office

-Pushing for protection of essential services and social service network from budget cuts

-advocating for colleagues to join her in push

-link to her speech available for viewing

-asks for mindfulness around attacks on Asian Americans recently; will continue to push for resources to combat anti-Asian sentiments

Business Session

A) Adoption of February 2021 minutes; motion to adopt was passed unanimously as presented by voice vote.

B) Updates from Elected Officials

Gale Brewer, Manhattan Borough President

- -vaccine task forces every tuesday at 3pm; still working through how to vaccinate the homebound
- -federal money incoming in the billions; infrastructure funds also being advocated for and must be spent by 12/31
- -proposals on open streets, affordable housing, etc available on their website

C) District Manager's Report – L. Reynolds

- NY Law School meeting to bring more energy to area
- Budget meeting on upcoming rounds of budget consultation; Lucian will likely be managing and encourages all to get involved. if there's any interest in how the city has used its money and will use its money, please reach out
- The mayor has announced a date when employees are asked to return to the office but there is no guidance for CB1 as of yet. Nothing in person until we are certain it's completely safe.

D) Chairperson's Report – T. Meltzer

Report can be accessed from our website:

<https://www1.nyc.gov/site/manhattancb1/archives/monthly-chairpersons-report.page>

- encourage attendance to the Fidi-Seaport Resilience Plan meeting
- testimony for 240 greenwich
- covid 19 testing has improved with results in minutes
- lizzie lee is replaced with chantel cabrera
- attended precinct 1's community meeting; encourages all others to attend. have put together a task force for anti-asian actions
- encourages all to read the newsletter
- letter sent to EDC expressing disapproval for current safety measures
- upcoming meeting for the future of tribeca; open to the public
- upcoming in april:
 - congestion pricing
 - land use comprehensive planning
 - helicopter task force (please volunteer)
- please attend pricing out of mom and pop shops workshop; tuesday march 30
- Manhattan BPO has sent out leadership training; please register

Committee Reports

Resolutions can be accessed from our website:

<https://www1.nyc.gov/site/manhattancb1/archives/resolutions.page>

Committee Reports

A) **Executive Committee**

T. Meltzer

- 1) 2021 Municipal Elections and Polling Site Taskforce - Resolution
Passed by a roll call vote of 39 in favor, 0 opposed, 1 abstained and 0 recused
- 2) Analysis of Studies & RFPs for FiDi/Seaport Climate Resilience Master Plan - Report

B) **Youth & Education Committee**

T. Joyce

- 1) Status on COVID-19 vaccines for NYC educators - Resolution
Passed by a roll call vote of 38 in favor, 0 opposed, 6 abstained and 0 recused
- 2) New York Harbor School Pool - Report

[Friendly Amendment: Change Therefore Be It Resolved That wording by adding teachers, “use their school IDs and those who do not have school IDs be given vouchers that they can present...”]

C) **Health & Human Services Sub-Committee** F. Curtis

- 1) COVID-19 Vaccine Overview - Report
- 2) State of the City’s Response to COVID-19 - Report

D) **Quality of Life & Delivery Services Committee** P. Moore

- 1) Gaps in COVID-19 Recovery Relief for Owner-Occupied Housing - Resolution
Passed by a roll call vote of 33 in favor, 0 opposed, 11 abstained and 0 recused
- 2) Hate Crimes and Bias Attacks Against the Asian Community - Resolution
Passed by a roll call vote of 43 in favor, 1 opposed, 0 abstained and 0 recused

Friendly Amendment: Changed first Whereas to “President Trump and other leaders with a national platform repeatedly referred to COVID-19 as the China Flu, Kung Flu and multiple other derogatory names that linked Asian-Americans to the pandemic, resulting in rising anger and mobilizing supporters”

- 3) Justice Considerations from the Mayor’s 2021 State of the City - Report

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

- 1) City Administrative Policy Act (CAPA) Department of Transportation Regulatory Agenda for Fiscal Year 2021 - Report
- 2) Street Use Priorities - Report
- 3) Congestion Pricing Working Group - Report

F) **Land Use, Zoning & Economic Development Committee** P. Kennell

- 1) FY 2022 New York State Executive Budget Article 7 PART L: “Repurposing Underutilized Commercial Space for Housing” - Report
- 2) Planning Together: A New Comprehensive Planning Framework for New York City - Report

G) **Landmarks & Preservation Committee** B. Ehrmann

- 1) 401 Greenwich Street, proposal to alter facade and add architectural detail and storefront cladding with steel and aluminum composite - Resolution
Passed by a roll call vote of 43 in favor, 0 opposed, 0 abstained and 0 recused
- 2) 250 Water Street, revised application to construct a new building on the 250 Water Street parking lot - Resolution
Passed by a roll call vote of 38 in favor, 8 opposed, 0 abstained and 2 recused
- 3) 173-69 John Street, revised application to construct a new building for the South Street Seaport Museum - Resolution

Passed by a roll call vote of 41 in favor, 0 opposed, 0 abstained and 2 recused

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

Seaport/Civic Center area

- 1) Pier 16, 89 South Street, application for liquor license for VB Pier 16 LLC d/b/a TBD - Resolution

Passed by a roll call vote of 39 in favor, 0 opposed, 1 abstained and 0 recused

Tribeca area

- 1) 185 Greenwich Street, application for liquor license for Tower 4 Liberty Market LLC d/b/a Gansevoort Liberty Market - Resolution

Passed by a roll call vote of 39 in favor, 0 opposed, 1 abstained and 0 recused

- 2) 41 Murray Street, application for liquor license for Barry Lipsitz or an Entity to be Formed d/b/a TBD - Resolution

Passed by a roll call vote of 39 in favor, 0 opposed, 1 abstained and 0 recused

- 3) 78-82 Reade Street, application for alteration of current on-premise liquor license for Balcony Cafe Inc. d/b/a 1803 to add an additional bar - Resolution

Passed by a roll call vote of 39 in favor, 0 opposed, 1 abstained and 0 recused

Financial District area

- 1) 6 Stone Street, application for liquor license for More Peas LLC d/b/a TBD - Resolution

Passed by a roll call vote of 39 in favor, 0 opposed, 1 abstained and 0 recused

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

- 1) Battery Park, Park Operations updates – Report
- 2) Brookdale updates - Report
- 3) BPCA updates – Report

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

- 1) Lower Manhattan Water Quality Review
 - Hudson River Fish Die-Off - Report
 - Water Quality - Report
- 2) Battery Wharf Resiliency - Report
- 3) 250 Water Street Brownfield Cleanup Program - Report

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

- 1) Future of Pier A - Report
- 2) Peck Slip Park & Elizabeth H. Berger Plaza - Report
- 3) +Pool (East River Swim Facility) - Resolution
Friendly Amendment: Note that other Community Districts have multiple swimming pools and

Passed by a roll call vote of 38 in favor, 0 opposed, 0 abstained and 0 recused

Old Business

New Business

Adjournment

At 10:04 PM respectfully submitted by our District Manager, Lucian Reynolds

If you would like a copy of the recording of this meeting please email us at Man01@cb.nyc.gov