



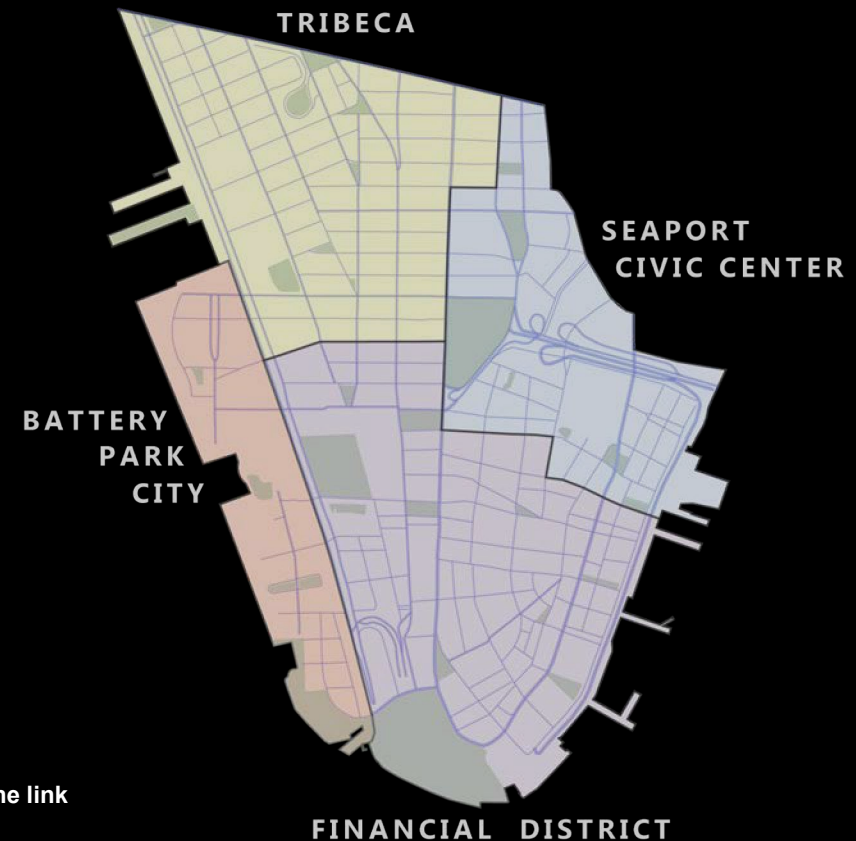
The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, June 27, 2023
6:00PM

Manhattan Borough President's Office
1 Centre Street, 19th Floor - Southside
and Live Remote Meeting - <https://live.mcb1.nyc>
We encourage the community to attend through remote

Tammy Meltzer, Chairperson
Alice Blank, Vice Chairperson
Lucy Mujica Diaz, Community Coordinator
Onedeige James, Community Associate



"All meetings are recorded to the extent practicable and posted on our Youtube page as soon as possible. You may find the link [here.](#)"

"If there are any relevant draft resolutions that will be considered at this meeting, they may be found [here.](#)"

MANHATTAN COMMUNITY BOARD 1 OFFICE CONTACT



Manhattan Community Board 1
1 Centre Street, Room 2202 North
New York, NY 10007
Tel: (212) 602-6300

Website: nyc.gov/mcb1

Email: Man01@cb.nyc.gov

The Manhattan Community Board 1 office is open, but you must email us to set up an appointment. Please use man01@cb.nyc.gov as the principal means of communication with staff.

MANHATTAN COMMUNITY BOARD 1

Public Session (6:00 PM – 6:45 PM)

- A) Comments by members of the public
(1-2 minutes per speaker)



MANHATTAN COMMUNITY BOARD 1

Public Hearing (6:45 PM – 7:00 PM)

Topic: Community Feedback for Open Rest. Int 31-B based on year-round sidewalk cafes and seasonal roadbed dining. File Int. 0031-2022



MANHATTAN COMMUNITY BOARD 1

- A) Adoption of May 2023 minutes
- B) Updates from Elected Officials
- C) Chairperson's Report – T. Meltzer



Manhattan Community Board 1 Chairperson's Report

JUNE 2023 - HYBRID

SINCE LAST MEETING – The Chair has been at the following....

- May 24 – Brooklyn Banks Mayor Adams Press Event
- June 2– Personnel Committee
- June 2 – NUBC
- June 4 – Co-Host Fidi/BPC Town Hall with CM Marte
- June 6 - HRP AC
- June 8 - Public Bathroom Working Group
- June 9 - Personnel Meeting
- June 14 - BPCA Resiliency Dialog
- June 15 - MBPO Borough Board
- June 15 - Public Testimony DEC Hearing on NYCRR - Saline Waters and public accessibility
- June 15 - Co-sponsor DOT Park Row Visioning Public Session
- June 16 - Personnel
- June 16 - Parks Dept re: Elizabeth Berger
- June 20- CCLM - Climate Coalition Lower Manhattan
- June 20 - City Hall re: BBJ
- June 23 - MBPO - Borough Service Cabinet
- June 26 - BPCA Resiliency Meeting N.Moore to South Cove
- June 27 - Governor’s Press Conference on Congestion Pricing

JUNE UPDATES....



Photo Courtesy of Pam Frederick | [TribecaCitizen.com](https://tribecacitizen.com)



What a difference a day makes....
grab a mask and stay healthy

IN THE WORKS & WAITING TO HEAR:

EDC/Mayor's Office – FIDI SEAPORT MASTERPLAN UPDATE REDESIGNING THE EAST SIDE OF CB1

LMDC – 5WTC – PACB - pulled from agenda but it will return

DCP - *City of Yes for Economic Opportunity* - virtual info session Tuesday, July 11th 7 pm - 8:30 pm.

https://us06web.zoom.us/webinar/register/WN_a4kIN2SPRLqL3RR-gpAyew#/registration

LOOK AHEAD:

UULURP – CITYWIDE Zoning Text Amendment - CITY OF YES for Economic Opportunity - Oct 2023

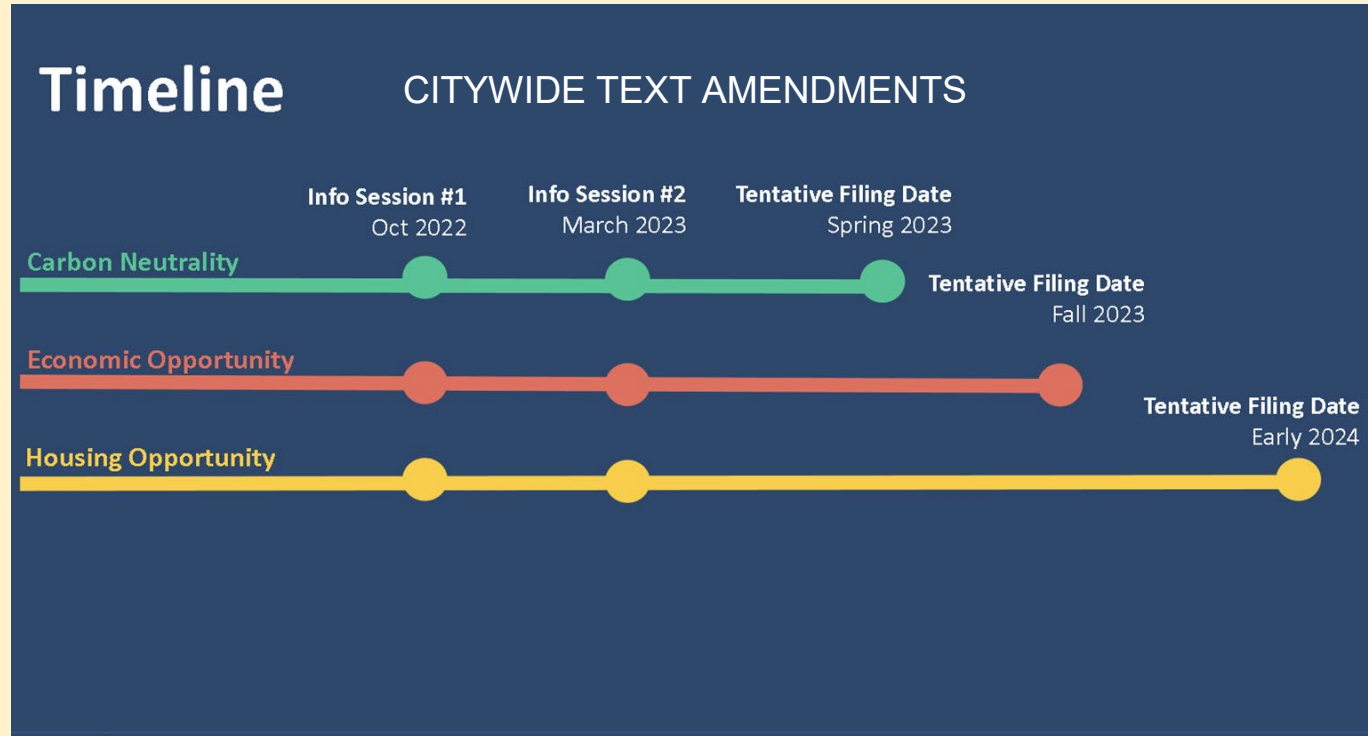
1ST PRECINCT –MONTHLY-Our Community Council meeting – report issues and ask questions of NYPD for our neighborhood

LOOK AT OUR AGENDAS FOR IMPORTANT UPDATES AND OUR WEEKLY NEWSLETTER

CB1 COMMITTEE MEETINGS WILL BE IN-PERSON AT 1 CENTRE STREET, ROOM 2202;

APPROVED HYBRID BY EXTRAORDINARY CIRCUMSTANCES ONLY

Public Engagement = SAY SOMETHING



LOOK AT THE BPCA RESILIENCY PLANS WHICH WILL REDEIGN THE LOWER WEST SIDE OF MANHATTAN! THE TIME TO SPEAK UP IS NOW BETWEEN 30 AND 60% DESIGN!



VIEW FROM
1 CENTRE STREET

Please read the newsletter for important meetings and deadlines

...
WHAT'S NEW TO SEE?
GET OUT AND ENJOY THE
NEIGHBORHOOD BEAUTY!

JOIN THE COMMUNITY ON JULY 4 !!!
[8th Annual Independence Day Celebration.](#)

With Thanks to
Howard Hughes Corporation
Humanities New York

Alliance for Downtown New York
National Park Service
National Parks of New York Harbor Conservancy
South Street Seaport Museum
Sons of the RevolutionSM in the State of New York, Inc. and
its Frances Tavern[®] Museum
The Battery Conservancy
Financial District Neighborhood Association
Chinatown Partnership
Chinatown Business Improvement District
Manhattan Community Board 1
Museum of American Finance
Trinity Wall Street
Bowling Green Association
General Society of the Sons of the Revolution[®]

HISTORICAL & PATRIOTIC ORGANIZATIONS
cultureNOW
Veteran Corps of Artillery State of New York
Sons of the RevolutionSM in the State of New York, Inc. and its Color Guard
1st New York Continental Chapter of the Sons of the American Revolution
National Society Daughters of the American Revolution
Brooklyn Chapter
COL Benjamin Tallmadge Chapter
Fort Greene Chapter
Manhattan Chapter
Mary Washington Colonial Chapter
New York City Chapter
Peter Minuit Chapter
Richmond County Chapter
Colonial Dames of America
Alexander Hamilton Awareness Society
Institute for History Archeology and Education
The American Legion Lt. B. R. Kimlau Chinese Memorial Post 1291

INDEPENDENCE DAY PARADE

Grand Marshal
The Honorable Mark Levine
Manhattan Borough President

Band
Excelsior Marching Band

IT HAPPENED HERE
COLLABORATING ORGANIZATIONS
cultureNOW
Center for Architecture
Museum at Eldridge Street
National Parks of New York Harbor Conservancy
National Parks

African Burial Ground National Monument
Castle Clinton National Monument
Ellis Island National Immigration Museum
Federal Hall National Memorial
Governor's Island National Monument
Saint Paul's National Historical Site
Statue of Liberty National Monument

New York City Department of Records & Information Services
New York Historical Society
Museum of American Finance
Museum of Jewish Heritage - A Living Memorial to the Holocaust
NYC & Company
Skyscraper Museum
Smithsonian National Museum of the American Indian
Sons of the RevolutionSM in the State of New York, Inc. and its Frances Tavern[®] Museum
South Street Seaport Museum

This program was funded in part by Humanities New York with support from the National Endowment for the Humanities

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. Hiring student for technical support - Resolution
2. 111 Washington Street/ 8 Carlisle Street, Brownfield Cleanup Site - Report
3. Transferring the Oversight and Responsibility for the Fulton Stall Market - Report
4. Hybrid Meetings vs In-Person Meetings for all Committees - Report

MANHATTAN COMMUNITY BOARD 1

Personnel Committee – E. Lewinsohn

1. Vacant District Manager position – Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Tribeca area

1. 361 Greenwich Street, West 3rd holdings LLC, new application and temporary retail permit for full liquor license – Resolution
2. 211 West Broadway, Pagos Bros LLC, new application and temporary retail permit for full liquor license – Resolution
3. 110 Chambers Street, an entity to be formed by Michael McIlroy, (formerly The Patriot) new application and temporary permit for full liquor – Resolution
4. 206 West Street aka 200 Chambers Street, Eighteen 04 Restaurant Group Inc., new application for full liquor license – Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Financial District area

1. 7 Hanover Square, Open Squash Inc., new application and temporary retail permit for a wine, beer and cider application – Resolution
2. 11 Park Place, Jaya Enterprise Inc. d/b/a Tsubame, application for a new application and temporary retail permit for wine, beer and cider – Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Seaport/Civic Center area

1. 24 Peck Slip, Slammers Inc d/b/a Suiteshi Japanese Restaurant, application for a class change – Resolution

Battery Park City area

1. 102 North End Avenue site 107, Site 25 Restaurant Concepts LLC d/b/a Wei West, application for alteration of full liquor license to relocate bar/sushi counter and dining room – Resolution

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee – J. Friedman

1. Docket number - LPC-23-07645, 141 Duane Street, removal of existing grid system above storefront and replace with additional HVAC louvers – Resolution
2. Docket number - LPC-23-09608, Harbor School Bldg. 555 expansion - Resolution

MANHATTAN COMMUNITY BOARD 1

Joint Land Use, Zoning & Economic Development and Environmental Protection Committees - P. Kennell

Joint Committees

1. City of Yes Carbon Neutrality Zoning Text Amendment - Resolution

Land Use, Zoning & Economic Development Committee

1. Section 195 Office Space application for the relocation of the NYC Independent Budget Office (IBO) from 110 William Street to 80 Pine Street – Resolution

141 Duane Street, Tribeca

Overview of Duane Street for Context



141 Duane Street, Tribeca

Elevation: Modified Louver



BLACK GRID IN FRONT OF TAN LOUVERS TO MATCH BUILDING

New wood mullion.
Painted black.



New black grid installed
between new wood mullions
and in front of louvers.



Building 555
Governors Island

NEW YORK HARBOR SCHOOL ANNEX

555 SHORT AVENUE
GOVERNORS ISLAND, NEW YORK 10004

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President & CEO
A. Nina Kubota

Board of Trustees
Charcellor David C. Banks, Chairman
Lorraine Grillo
Peter McCree



New York Harbor School Annex

COVER

01



*Trees removed from view for clarity only.

President & CEO
A. Nina Kubota

Board of Trustees
 Chancellor David C. Banks, Chairman
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Ciardullo
 architecture · engineering
 417 81TH AVENUE, 8TH FL.
 NEW YORK, NY 10018

CONSTRUCTIVE ENGINEERS, INC.
 ARCHITECTURAL, ELECTRICAL, MECHANICAL
 & FINE ARTS CONSULTANTS
 30 WASHINGTON STREET
 BROOKLYN, NY 11201
 TEL: 718.624.4224
 FAX: 718.624.4224

New York Harbor School Annex PERSPECTIVE RENDERING

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MANHATTAN COMMUNITY BOARD 1

Quality of Life & Delivery Services Committee – P. Moore

1. Humanitarian Emergency Response and Relief Centers (HERRC) Sites and the 99 Washington Street Shelter for Asylum Seekers - Report
2. DDC/Street Reconstruction Updates - Report

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee – J. Cuccia

1. Remembrance Garden for Community and Residents lost related to 9/11 in association with the resiliency redevelopment projects - Report
2. BPC Security Update – Report
3. BPCA Report – Report

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Activity Permits Committee – B. Kay

1. Citi Bike: First Ten Years, Future Needs and Challenges – Report
2. Potential to move meeting date due to conflicts starting in September – Report
3. The Washington Market School, request for Staples Street between Jay and Duane Streets to be an Open Street – Resolution
4. Request support for Revocable Consent to install security bollards at BNY Mellon (240 Greenwich Street aka 101 Barclay Street) – Resolution

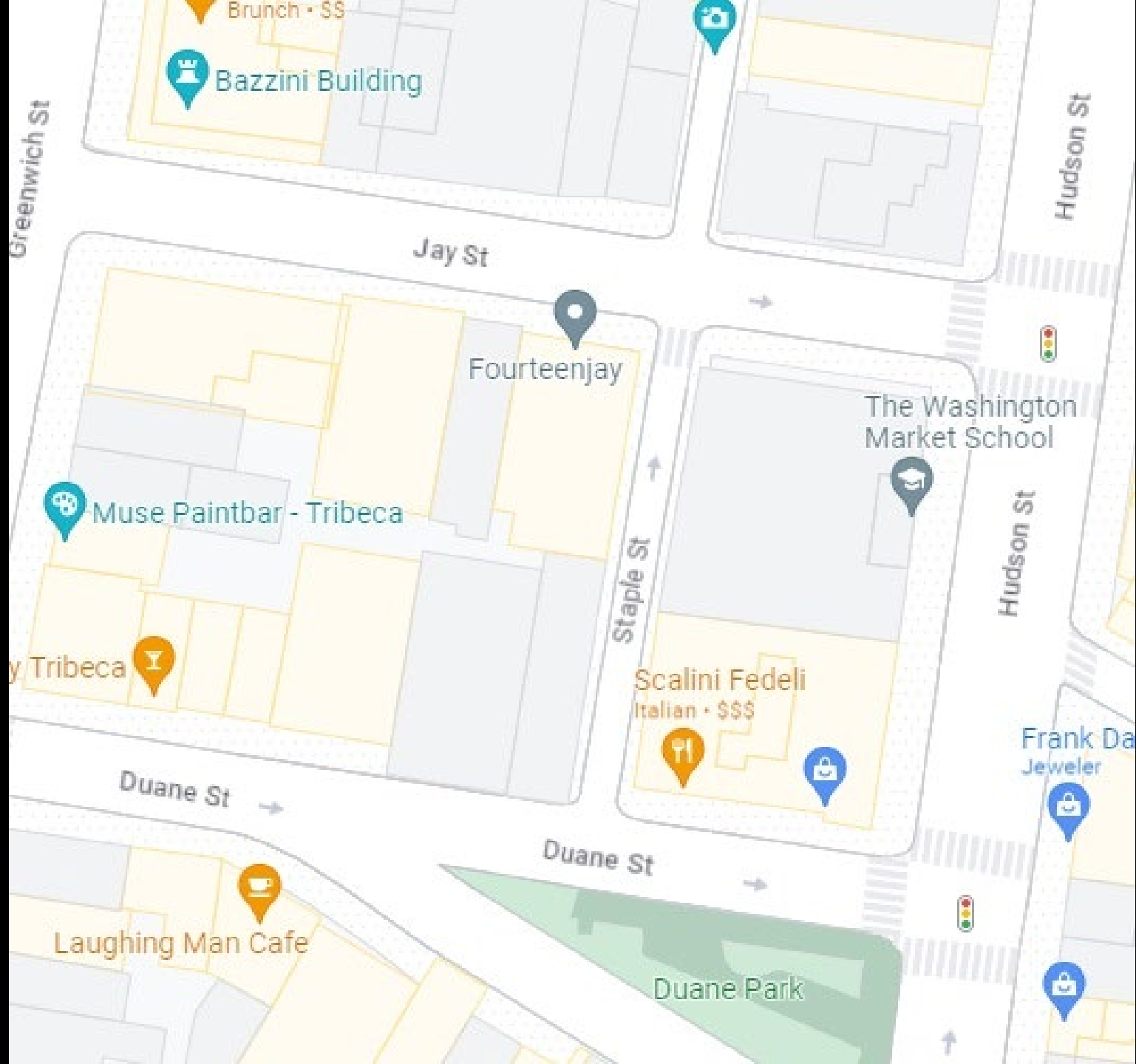
The Washington Market School, renewal of closed Open Street on Staples Street between Jay and Duane Streets

Resolution

The Open Street is located on STAPLE STREET from DUANE STREET to JAY STREET and operates on the dates, days and times listed in the tables below. It is a fullCloseSchools type of Open Street. The New York City Department of Transportation (DOT) will work with The Washington Market School, the agency’s community partner, on the safe and successful execution of this Open Street location.

Start Date	End Date
7/1/2023	6/30/2024

Days of The Week	Start Time	End Time
Monday	9:00 AM	6:00 PM
Tuesday	9:00 AM	6:00 PM
Wednesday	9:00 AM	6:00 PM
Thursday	9:00 AM	6:00 PM
Friday	9:00 AM	6:00 PM
Saturday	N/A	N/A
Sunday	N/A	N/A



Brunch • \$\$

Bazzini Building

Jay St

Fourteenjay

Muse Paintbar - Tribeca

The Washington Market School

y Tribeca

Scalini Fedeli
Italian • \$\$\$

Frank Da
Jeweler

Duane St


Duane St

Laughing Man Cafe

Duane Park

← 55 Staple St

New York

 Google Street View

May 2021

[See more dates](#)



Stakeholder Issues

Washington Market School:

- Their need and uses for having a closed Open Street on Staple Street have evolved since 2020. WMS now plans to use it a “handful of times” for special events
- Wants to maintain a good relationship with their neighbors on Staple Street
- Willing to work with DOT to see if application can be modified to reflect the limited use that is planned - or- if necessary work with SAPO

Residents & Businesses on the block:

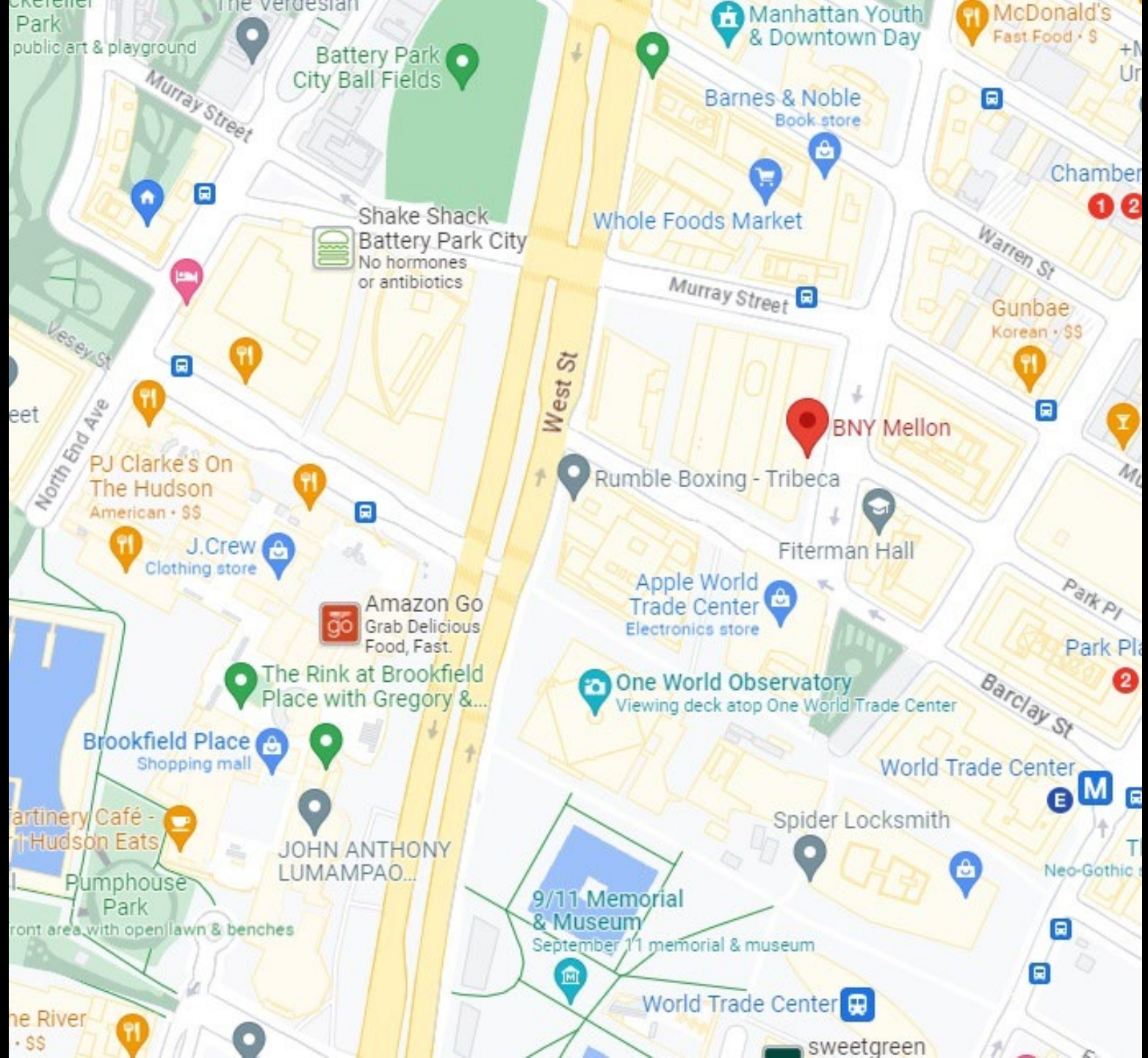
- Many residents work at home and find voices of children playing to be distracting, especially if on a daily basis
- No main entrances, but is only accessible entrance for at least one building + doors used by other buildings for deliveries, moving items and trash
- Film industry work on weekends further limits resident’s access to their street

Therefore Be It Resolved That:

Manhattan Community Board 1 opposes Washington Market School's (WMS) request for a year around, Full Closure, School Open Street on Staple Street between Duane and Jay Streets. However, WMS is encouraged to work with their neighbors, the NYC Department of Transportation (DOT) and the Street Activity Permit Office (SAPO), if appropriate, to develop a plan that better meets everyone's needs.

Revocable Consent to install security bollards at BNY Mellon
(240 Greenwich Street aka 101 Barclay Street)

Resolution
















LEGEND

-  PROPERTY LINE
-  PROPOSED TREES
-  EXISTING TREES
-  SECURITY BOLLARDS
-  ENTRANCE/EGRESS

WITHIN RIGHT-OF-WAY

-  PROPOSED STREET TREES IN OPEN TREE PIT, PER NYCDPR STANDARD
-  NYCDOT STANDARD CONCRETE SIDEWALK, 5'X5'
-  BIKE RACK, PER NYCDOT STANDARD
-  DROP-CURB FOR DRIVEWAY
-  EXISTING NEWSTAND TO REMAIN

WITHIN PROPERTY LINE

-  CONCRETE SEATWALL & PLANTING AREA
-  CIRCULAR CONCRETE PLANTER & SEATING
-  PROPOSED TREE IN TREE GRATE
-  EXISTING TREE GROVE
-  MOVABLE TABLES AND CHAIRS
-  SECURED ENTRANCE



Positions at Committee Discussion

PRO (in support of the request and plan):

- Protecting pedestrians required that protective structures be placed near the curb line around the property - not be restricted by the BNY Mellon property line
- Given the level of security approved by the NYPD & that the bank was urged to install, bollards used the least space and allowed the most pedestrian circulation. Preferred over a “wall” of planters hiding bollards
- Bollards not visually offensive, typical of area & better use of space

CON (not in support of the request and plan):

- Area around BNY Mellon already contains too many blocks surrounded by bollards for security purposes - feels like a jail vs neighborhood
- Jan 2021 resolution called for security plan that used plantings within the property line versus use of the right of way.

Therefore Be It Resolved That:

Manhattan Community Board 1 (MCB1) supports a revocable consent for Bank of New York Mellon (BNY) at 240 Greenwich Street if:

- Accessible, protected pedestrian paths and access to all buildings and streets are available throughout the period of construction around the entire property, which is bordered by West (Rt 9A), Murray, Greenwich and Barclay Streets; and
- A community liaison is identified and a phone number is made available to the public so that real time concerns and questions can be communicated and responded to; and
- Outreach is done to inform citizens and neighboring buildings in advance of what and when work will be performed; and
- Noisy work including jackhammering does not occur before 8:00 AM; and
- The applicant works with the DOT and Citi Bike to encourage them to maintain a Citi Bike station on the roadbed, somewhere around the building throughout and at the end of construction.

MANHATTAN COMMUNITY BOARD 1

New Business

MANHATTAN COMMUNITY BOARD 1

Old Business

MANHATTAN COMMUNITY BOARD 1

Adjournment

MANHATTAN COMMUNITY BOARD 1

All documents relating to the above agenda items are on file at the Community Board 1 office and are available for viewing by the public upon written request to man01@cb.nyc.gov

At all meetings, additional items may be raised as "New Business"