



The City of New York

# **Manhattan Community Board 1**

**Anthony Notaro, Jr.** CHAIRPERSON | **Noah Pfefferblit** DISTRICT MANAGER

**City of New York  
City Planning Commission  
Public Hearing on Lower Manhattan Plaza Text  
Amendment (N 170286 ZRM)  
Diana Switaj, Director of Planning and Land Use  
Spector Hall, 22 Reade Street, New York, NY  
Wednesday, May 10<sup>th</sup>, 10:00AM**

Good morning. My name is Diana Switaj, I am Director of Planning and Land Use at Manhattan Community Board 1 (CB1) in Lower Manhattan. Our district includes most of Manhattan below Canal Street and south of the Brooklyn Bridge, as well as Ellis Island, Governors Island and Liberty Island.

The proposed amendment will facilitate an L-shaped development at 130 William Street with frontage on Fulton, William and Gold Streets. Fulton Street is a designated retail street, but William Street is not. The proposed development will have frontage along the Fulton Street street line, and the public plaza is proposed to only have frontage along William Street and will be located approximately 81 feet away from Fulton Street.

Our Board reviewed this proposal in March. After much deliberation we adopted a resolution in approval of the proposed amendment (see attached), subject to the following conditions:

1. The applicant must stipulate in the plaza plan that it will be regularly and permanently maintained by the building owner.
2. The applicant must return to CB1 to present the final plaza design before the application is approved by the City Planning Commission.
3. The City Planning Commission will not approve the final plaza design until it is presented to CB1.
4. CB1 supports programming in the plaza, as long as it does not disturb neighborhood residents.

Our district has one of the highest concentrations of Privately Owned Public Spaces (POPS) in the City; they are critical to the fabric of our community. We understand that this amendment will retain the original intent of the zoning, to ensure that continuity is maintained along designated retail corridors. However, this amendment was crafted in part to facilitate the proposed plaza at 130 William Street and our Board does not have a formal role in the review of that plaza design.

We therefore urge the City Planning Commission to respect our request to stay informed and part of this process by holding off on approving the final plaza design until it is presented to CB1. Since presenting to CB1 in March, the applicant has agreed to return to present the final plaza design before it is approved by the Commission. We look forward to continuing our discussion with the applicant and working together towards the creation of a new high-quality public space in our district.