



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, September 24, 2024
6:00PM

**1 Centre Street, 19th Floor - Southside
Manhattan Borough President's Office
and Live Remote Meeting - <https://live.mcb1.nyc>**

The public is welcome to attend in person or on webex

Tammy Meltzer, Chairperson

Alice Blank, Vice Chairperson

Zach Bommer, District Manager

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](#)"

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 – 7:00 PM)

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



MANHATTAN COMMUNITY BOARD 1

Public Hearing

Topic: North West Battery Park City Authority Resiliency Project, Draft Environmental Impact Study



MANHATTAN COMMUNITY BOARD 1

Business Session

- A) Adoption of July 2024 minutes
- B) Updates from Elected Officials
- C) District Manager's Report – Z. Bommer
- D) Chairperson's Report – T. Meltzer

MANHATTAN COMMUNITY BOARD 1

District Manager's Report September 2024

OFFICE UPDATES:

1. Website: Mock up review, Tuesday October 1st, 1PM
2. Conference Room: Painting complete! Thank you Pat and Tammy
3. Scheduling Changes in October:
 - BPC and Transportation on Tuesday 1st
 - EPC moved to Monday 21st

MANHATTAN COMMUNITY BOARD 1

District Manager's Report September 2024

NYS DOT 9A Study Response Letter 9/12:

1. Work to begin in coming weeks and completed in 2 years
2. Local outreach including a Partnership Committee and Public Involvement Plan
3. Focus of Study:
 - a. Multimodal Transport
 - b. Urban Planning
 - c. Resiliency

MANHATTAN COMMUNITY BOARD 1

District Manager's Report September 2024

Construction Updates:

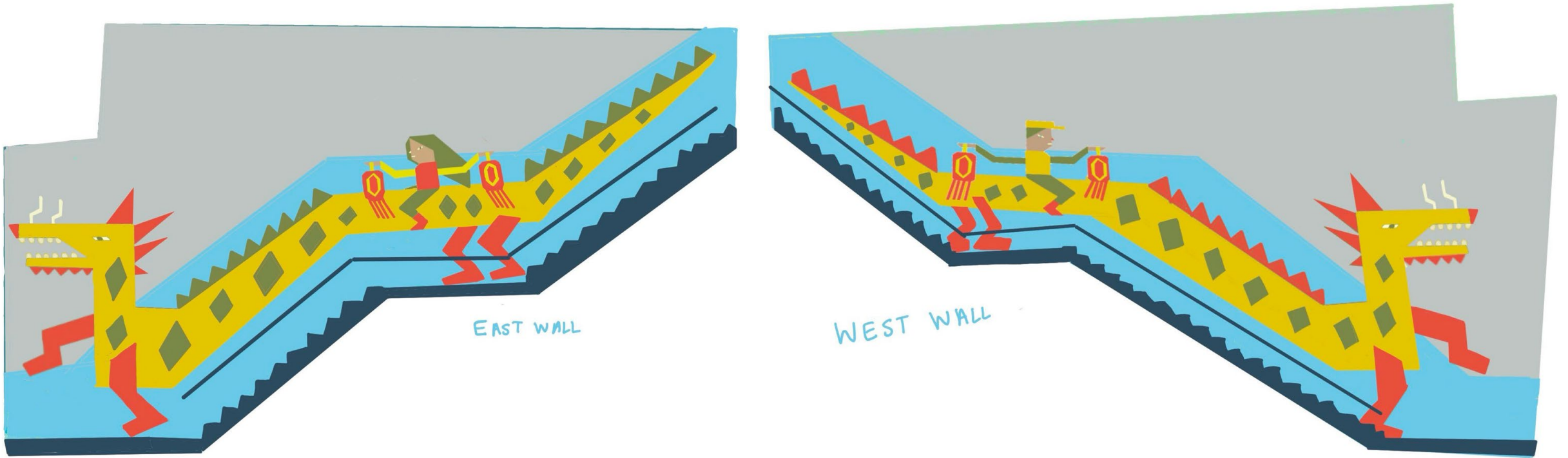
1. Trinity Place DDC Reconstruction Project Began 9/10 - Dec '28
 - a. Morris to Cedar
 - b. Curbs, Stormwater, ADA, Utilities
 - c. \$19M

1. Front Street: Cobblestones being placed Front and Fletcher

Park Row Jersey Barrier Designs



Brooklyn Bridge Stairwell Design





Manhattan Community Board 1 Chairperson's Report

September 2024 - HYBRID

SEPTEMBER UPDATES

SINCE LAST MEETING

-The Chair has been at the following....

- AUG 20 - BETA/CB1 Website Update
- SEPT 4 - HRP AC SAFETY COMMITTEE
- SEPT 4 - CB1 & ADNY 5G TOWER
- SEPT 4 - HRP AC SAFETY COMMITTEE
- SEPT 10 - OTI 5G Consulting Party Meeting
- SEPT 11 - SURVIVOR TREE COMMUNITY EVENT
- SEPT 12 - TBC BOARD MEETING
- SEPT 16 - COBBLESTONE MOCK UP - FRONT ST
- SEPT 17 - HRP ADVISORY COUNCIL
- SEPT 20 - CB1 AND NYPD UPDATES
- SEPT 24 - SAPO UPDATE ON PERMIT



Photos by TAM



UPCOMING...

OCTOBER CALENDAR CHANGES!!!

- NYPD 1st Precinct Community Council Meeting is Sept 26th - Thank you to Capt. Rosenthal!
- Due to the Holidays in October Many meetings have moved - check your emails from the office to confirm meeting dates. Earliest change: BPC and Transpo moved to 10/1
- Chinatown Connections Working Group Meeting #4 (TBD)
- Climate Coalition of Lower Manhattan (tentatively 10/21)
- Brooklyn Bridge Arches and Promenade Update (Oct or Nov)



Enjoy the Fall weather!
SO much to do in Lower
Manhattan - be a tourist
and enjoy our beauty!



When you see something
say something 311/911



MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. North West Battery Park City Resiliency Plan Draft Environmental Impact Statement - Public Comment - Resolution
2. Cannabis Control Board Approved Resolution re: 1,000/2,000 foot waivers - Resolution
3. Lack of NYC local law establishing distance requirements for Cannabis Stores from a public youth facility - Resolution
4. Cannabis Applications –
 - 15 Broad Street - EFTC Holding LLC, Retail Dispensary - Resolution
 - 381 Broadway - Dai Ma LLC DBA Flower Guys - Retail Dispensary - Resolution
 - 108-119 South Street - Green Klub Inc, Microbusiness - Report
5. Chinatown Connections Meeting and announcement of Selection of Chinatown Connections Architectural Design & Related Consulting Services - Report
6. Capital and Expense Budget Items for FY 2025 - Committee Recap - Report

Chinatown Connections Working Group

Traffic Study

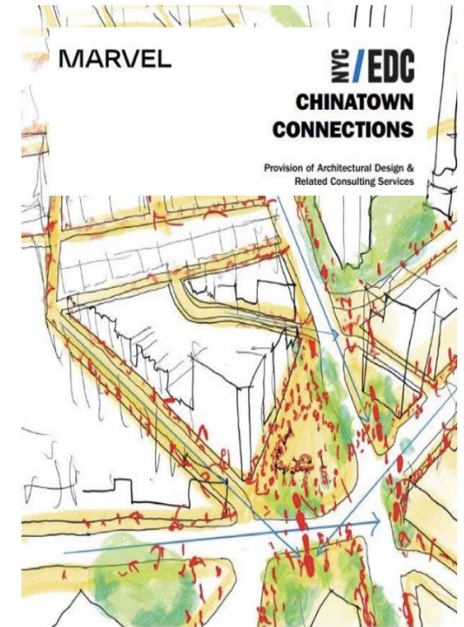
Timeline

- Scope of work: **Completed Spring 2024**
- Data collection: **Completed May 2024**
- Existing conditions analysis: **Draft, completion in September 2024**
- Park Row Reopening vehicular demand analysis: **Expected October 2024**
- Proposed Conditions Analysis (Park Row/Kimlau Square): **Expected November 2024**
- Interim Results of Full Study: **Expected December 2024**
- Final Technical Report: **Expected End of Year 2024 or Jan/Feb 2025**

Design Team

NYCEDC has selected **MARVEL** to lead the Architectural Design scope of work for Chinatown Connections.

- Marvel was selected based on their well-rounded experience, comprehensive team, strong community-based approach, public realm design capabilities, and technical team qualifications.
- Marvel will develop conceptual, schematic, and final designs of Chatham/Kimlau Square incorporating the Chinatown Welcome Gateway.
- The design process will build on ongoing community engagement, which Marvel will lead with a team of community partners including, Public Works Partners, Fu Wilmers| Architecture+Urban, and Think!Chinatown.
- Early scope by Marvel to include discovery work, information gathering (existing conditions assessment, data collection), meetings with local community and city agency members, preparation for the Gateway artist selection process, traffic studies and Park Row decision.
- Marvel will be invited to attend the CCWG workshops and provide more information on the early phases of the design process.



Have you seen the updates?

SIP Implementation Markings and Concrete

- Concrete work:
 - Park Row/Worth St (bus island) to be completed shortly
 - Ave of the Finest/Pearl St (curb extensions) started with completion expected by end of September
 - Pinch Point on Park Row (sidewalk) scheduled to begin in September and take 7 weeks for installation
 - Markings to be installed in stages as elements complete

Art

- Art install commences late September and will run through November. First location will be the jersey barrier and Brooklyn Bridge stairwell
- Community notification for art installation to be circulated the week of 9/16 in multiple languages



Construction layout at Pearl Street and Avenue of the Finest (8/30)



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

1. Protected bike lane improvements at the Brooklyn Bridge entrance at Centre Street - Resolution
2. DOT Regional Slow zone below Canal Street Plan – Resolution
3. Request for a bus route on West Street - Report

Protected bike lane improvements at the Brooklyn Bridge entrance at Centre Street

RESOLUTION

Existing Conditions

Brooklyn Bridge Cyclist Access to the South

To access points south cyclists must execute a 180 degree turn to transition from the bridge path to the promenade

The turn for cyclists entering the bridge is tighter, with some cyclists crossing over the yellow center line

Turning cyclists must watch for oncoming thru cyclists, for oncoming turning cyclists, and for pedestrians on the promenade



Proposal

Making it Work

Remove one southbound left turn lane for vehicles accessing the Brooklyn Bridge

The proposed single turn lane has enough capacity for all existing vehicle volumes

Delay	Existing	Proposed
Centre St (SB)	1.5 sec	2.6 sec



Therefore Be It Resolved That:

MCB1 supports the DOT's proposed changes at the Brooklyn Bridge entrance on Centre Street as an interim solution. However, due to the concerns noted above, CB1 urges the DOT to reassess the Brooklyn Bridge entrance and return to the Transportation Committee, as appropriate, to present data, report on progress and share any future plans; and

MCB1 urges the NYPD to develop and implement a roll-out plan that includes (i) pedestrian managers for guidance and education to avoid pedestrian-bicycle conflicts and (ii) traffic enforcement to reduce the risk of backups during the first two months of the entrance's new configuration.

DOT regional slow zone below
Canal/Rutgers Streets

RESOLUTION

Summary of DOT Proposal

- Roads including & below Canal/Rutgers Street 20 MPH
- West Street south of Canal Street 25 MPH
- The speed limit will be reduced to 10 MPH on all current and future streets where pedestrians, cyclists, and motorists share the right of way. (e.g., shared streets)
- Open Streets that have had “substantial design upgrade” 10 MPH

E-Bike Class 1*Pedal assist*

20 MPH

E-Bike Class 2*Throttle with pedals*

20 MPH

E-Bike Class 3*Throttle with pedals*

25 MPH

Moped Class C*Limited use motorcycle*

20 MPH

Moped Class B*Limited use motorcycle*

30 MPH

Moped Class A*Limited use motorcycle*

40 MPH

E-Scooter*Under 100 pounds*

15 MPH

How fast can I go?

Different electric vehicles have different speed regulations.

Graphic: DOT

Types of micro mobility with maximum speeds
 mopeds are motor vehicles and have speedometers

Therefore Be It Resolved That:

MCB1 supports the creation of a Lower Manhattan Regional Slow Zone (RSZ) south of Canal/Rutgers Streets as long as:

- Speed of 10 MPH is an option for calming traffic on blocks or stretches with schools, especially those with the most vulnerable students in the RSZ;
- There is a plan to inform the public about, and to enforce the speed limits – including for bikes, e-bikes and cargo bikes – in the Lower Manhattan RSZ.

MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development Committee – P. Kennell

1. 195 application for 14 Wall Street - Resolution
2. 5G Tower Installations in CB1, Consulting Party Agreement and Economics - Report

MANHATTAN COMMUNITY BOARD 1

Quality of Life, Health, Housing & Human Services Committee – P. Moore

1. 9/11 Responder and Survivor Health Funding Correction Act of 2024, S. 4724/H.R. 9101: Summary - Resolution
2. DSS/DHS Safe Haven Shelter, 320 Pearl Street - Report
3. NYC Department of Sanitation regarding curbside composting and residential containerization - Report
4. 110 William Street - Report

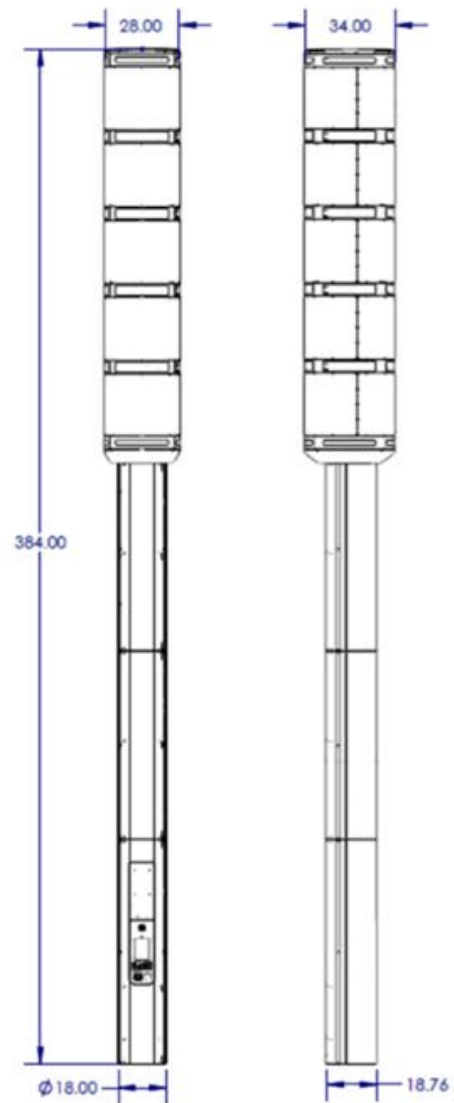


CityBridge 5G
LinkNYC

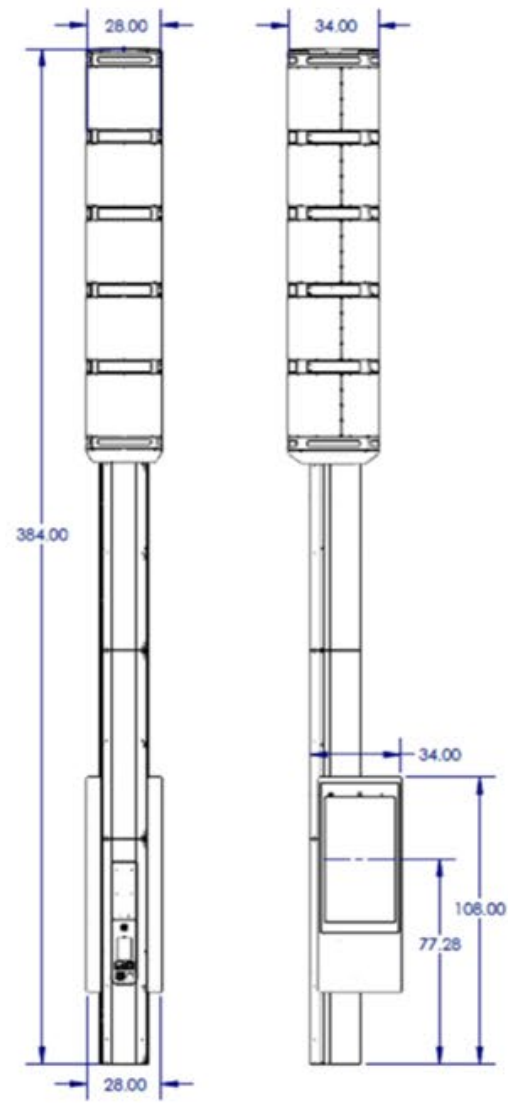


CityBridge 5G
LinkNYC

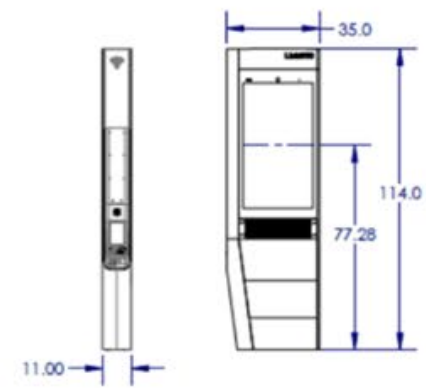
Link 5G vs Link Design



Link5G

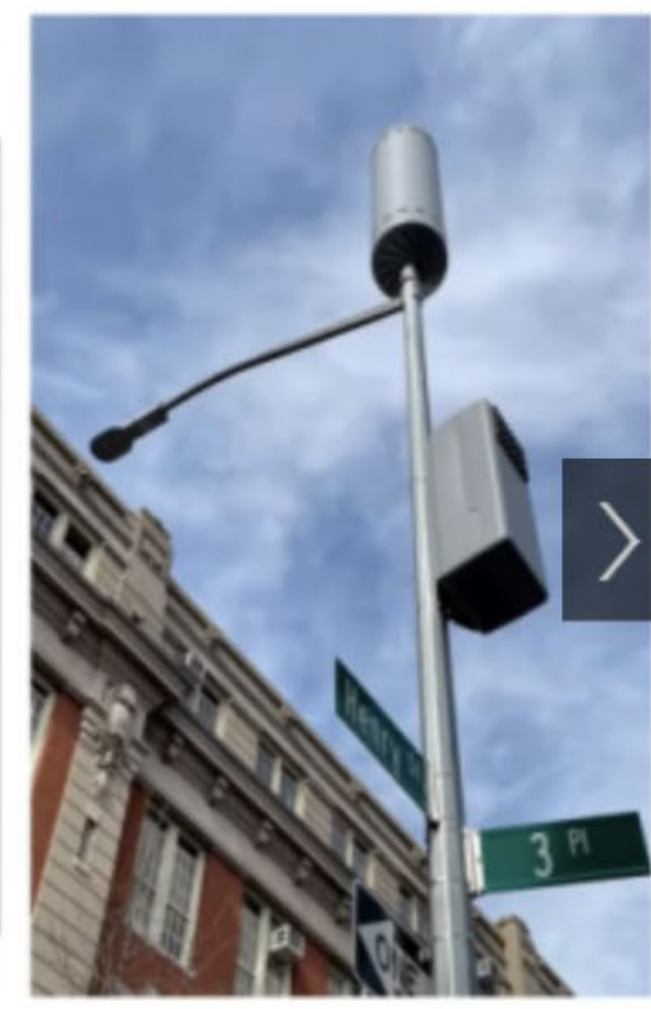


Link5G (with screen)



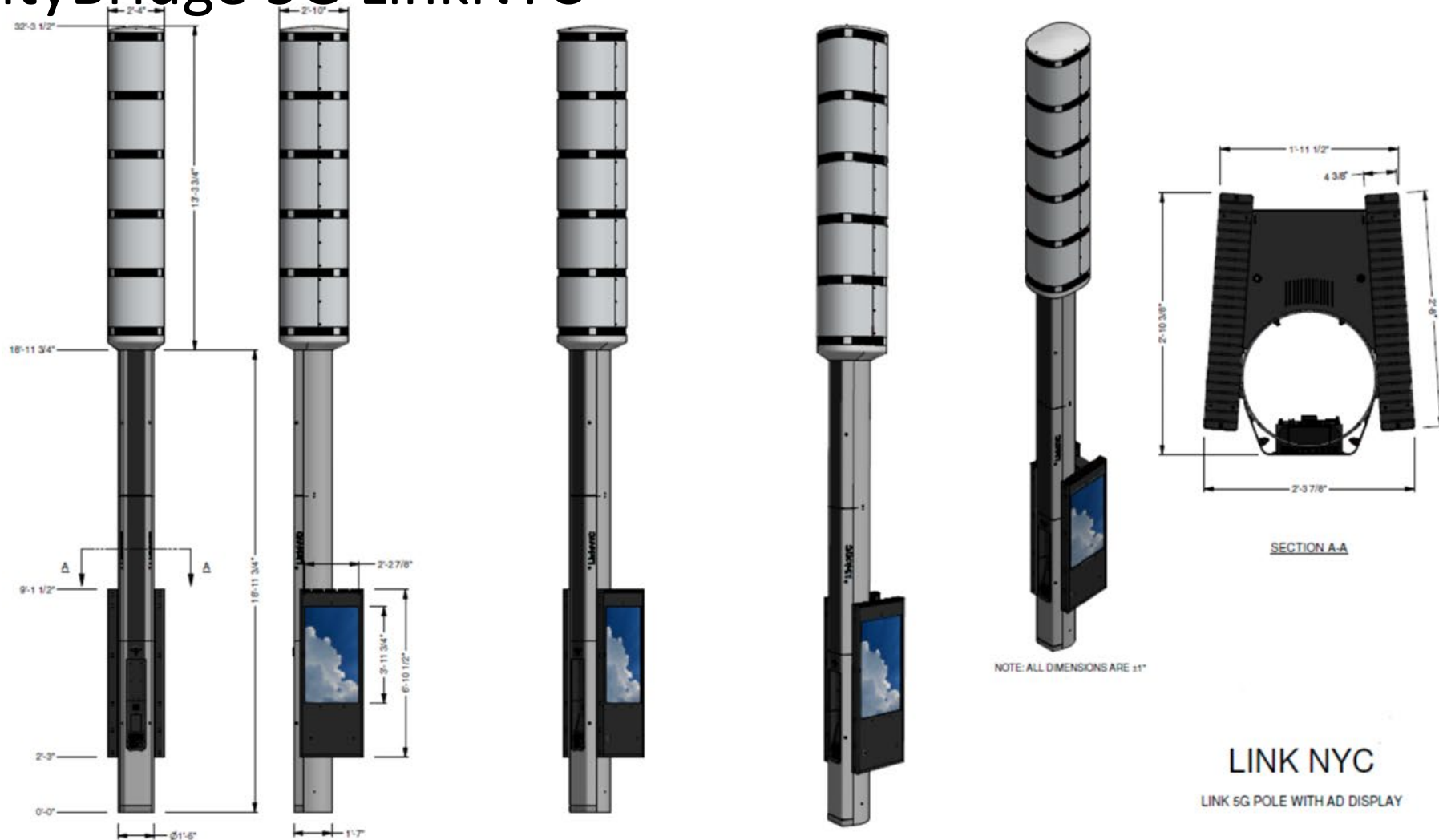
Link

CityBridge 5G LinkNYC



The new LinkNYC 5G towers, shown without an advertising screen in the second image from the left, stand 32 feet tall. Photo via the New York City Office of Technology and Innovation

CityBridge 5G LinkNYC



LINK NYC
LINK 5G POLE WITH AD DISPLAY

CityBridge

ZenFi
NETWORKS

PROJECT NO: -
DRAWN BY: TM
CHECKED BY: EV

REV	DATE	DESCRIPTION
0	06/24/21	ISSUED FOR REVIEW

MN-01-GF0968_A
88 PINE STREET

LINKNYC PROJECT
DOITT REVIEW

Elevation Drawing

SHEET NUMBER
NY-DOITT-NOTES

SHEET 5 OF 6

Equity Districts Deployment Mandate

CityBridge must build at least 739 new Links in the 13 "Equity Districts" (which are outlined in red on this map).*

Equity Districts were chosen by the City based on:

- Lack of broadband options
- Lower median annual income
- Lack of Links
- High levels of pedestrian / street traffic

Equity Districts are in all 5 boroughs and include neighborhoods hit hard by the pandemic, such as:*

Bronx: Hunts Point and Longwood

Brooklyn: Bushwick, Brownsville and Ocean Hill

Manhattan: Inwood and Washington Heights

Queens: Rockaway, Jamaica and Hollis

Staten Island: Port Richmond, St. George and Stapleton



* numbers represent minimum links to be deployed in equity community districts

Communications Commissions Wireless Devices and Health Concerns

What You Can Do

Even though no scientific evidence currently establishes a definitive link between wireless device use and cancer or other illnesses, and even though all such devices must meet established federal standards for exposure to RF energy, some consumers are skeptical of the science and/or the analysis that underlies the FCC's RF exposure guidelines. Accordingly, some parties recommend taking measures to further reduce exposure to RF energy. **The FCC does not endorse the need for these practices**, but provides information on some simple steps that you can take to reduce your exposure to RF energy from cell phones. **For example**, wireless devices typically emit more RF energy when you are using them. The closer the wireless device is to your body, the more energy you will absorb.

Some measures to reduce your RF exposure include:

- Reduce the amount of time spent using your wireless device.
- Use a speakerphone, earpiece or headset to reduce proximity to the head (and thus head exposure). While wired earpieces may conduct some energy to the head and wireless earpieces also emit a small amount of RF energy, both wired and wireless earpieces remove the greatest source of RF energy (the cell phone or handheld device) from proximity to the head and thus can greatly reduce total exposure to the head.
- Increase the distance between wireless devices and your body.
- Consider texting rather than talking - **but don't text while you are driving**.

Some parties recommend that you consider the reported SAR value of wireless devices. However, comparing the SAR of different devices may be misleading. First, the actual SAR varies considerably depending upon the conditions of use. In particular, while cell phones are tested at their maximum power levels to ensure safety under even the most severe operating conditions, they will typically operate at much lower power levels resulting in RF exposures much lower than the reported SAR values. Cell phones constantly vary their power to operate at the minimum power necessary for communications; operation at maximum power occurs infrequently. Second, the reported highest SAR values of wireless devices do not necessarily indicate that a user is exposed to more or less RF energy from one cell phone than from another during normal use (see our guide on SAR and cell phones at [fcc.gov/guides/specific-absorption-rate-sar-cell-phones-what-it-means-you](https://www.fcc.gov/guides/specific-absorption-rate-sar-cell-phones-what-it-means-you)). Third, the variation in SAR from one mobile device to the next is relatively small compared to the reduction that can be achieved by the measures described above.

Consumers should remember that all wireless devices are certified to meet the FCC's maximum SAR limits. These limits incorporate a considerable safety margin. Information about the maximum SAR value for each phone is publicly available on the FCC website at [fcc.gov/general/specific-absorption-rate-sar-cellular-telephones](https://www.fcc.gov/general/specific-absorption-rate-sar-cellular-telephones), and may be provided with device documentation or by dialing *#07# on certain models. Additional guidance on reducing RF exposure from cell phones is available on the FDA website at [fda.gov/radiation-emitting-products/cell-phones/reducing-radio-frequency-exposure-cell-phones](https://www.fda.gov/radiation-emitting-products/cell-phones/reducing-radio-frequency-exposure-cell-phones).

Other Risks

While current research indicates that cell phones do not seem to pose a significant health problem for pacemaker wearers, some studies have shown that wireless devices might interfere with implanted cardiac pacemakers if used within eight inches of the pacemaker. Pacemaker wearers may want to avoid placing or using a wireless device this close to their pacemaker. Additional information on potential cell phone interference with pacemakers and other medical devices is available on the FDA website at [fda.gov/radiation-emitting-products/cell-phones/potential-cell-phone-interference-pacemakers-and-other-medical-devices](https://www.fda.gov/radiation-emitting-products/cell-phones/potential-cell-phone-interference-pacemakers-and-other-medical-devices).

STREET WARS

Does New York City Really Need These Giant 5G Towers?

A 32-foot “smartpole” is coming to a block near you.

[▶ Listen to this article · 8:43 min Learn more](#) [📄 Share full article](#) [🔗](#) [🔖](#) [👤 257](#)



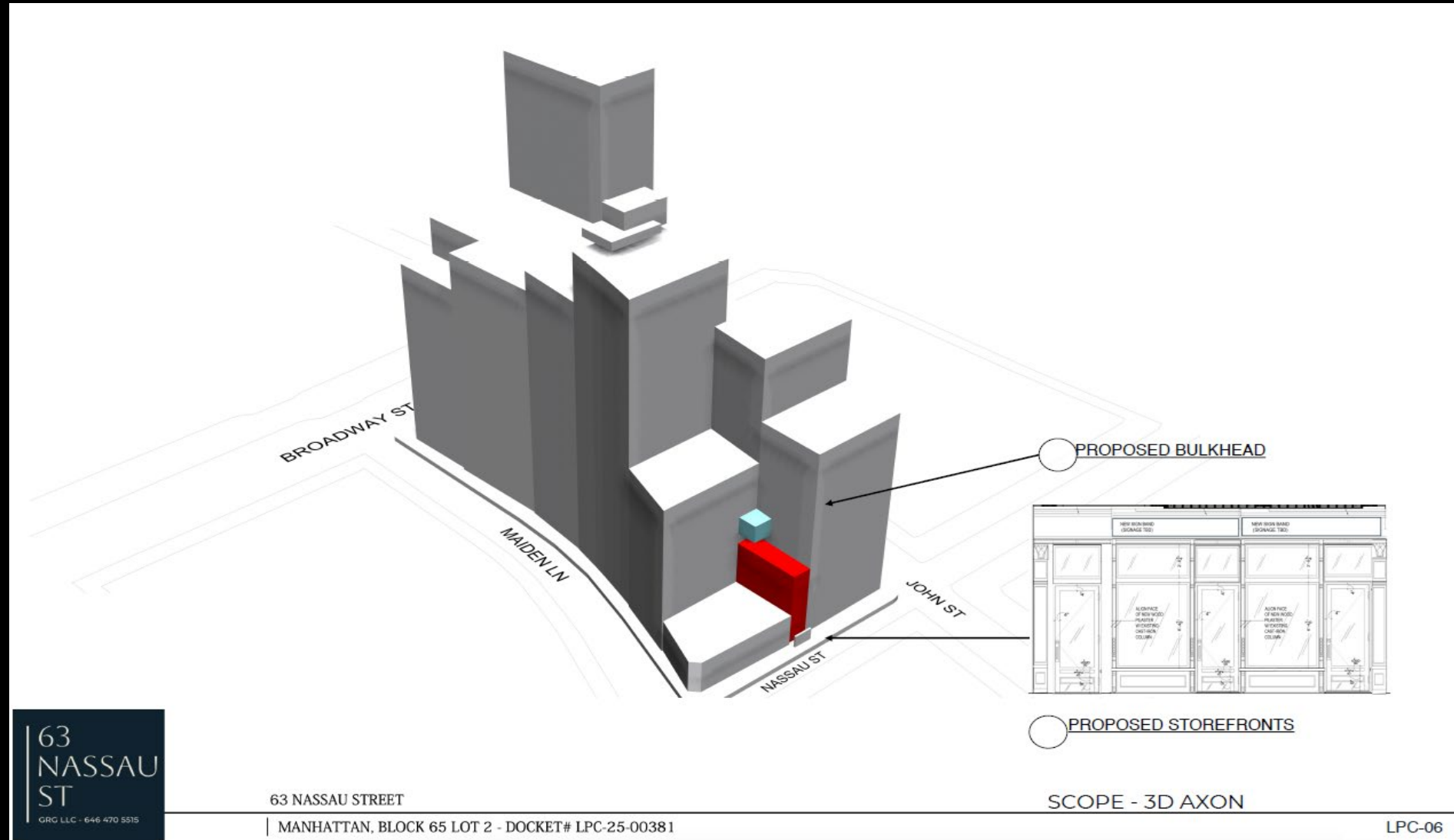
A Link5G tower in Chinatown, Manhattan. Amir Hamja for The New York Times

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee – J. Friedman

1. Docket number LPC-25-0031 - 63 Nassau Street - Restoration of 1st Floor Storefronts and Installation of New Bulkhead for Fire Safety - Resolution
2. Docket number LPC 24-05804 - 272-274 Canal Street application is to install storefronts and remove a party wall - Resolution
3. 5G Link Towers in and near Historic Districts Process on Siting - Resolution
5. Proposed Alterations to the Special Permit Plaza at 88 Pine Street (Wall Street) Plaza - Cal. No. 805-79-BZ - Resolution

63 Nassau Street



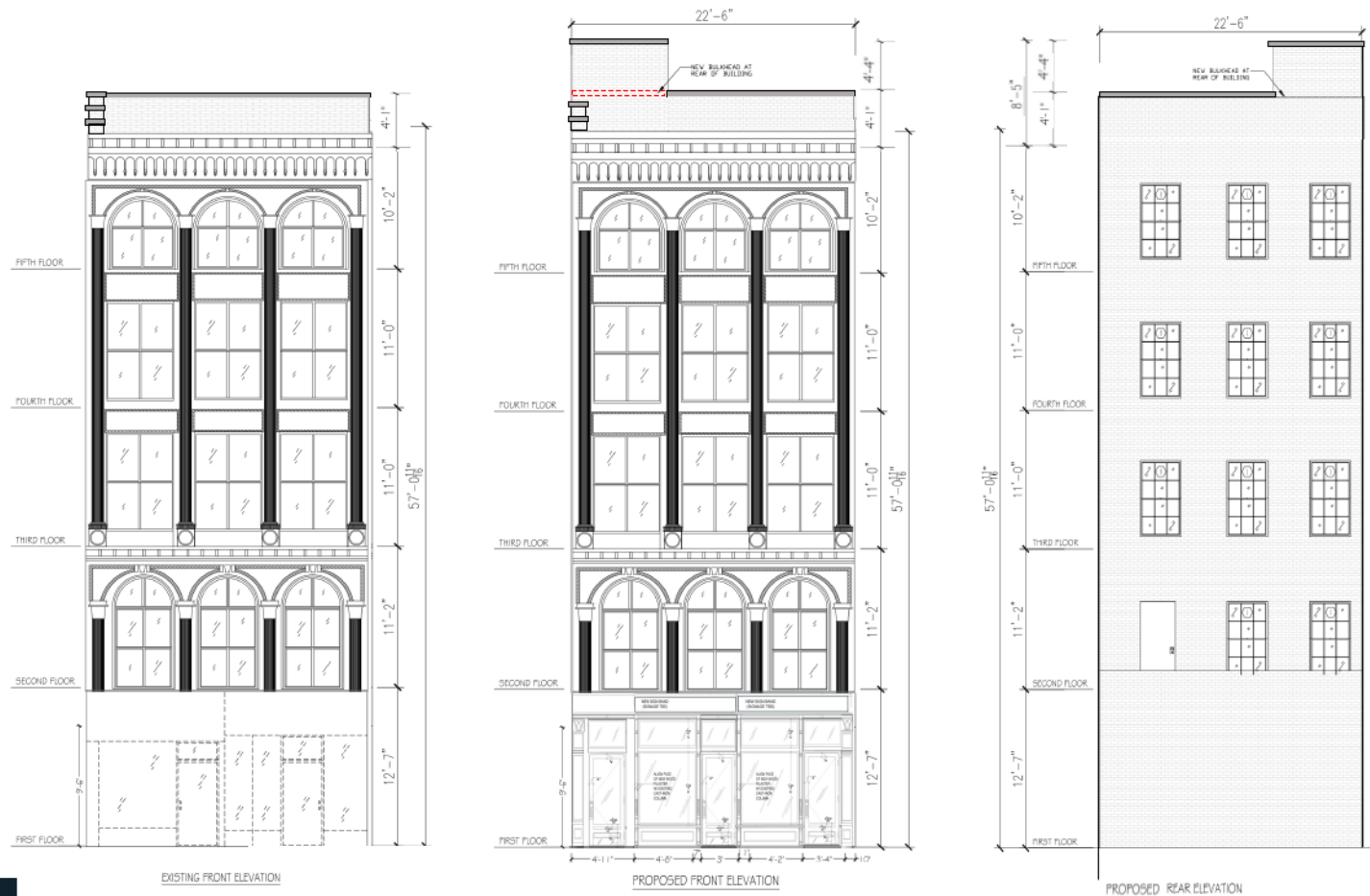
63
NASSAU
ST
GRG LLC - 646 470 5515

63 NASSAU STREET
| MANHATTAN, BLOCK 65 LOT 2 - DOCKET# LPC-25-00381

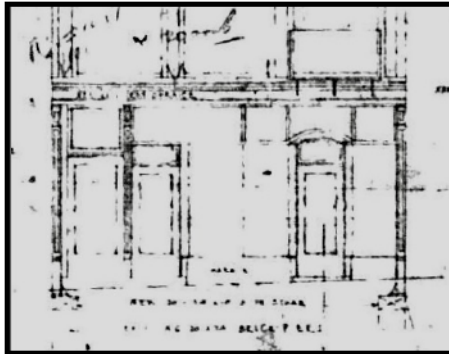
SCOPE - 3D AXON

LPC-06

63 Nassau Street



63 Nassau Street



Restoration of Original Cast-Iron Details to the Storefront:

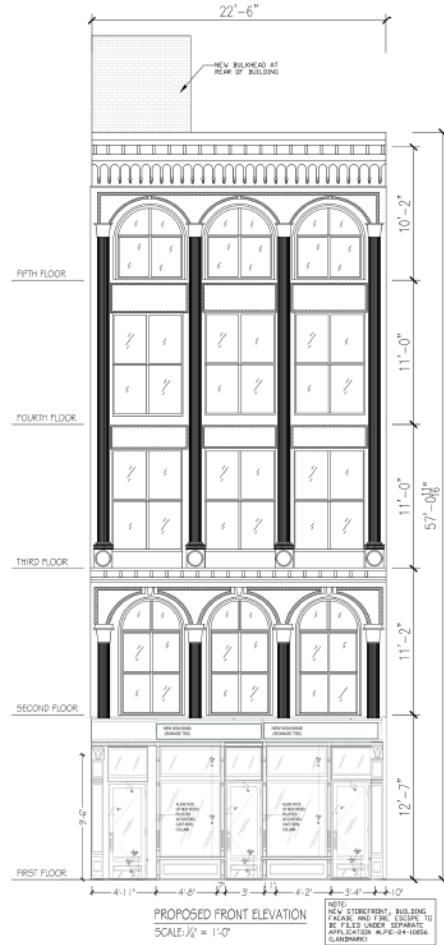
In ALT 439-1959, a modification was filed with the NYC Department of Buildings (DOB) to alter the front façade, covering the original cast-iron details with metal cladding. We now propose to remove this cladding and fully restore the building's original cast-iron features. Our design reconfigures and restores two storefronts, along with the entrance to floors 2-5, as shown in the elevation found in DOB records.



63 Nassau Street



63 Nassau Street



63
NASSAU
ST
CRC LLC - 646 470 5515

63 NASSAU STREET

MANHATTAN, BLOCK 65 LOT 2 - DOCKET# LPC-25-00381

BULKHEAD & STOREFRONT ELEVATION

LPC-26

272-274 Canal Street



EXISTING PHOTO VIEW FROM CANAL STREET AND CORTLANDT ALLEY 1



CURRENT PHOTO VIEW FROM CANAL STREET AND CORTLANDT ALLEY 2



RENDERING VIEW FROM CORNER OF CANAL AND CORTLANDT ALLEY 3

OWNER:
**24K LLC
LLC**
672 HEWITT STREET
HOWELL, NJ 08843

PROJECT:
24K BUILDING

272-274 CANAL STREET
NEW YORK, NY 10013

Architect:
JX2 DESIGN CONSULTING LLC

710 HEMLOCK CT
FRANKLIN LAKES, NJ 07417

Structural Consultant:

MEP Consultant:

Code/Reg Consultant:
HTX BUILDING EXPEDITING
8709 14TH AVE
BROOKLYN NY 11219

Rev	Description	Date
1	FOR LPC CB MEETING	09/12/24

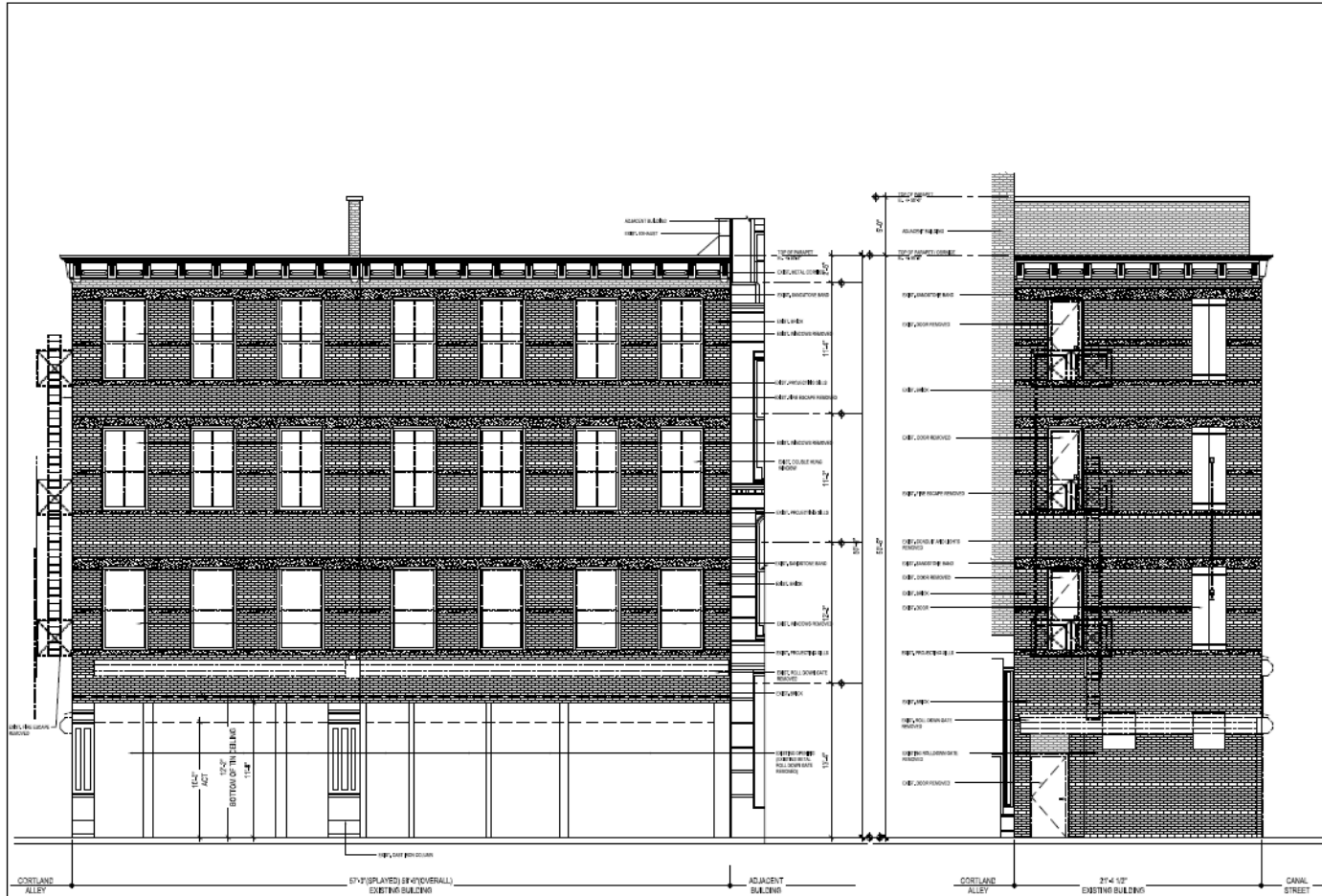
KEY PLAN:



PROJECT:
272-274 CANAL STREET
RENOVATION
DRAWN BY:
CHECKED BY:
DATE: 09/12/24

SCALE:
EXISTING P.E. AND RENDERING
NYC DSB NUMBER:
G-102
DRAWING NO. 3 OF 22

272-274 Canal Street



EXISTING ELEVATION SCALE: 1/4"=1'-0" 1

EXISTING ELEVATION SCALE: 1/4"=1'-0" 2

OWNER:
**24K LLC
LLC**

675 HEWITT STREET
HOWELL, NJ 08843

PROJECT:
24K BUILDING

272-274 CANAL STREET
NEW YORK, NY 10013

Architect:
JX2 DESIGN CONSULTING LLC

710 NEWLOCK CT
FRANKLIN LAKES, NJ 07417

Structural Consultant:

MEP Consultant:

Ordering Consultant:
HTR BUILDING EXPEDITING

6100 14TH AVE
BROOKLYN NY 11219

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

KEY PLAN:



DATE: 08/20/24

PROJECT: 272-274 CANAL STREET

DRAWING NO.: A-301

SCALE: 1/4"=1'-0"

DATE: 08/20/24

BY: [Signature]

CHECKED: [Signature]

NYC DOB NUMBER

A-301

DRAWING NO. 18 OF 22

272-274 Canal Street

PANT COLORS



PT 1 BRUNNEN HOECHST HISTORICAL
COLOR BRANSPORT BROWN HC-02

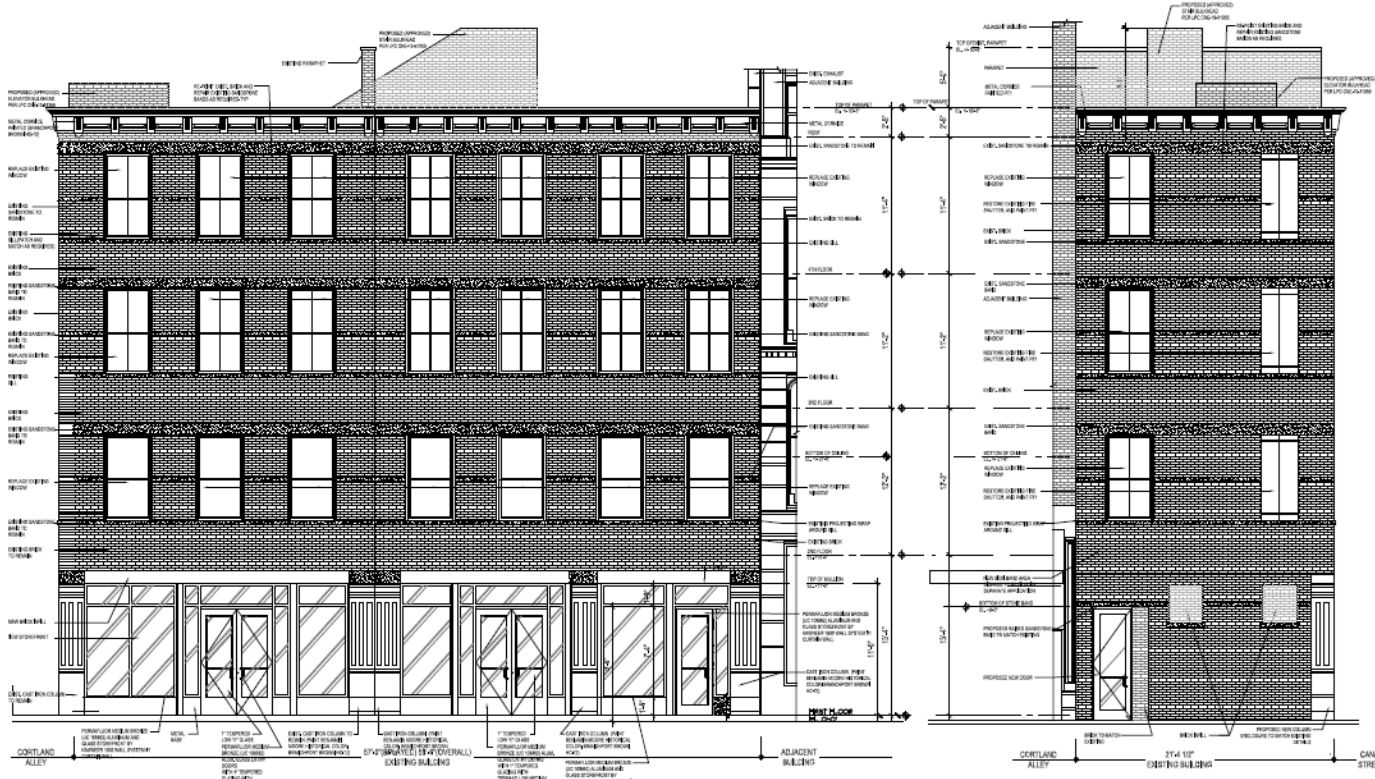


PT 2 BRUNNEN HOECHST HISTORICAL
COLOR 03-61-82A GRAY HC-04

DOOR HARDWARE



WOOD DOOR PULL



EXTERIOR ELEVATION WITHOUT AWNING AND SIGNAGE SCALE: 1/4"=1'-0" 1

OWNER:
24K LLC
LLC
872 HEWITT STREET
HOWELL, MI 48843

PROJECT:
24K BUILDING

272-274 CANAL STREET
NEW YORK, NY 10013

Architect:
JX2 DESIGN CONSULTING LLC
1712 HEBLOCK CT
FRANKLIN LAKES, NJ 07417

Structural Consultant:

MEP Consultant:

Color/Filing Consultant:
HTX BUILDING EXPEDITING
4704 14TH AVE
BROOKLYN NY 11219

DATE	BY	REVISION
08/12/24	JL	FOR LPC MEETING

KEY PLAN:

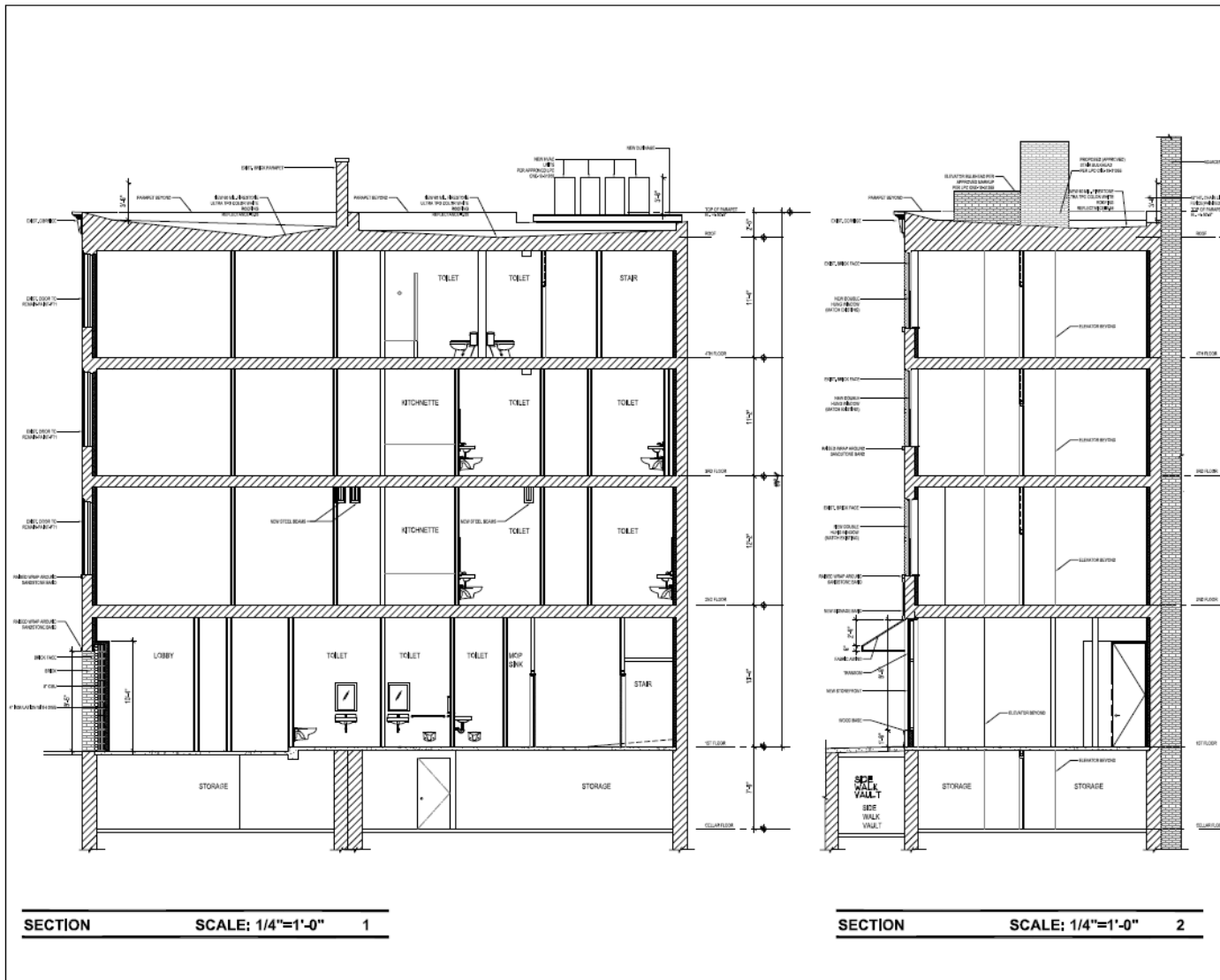


PROJECT:
272-274 CANAL STREET
DRAWN BY:
DATE:
SCALE:

EXTERIOR ELEVATIONS

NYC DOB NUMBER
A-302
DRAWING NO. OF

272-274 Canal Street



OWNER:
24K LLC
LLC
 672 HEWITT STREET
 HOWELL, MI 48843

PROJECT:
24K BUILDING

272-274 CANAL STREET
 NEW YORK, NY 10013

Architect:
JX2 DESIGN CONSULTING LLC
 792 HENLOX CT
 FRENCH LAKE, NJ 07471

Structural Consultant:

MEP Consultant:

Code/Reg Consultant:
HTX BUILDING EXPEDITING
 478 34TH AVE
 BROOKLYN NY 11219

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

KEY PLAN:

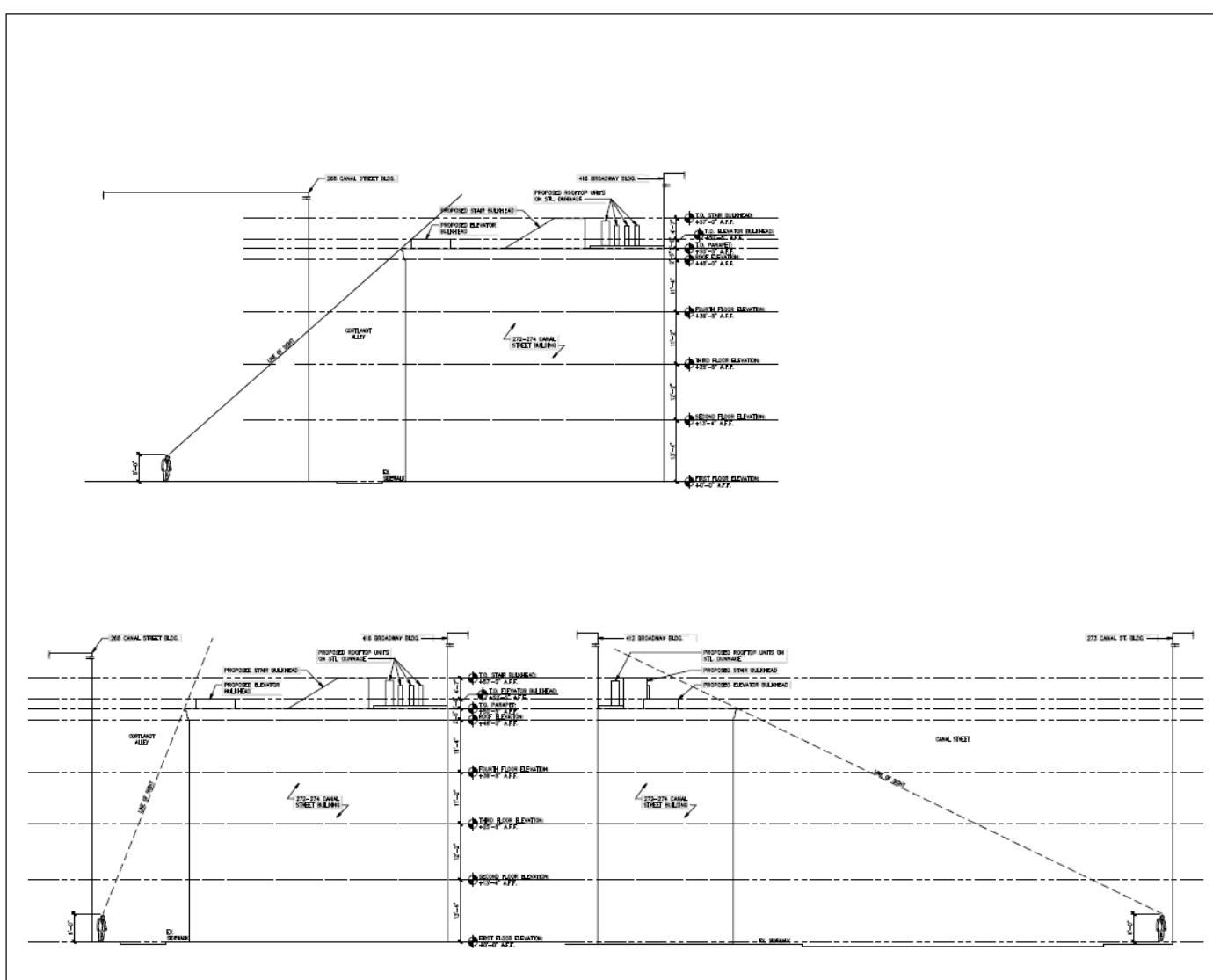


DATE: 08/12/24
 SHEET NO: 11 OF 22
 PROJECT: 272-274 CANAL STREET
 DRAWING NO: A-304

PROPOSED SECTIONS

NYC DOB NUMBER
A-304
 DRAWING NO. 11 OF 22

272-274 Canal Street



OWNER:
24K LLC
 LLC

672 HEWITT STREET
 HOWELL, MI 48843

PROJECT:
24K BUILDING

272-274 CANAL STREET
 NEW YORK, NY 10013

Architect:
JX2 DESIGN CONSULTING LLC

710 HENLOCK CT
 FRANKLIN LAKES, NJ 07417

Structural Consultant:

MEP Consultant:

Cost Estimating Consultant:
HTX BUILDING EXPEDITING

4708 14TH AVE
 BROOKLYN NY 11219

NO.	DATE	BY	DESCRIPTION
1		JK JK	5/23/2024 FOR LPC MEETING

KEY PLAN:



Project:
 272-274 CANAL STREET
 272-274
 272-274
 272-274

SITE LINE SECTION

NYC DOB NUMBER
A-401
 DRAWING NO. 19 OF 22

5G Towers

! 5G TOWERS !

LOCATIONS (BY BUILDING ADDRESS)

OF PROPOSED 5G TOWERS IN CB1

95 WALL STREET

88 PINE STREET

75 SOUTH STREET

110 WILLIAM STREET

8 SPRUCE STREET

66 HARRISON STREET

100 N. MOORE STREET

55 WATER STREET *SHPO REJECTED*

REASONS (THAT WON'T STOP THESE)

WHY THE COMMUNITY SHOULD OPPOSE

UGLY

TOO TALL

TAKES UP PUBLIC SPACE

LOCATED IN FLOOR ZONES

UNPROVEN NEED FOR THEM

UNKNOWN HEALTH EFFECTS

PROPERTY OWNERS DON'T WANT THEM

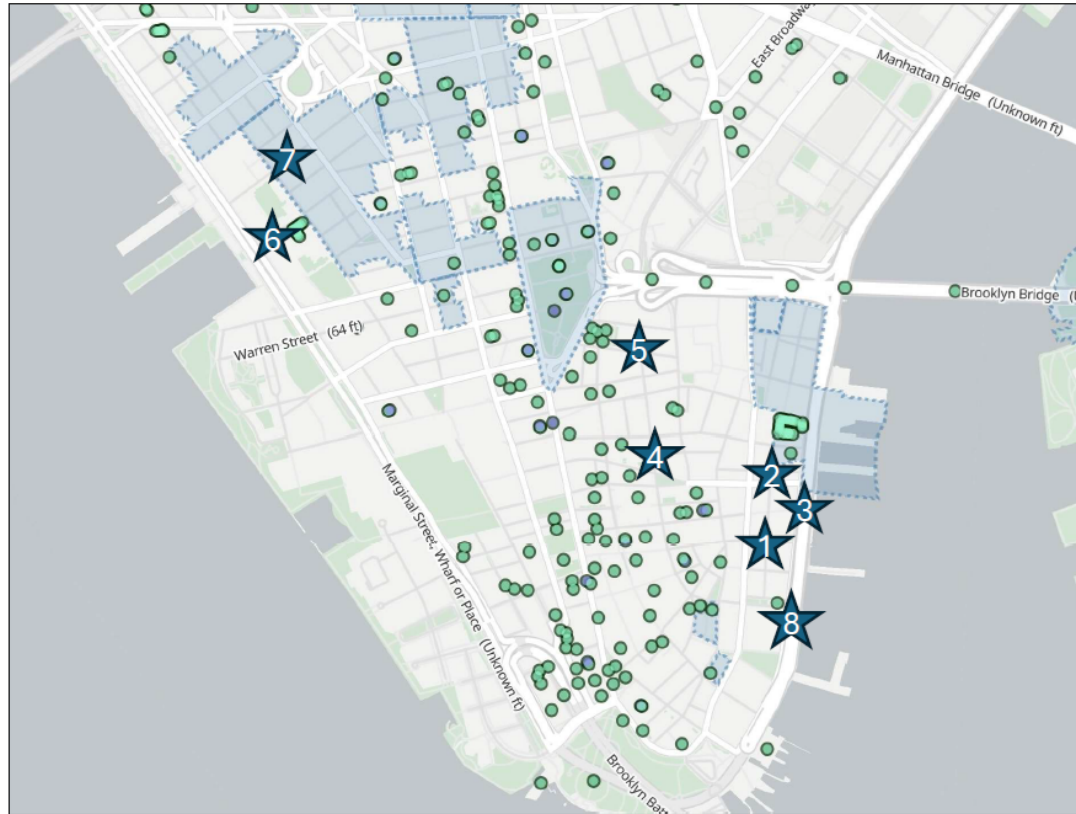
BLOCK VIEWS FROM BUILDING WINDOWS



5G Towers

NYC LPC HISTORIC DISTRICTS, SCENIC & INDIVIDUAL LANDMARKS




- ★ 1 95 WALL STREET
- ★ 2 88 PINE STREET
- ★ 3 75 SOUTH STREET
- ★ 4 110 WILLIAM STREET
- ★ 5 8 SPRUCE STREET
- ★ 6 66 HARRISON STREET
- ★ 7 100 N. MOORE STREET
- ★ 8 55 WATER STREET
- HISTORIC DISTRICTS
- INDIVIDUAL AND SCENIC LANDMARKS
- INTERIOR LANDMARKS



5G Towers

FEMA SPECIAL FLOOD HAZARD AREAS

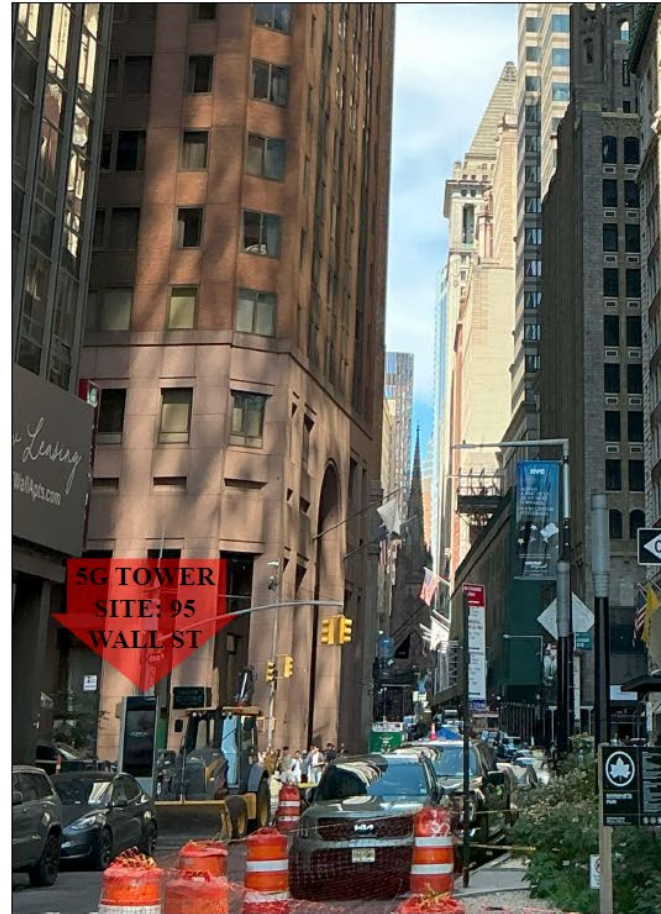
- ★ 1 95 WALL STREET
- ★ 2 88 PINE STREET
- ★ 3 75 SOUTH STREET
- ★ 4 110 WILLIAM STREET
- ★ 5 8 SPRUCE STREET
- ★ 6 66 HARRISON STREET
- ★ 7 100 N. MOORE STREET
- ★ 8 55 WATER STREET

-  FLOOD ZONE AE ON MAP #3604970184F
-  FLOOD ZONE AE #3604970182F
-  FLOOD ZONE X #3604970182F



5G Towers

95 WALL STREET



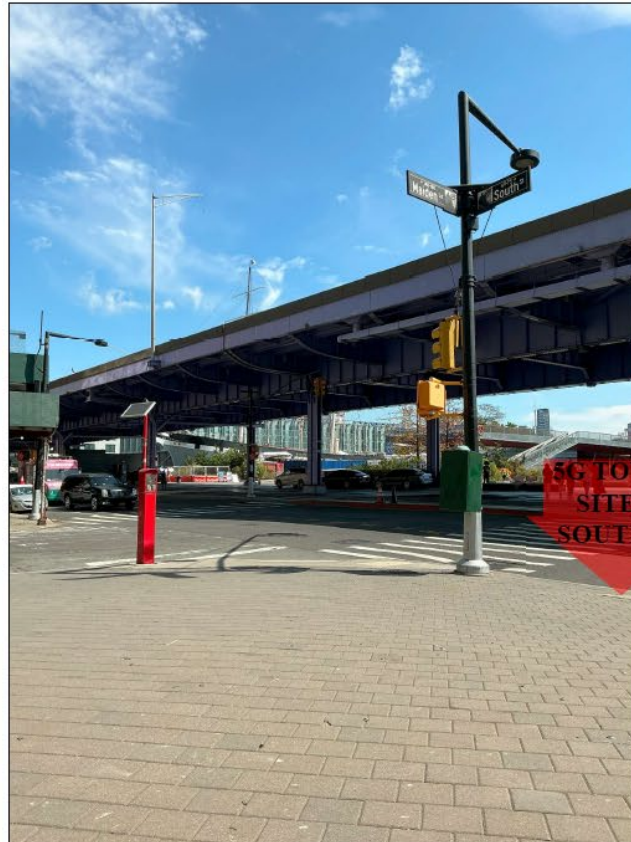
95 WALL STREET LOOKING WEST TOWARDS THE PROPOSED TOWER SITE ON SEPTEMBER 21, 2024



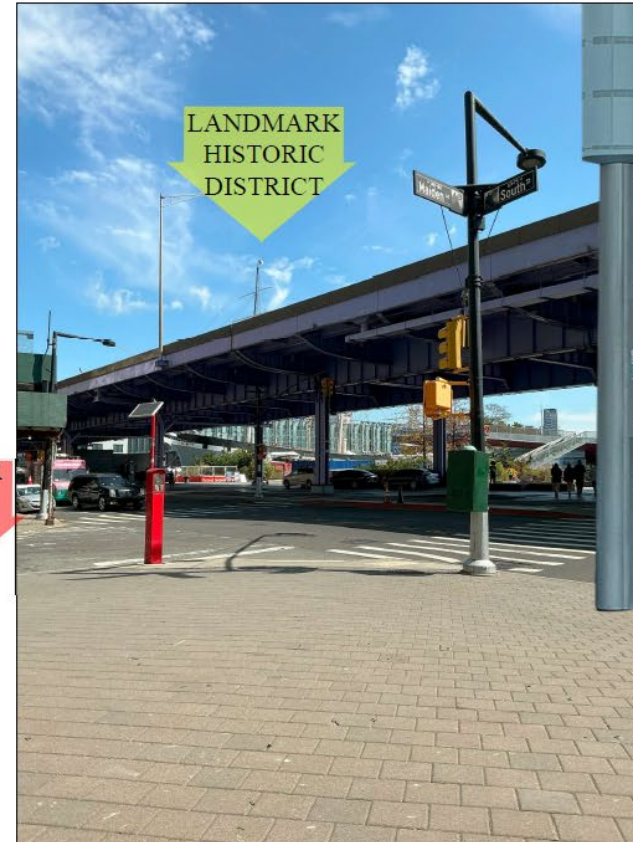
PROPOSED VIEW WEST WITH LANDMARK TRINITY CHURCH AND THE SCENIC STREET STREETSCAPE

5G Towers

75 SOUTH STREET



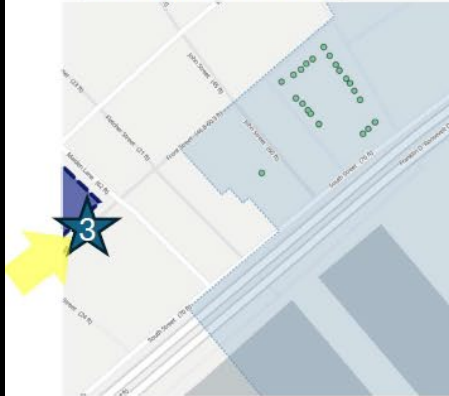
75 SOUTH STREET LOOKING NORTHEAST TOWARDS THE PROPOSED TOWER SITE ON SEPTEMBER 21, 2024



75 SOUTH STREET LOOKING NORTHEAST WITH LANDMARK SEAPORT HISTORIC DISTRICT (SHIP) BEING BLOCKED

5G Towers

88 PINE STREET



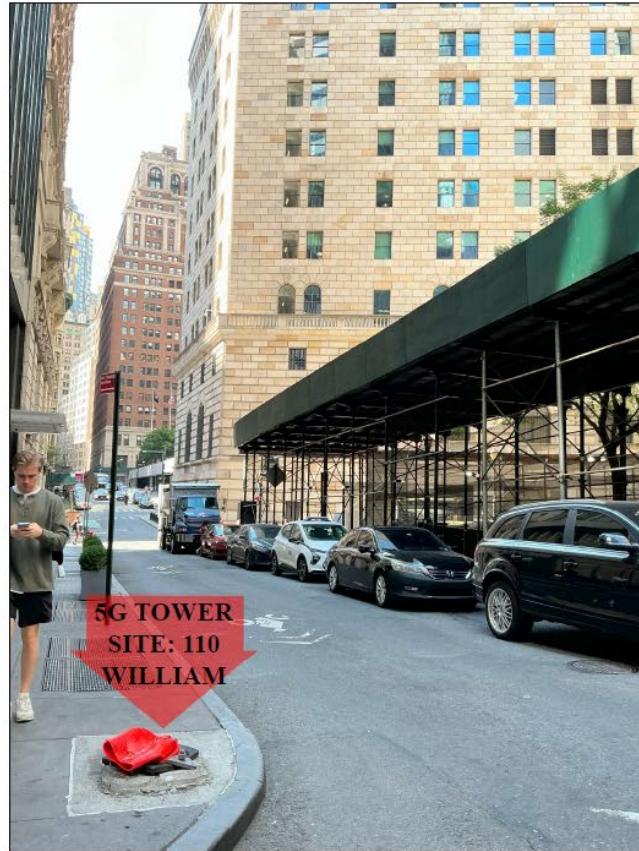
88 PINE STREET LOOKING NORTHEAST TOWARDS
THE PROPOSED TOWER SITE ON SEPTEMBER 21, 2024



88 PINE STREET LOOKING SOUTHWEST WITH
LANDMARK HISTORIC DISTRICT BEING BLOCKED

5G Towers

110 WILLIAM STREET



110 WILLIAM STREET LOOKING SOUTHWEST TOWARDS THE PROPOSED TOWER SITE ON SEPTEMBER 21, 2024



110 WILLIAM STREET LOOKING SOUTHWEST WITH LANDMARK FEDERAL RESERVE BUILDING BEING BLOCKED

5G Towers

8 SPRUCE STREET



INDIVIDUAL
LANDMARK



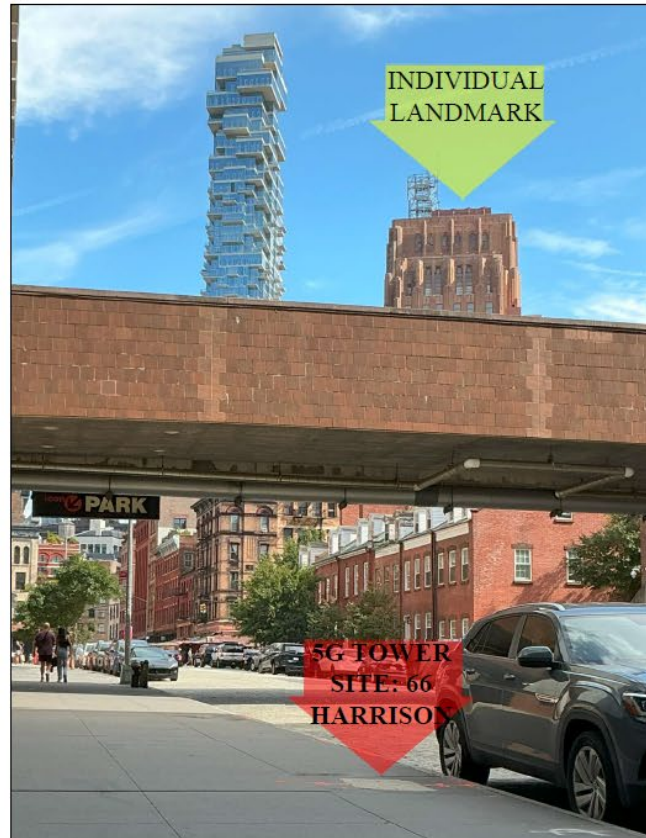
8 SPRUCE STREET LOOKING SOUTHWEST TOWARDS
PROPOSED TOWER ON SEPTEMBER 21, 2024



8 SPRUCE STREET LOOKING SOUTHWEST WITH
LANDMARK WOLWORTH BUILDING BEING BLOCKED

5G Towers

66 HARRISON STREET



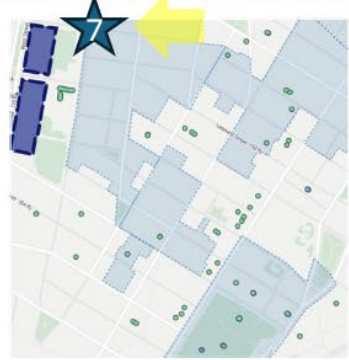
66 HARRISON STREET LOOKING SOUTHEAST
TOWARDS PROPOSED TOWER ON SEPTEMBER 21, 2024



66 HARRISON STREET LOOKING SOUTHEAST WITH
LANDMARK BUILDINGS & DISTRICT BEING BLOCKED

5G Towers

100 N. MOORE STREET



100 N. MOORE STREET LOOKING WEST TOWARDS
PROPOSED TOWER ON SEPTEMBER 21, 2024



100 N. MOORE STREET LOOKING WEST WITH LANDMARK
HISTORIC DISTRICT IN FOREGROUND &
SCENIC HISTORIC HUDSON RIVER IN THE BACKGROUND

5G Towers

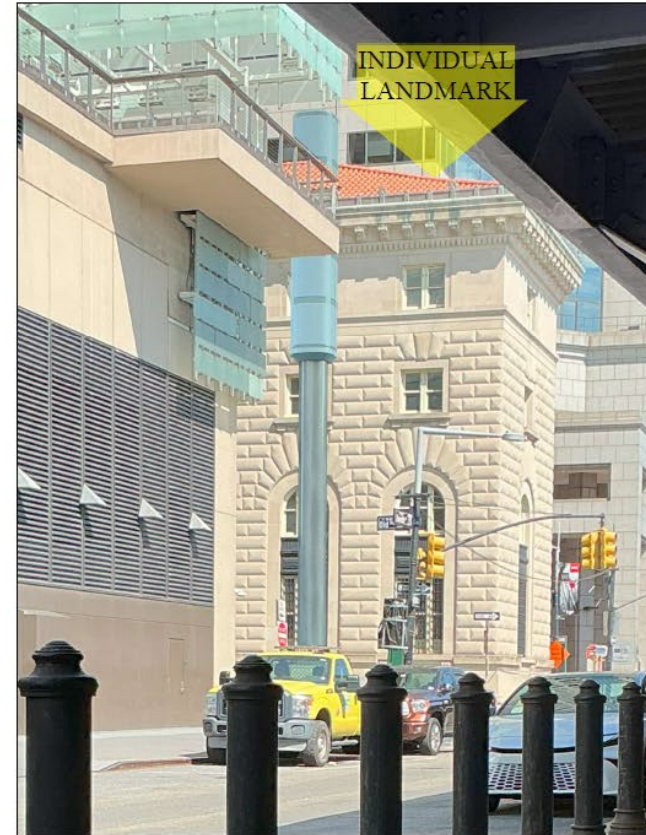
55 WATER STREET



**ALREADY SHPO
REJECTED**



55 WATER STREET LOOKING NORTHWEST TOWARDS
PROPOSED TOWER ON SEPTEMBER 21, 2024



55 WATER STREET LOOKING NORTHWEST WITH
LANDMARK BUILDING BEING BLOCKED

88 Pine Street

BSA NOTE

- All work and site conditions shall substantially conform to drawings filed at BSA
- All partitions and exits shall be as approved by DOB
- DOB shall ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plan(s)/configuration(s) not related to the relief granted.
- Flood Regulations, including Article 6, Chapter 4, of the Zoning Resolution and Appendix G of the New York City Building Code, as applicable, shall be complied with as reviewed and approved by the Department of Buildings.

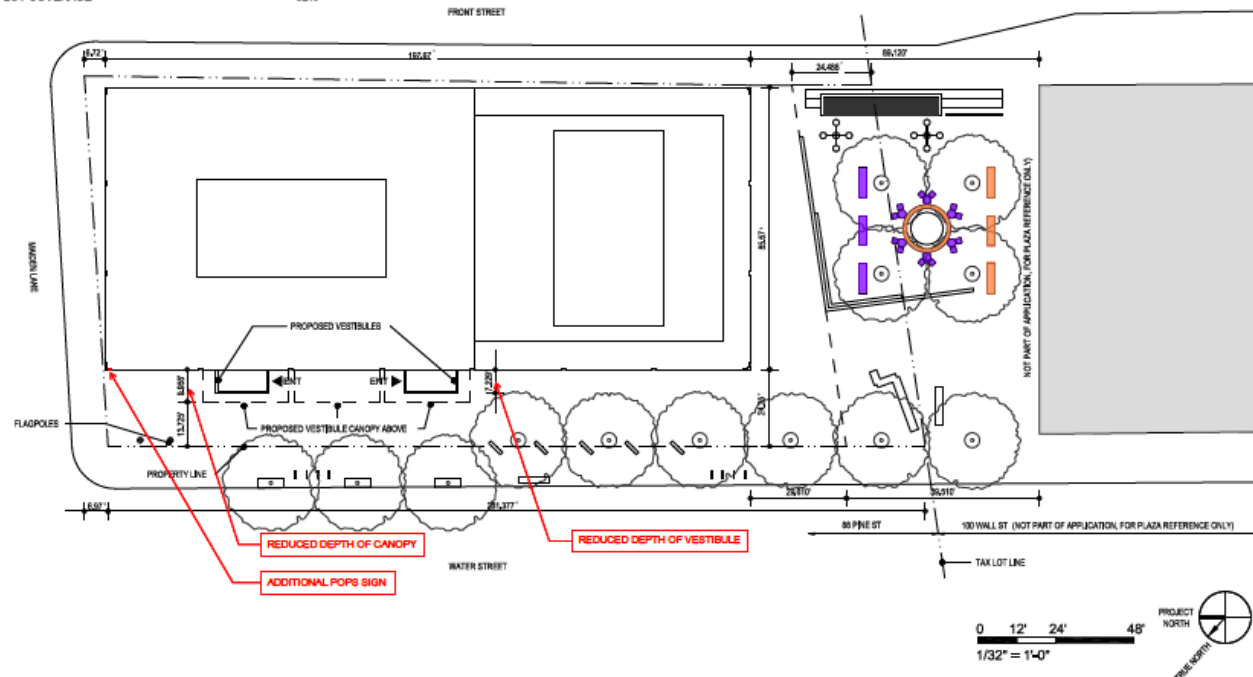
BSA Cal. No. 805-79-BZ

ZONING DATA

SITE	BLOCK 38 LOT 17
COMMUNITY DISTRICT	1
ZONING MAP	12B
ZONING DISTRICT	C6-9 & LM
LOT AREA	27,740 SF
NUMBER OF FLOORS	31
YEAR BUILDING COMPLETED	1971
PLAZA AREA	9,630 SF
LOT COVERAGE	62%

PLAZA AMENITIES:

A	EXISTING AMENITIES:	
	- 3 BENCHES (FIXED) = 72 LF	
	- 1 CIRCULAR PLANTER BENCH (FIXED) = 38 LF	
	- 24 LOOSE CHAIRS (TO BE REPLACED BY NEW FIXED SEATINGS) = 50 LF	
	TOTAL = 160 LF	
B	PROPOSED AMENITIES:	
	- 3 NEW BENCHES (FIXED) = 39 LF	
	- 12 NEW CHAIRS (FIXED) = 30 LF	
	- 6 NEW TABLES (D-30", FIXED)	
	TOTAL = 69 LF	
	NEW SEATING (A + B):	
	- 6 BENCHES (FIXED) = 111 LF	
	- 1 CIRCULAR PLANTER BENCH (FIXED) = 38 LF	
	- 12 CHAIRS (FIXED) = 30 LF	
	- 6 TABLES (D-30" FIXED)	
	TOTAL = 179 LF	



Wall Street Plaza Lobby Renovation
88 Pine Street
New York, NY 10002
USA

Architect
FBI Cobb Freed & Partners Architects LLP
88 Pine Street
New York, NY 10002
John Bruguera, AIA, Partner
NY RA License No. 024587

Project No. 118
2206 Wall Street Plaza Lobby Renovation
Date: 15 NOV 2023 Scale: 1/32" = 1'-0"

Δ	Date	Revision
1	29 JAN 2024	BSA RESUBMISSION
2	12 AUG 2024	VESTIBULE AND FURNITURE IN PLAZA
3	18 SEP 2024	LIST OF PLAZA AMENITIES

Seal & Signature



DOB Approved Stamp

DOB Seal Blank

Drawing Title
SITE PLAN - PROPOSED

Drawing No. **P-001** Revision No. **03**

FBI COBB FREED & PARTNERS architects.com

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committees – J. Cuccia

1. Battery Park City Authority (BPCA) Draft Environmental Impact Statement – Report
2. BPC Security Update – Report
3. Programming, Construction and Event Updates – Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Tribeca area

1. 90 Chambers Street, method of operation change to extend operating hours to 1AM on Sundays, RDA Associates Corp DBA Artesano for full liquor license – Resolution
2. 380 Canal Street/285 West Broadway, new application and temporary retail permit for RGS 380 Canal Street LLC for full liquor license – Resolution
3. 179 Duane Street, Front 1, new application and temporary retail permit for Duane Park Patisserie dba Madeline's Patisserie Inc for wine, beer & cider license – Resolution
4. 413 Greenwich Street, a new application and temporary retail permit for Green Velvet Productions LLC dba Olive's for wine, beer & cider permit – Resolution
5. 345 Greenwich Street, #1B, a new application and temporary retail permit for Blissful Hospitality LLC for full liquor license – Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Battery Park City area

1. 102 North End Avenue, Site 25, application for a corporate change for Shake Shack 102 North End Ave LLC on a wine, beer & cider license – Resolution

Seaport/Civic Center area

1. Pier 15, 78 South Street, removal (from 353 West Street Pier 40) and temporary permit for Hornblower New York LLC dba Infinity for full liquor license – Resolution
2. 121 Fulton Street, method of operation change to update hours to 4:00 AM, 7 days a week for Theta 11 Corp dba Blue Haven South for full liquor license – Resolution

Maxwell Social Club Tribeca Inc, 451 Washington Street aka 135 Watts Street - Report

MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural Committee – P. Goldstein

1. Reconstruction of Mannahatta Park (Wall Street from Water Street to South Street) – Resolution
2. East River Park Trust, possible not for profit partner for East River waterfront from the Battery to 14th Street - Resolution
3. Canal Park temporary artwork - Report
4. Proposal to seek an Urban Fellow to help advance the creation of an East River Trust – Report



Mannahatta Park Reconstruction

Located on Wall Street between South & Water Streets
in the borough of Manhattan

CB#1 Waterfront, Parks & Cultural Committee Review
September 17, 2024
Whitney A. Talcott, PLA NYC Parks

Total Budget:	\$3.9M
	FEMA - \$3.8
	Silverstein Properties/MOU - \$100K
Project Size:	0.53 ac

Parks

Goals

- Reconstruct park from SANDY damage
- Replace easily damaged park elements with sustainable features
- Work within utility constraints
- Create a versatile, people-friendly space at the southern end of the park
- Add plants for buffers and to create a more park-like feeling
- Replace 9/11 memorial fountain with a sustainable alternative





Manhattan

Borough 2 MI



Financial District

Neighborhood 1000 FT



WALL ST

WATER ST

FRONT ST

FDR DR

Site

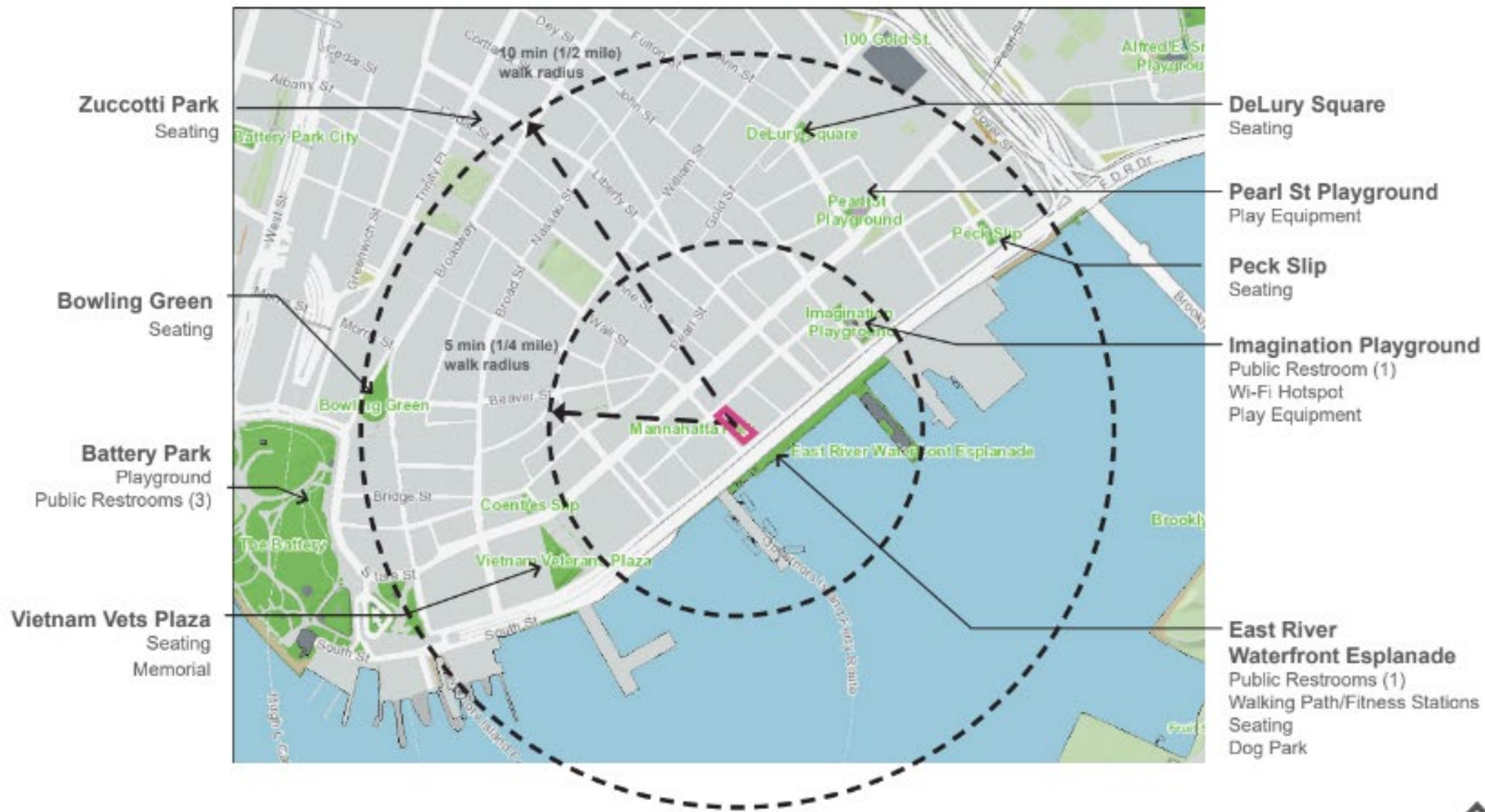
Site 200 FT



NYC Parks

Mannahatta Park | Project Location










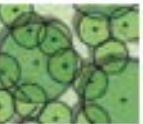




Mannahatta Park | Neighborhood Context

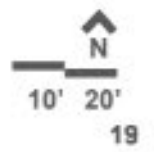


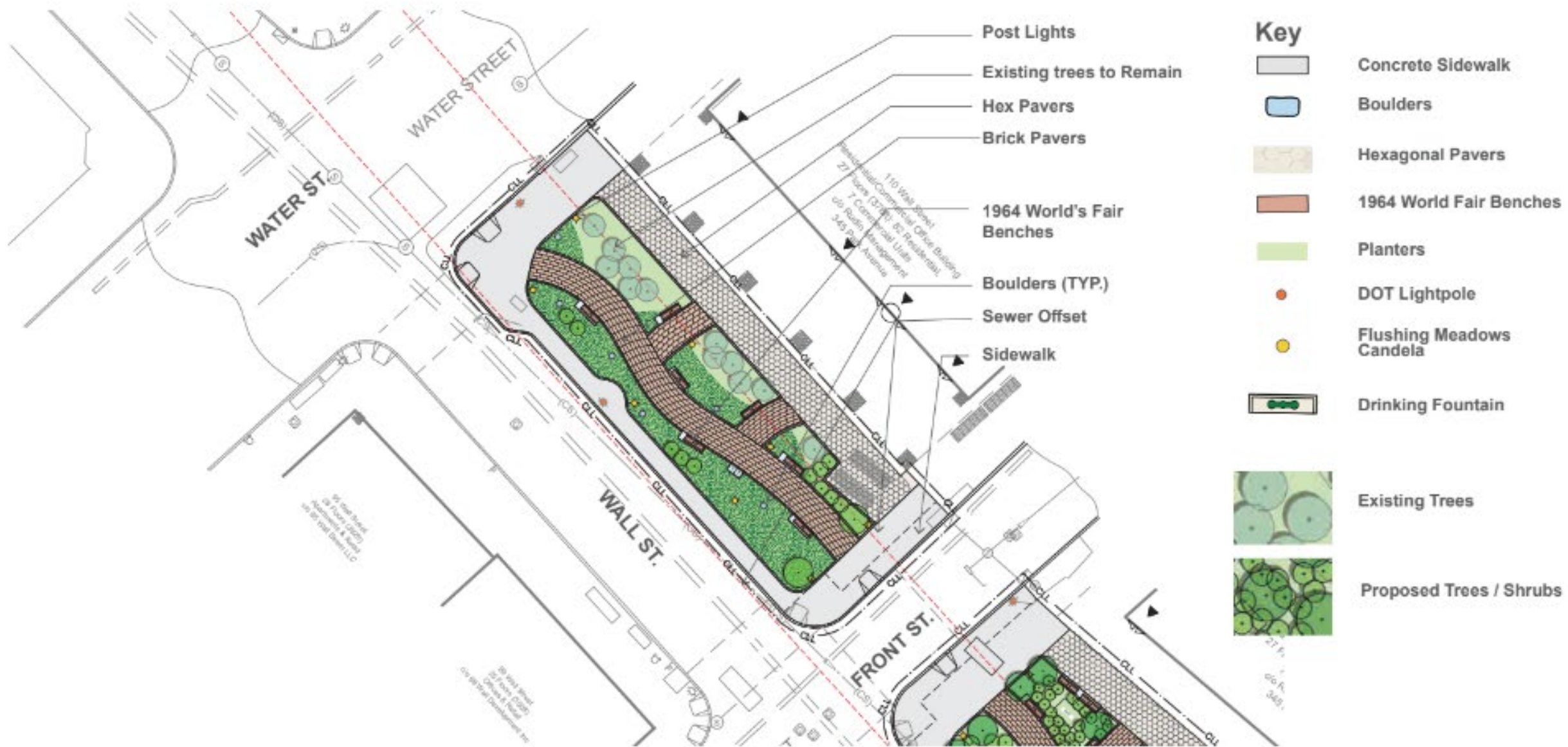
Key

-  Concrete Sidewalk
-  Boulders
-  Hexagonal Pavers
-  1964 World Fair Benches
-  Planters
-  DOT Lightpole
-  Flushing Meadows Candela
-  Drinking Fountain
-  Existing Trees
-  Proposed Trees / Shrubs



Mannahatta Park | Proposed















Mannahatta Park | North Detail





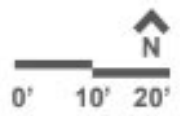
- Park Lights
- Hex Pavers
- Brick Pavers
- Trash receptacles
- Picnic Tables and Shade
- 1964 World's Fair Benches
- Boulders
- Sewer Offset
- Bottle Filler
- Swamp White Oak
- Concrete Sidewalk

Key

-  Concrete Sidewalk
-  Boulders
-  Hexagonal Pavers
-  1964 World Fair Benches
-  Planters
-  DOT Lightpole
-  Flushing Meadows Candela
-  Drinking Fountain
-  Existing Trees
-  Proposed Trees / Shrubs



Mannahatta Park | South Detail



East River Park Trust

**Empowering Our Community
for a Thriving East River
Waterfront**



**Segmentation:
From the Battery to East 14th
Street**

**Community Boards One and Three
have been asked to act and react
mostly independent of each other on
planning for the East River and its
waterfront.**

**Unlike our neighbors along the Hudson
River where Community Boards One,
Two and Four who continue to work
collaboratively with the Hudson River
Park Trust, a world-class waterfront
park, to improve accessibility, advance
notice for events, active recreation,
esplanade maintenance, landings for
ferries and berths for historic ships.**

East River Park Trust



Our community deserves better. We deserve a waterfront that reflects our values, meets our needs, and withstands the challenges of time and nature.

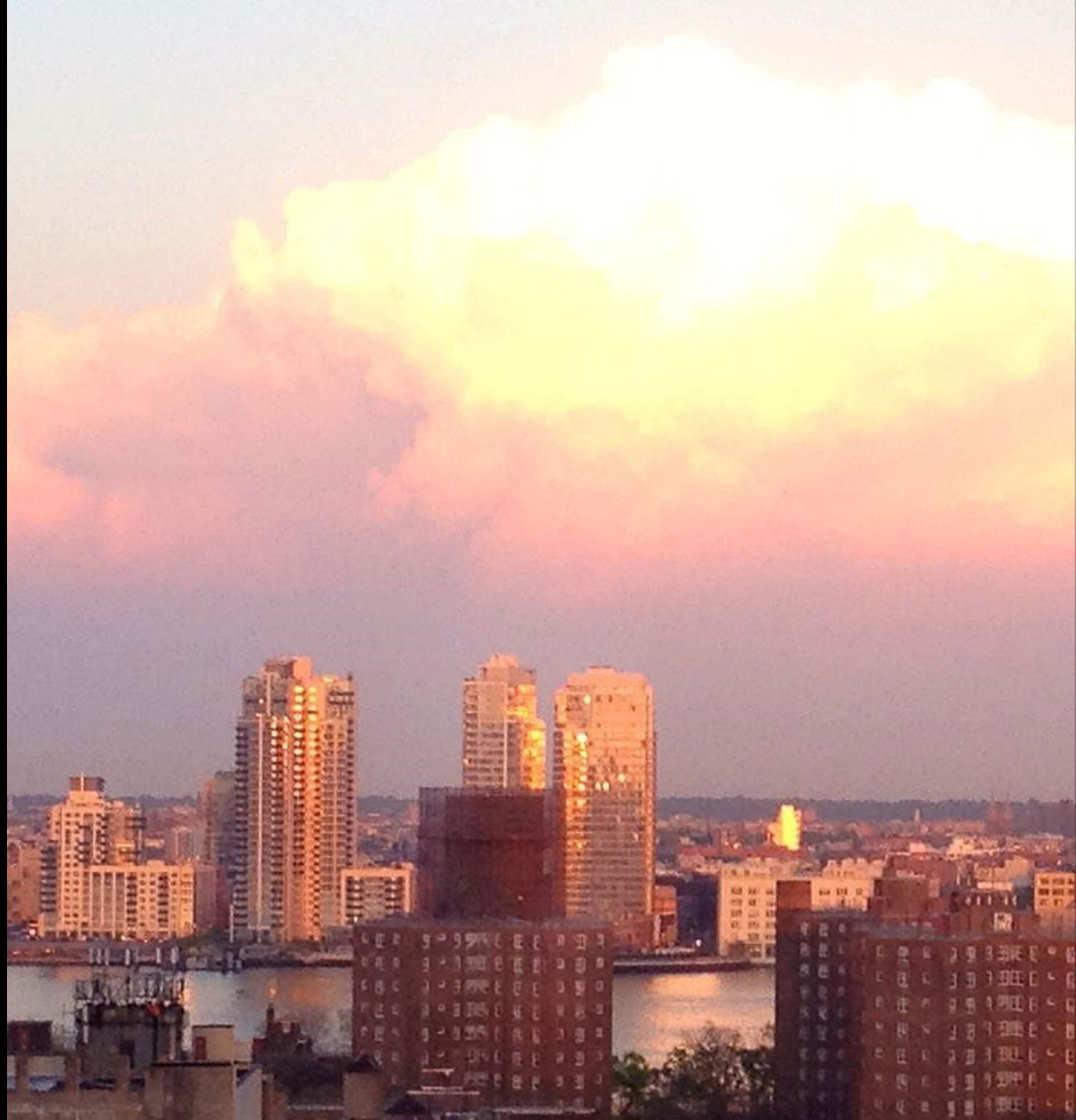
With billions of dollars earmarked for waterfront resilience, it is crucial that these investments are coordinated, transparent, and in line with a unified vision that spans beyond segmented boundaries and varying timelines.

East River Park Trust

We stand at a pivotal moment where we can redefine the stewardship of our East River waterfront.

By advocating for community control, we ensure that our voices are heard, our areas are properly cared for, and our investments are wisely made to create a resilient and inclusive waterfront for generations to come.

Elected Officials and Administrations may come and go, but the need for funding park operations and maintenance need a steady hand to withstand time, nature and climate change.



Proposed Artwork

Canal Park



Artist: Mike Hansel

Title: Intestinal Fortitude

Site: Canal Park, Manhattan

**Dates: August 15, 2024 –
March 30, 2025**

Material: Stainless steel

**Dimensions: 15ft H x 14ft W x
6ft D (Intestinal Fortitude)**

Weight: 800lbs

MANHATTAN COMMUNITY BOARD 1

Old Business

Executive Committee

T. Meltzer

1. DOT rule to expedite approvals for property owners to install e-bike battery swapping and charging cabinets on public sidewalks - Resolution
2. 35 Wall Street, application for adult-use retail dispensary license for EFTC Holding LLC – Resolution

MANHATTAN COMMUNITY BOARD 1

Old Business

3. Liquor license renewal notices for waivers due to timing - Resolution

- 5 Beekman Street, 5 Beekman Hotel Owner LLC, 5 Beekman Master Tenant LLC, Thompson Hotels LLC, Craft Beekman LLC and JVT Hospitality Group LLC dba The Beekman, Temple Court, Laissez Faire for full liquor license
- 114 Franklin Street, Casa Carmen LLC for full liquor license
- 39 Avenue of the Americas, York Street Lessee De LLC, York Street LLC, Hersha Hospitality Management LP dba Hilton Garden Inn for full liquor license
- 375 South End Avenue, 375 South End LLC dba Mezze by the River for full liquor license
- 55 Water Street, 3rd floor, Masterpiece Caterers Corp dba Sky 55 Bar and Grill for full liquor license
- 27 Barclay Street, FS NY F&B Company Inc dba Four Seasons Hotel Food & Beverage Services for full liquor license
- 99 Church Street, FSNY Restaurant Associates LLC aka Cut by Wolfgang Puck for full liquor license
- 25 North Moore Street 1A, Brandy Library Lounge LLC dba The Brandy Library for full liquor license

MANHATTAN COMMUNITY BOARD 1

New 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"