

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, May 24, 2022

TIME: 6:00 PM

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

AGENDA

“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](#).”

Public Session (6:00 PM – 6:45 PM)

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

- Ben Savitsky - Attorney representing applicant for 125 Carter Road and ready to answer questions
- Mary Dierickx - Supports Executive resolution regarding 123 Greenwich St.
- Kim Snyder - Against removal of “Justice” artwork
- Charles Lai - In support of independent community monitor to oversee prison project
- Dan Akkerman - In Support of state senate bills 9031A, B and D but not C. regarding Battery Park City. But would like to move forward without subpart C
- Kathleen Moore - Speaking in support of resolution regarding 123 Greenwich
- Jan Lee - In support of independent community monitor to oversee prison project
- Pat Smith - In support of Senate Bill 9031A regarding Battery Park City
- Justine Cuccia - In support of Senate Bill 9031A regarding Battery Park City
- Diane Lapson - Support of resolution to fix cobblestone streets
- Diane Stein - Support of resolution to fix cobblestone streets
- Mimi Flynn - Expressing support for and need of public toilet access program
- Graeme Birchall - Updating on the downtown boathouse - and thanked CB1 for support.
- Kelly McGowan - In support of Senate Bill 9031A regarding Battery Park City and in support of resolution to repair cobblestone streets
- Roger Byrom - Speaking regarding 60 Wall Street and supports resolution to reject the application
- John Dunner - Oppose efforts by 24 John St to receive a liquor license
- Maggie Curtis - With Hudson River Park - speaking to share information about summer programs
- Robert Bishop - Speaking on behalf applicants at 123 Greenwich Street in support of state legislation S9383
- Wendy Cassidy - Speaking regarding construction at 250 Water street. Concerned about a lack of communication from developer

Public Hearing (6:45 PM – 7:00 PM)

A) Follow-up on allowances or conditions that should be necessary to permit a community board member to contribute to quorum and vote without being physically present per the updates to Open Meetings Law that passed in the FY 2023 New York State Budget

- Mariama James - Is concerned regarding open meetings law as it relates to HIPAA, ADA privacy laws and other issues.

Presentation (7:00 PM – 7:15 PM)

A) 60 Wall Street, request for an updated Harmonious Relationship Report between the landmarked building at 55 Wall Street and the exterior renovations proposed to the base of the non-landmarked building at 60 Wall Street

Representatives from 60 Wall Street made presentation regarding application

Business Session

Adoption of April 2022 minutes

Motion to adopt was passed unanimously as presented by roll call of 44 in favor, 0 opposed, 0 abstained and 0 recused

Updates from Elected Officials

Jerrold Nadler - Hanna Weinerman

- House passed 2 bills to address supply issues with baby formula
- Passed domestic terrorism prevention act
- Chaired a committee discussion on access to abortion. Will continue to fight efforts to eliminate women's rights
- Working on a bill to curb over manhattan helicopter flights

Senator Brian Kavanaugh

- Session ends next Thursday
- Need to revisit gun violence issue
- Passed legislation which would add 2 seats to Battery Park City Board
- Working on a bill designed to deal with affordability issues in BPC
- Working on a bill to facilitate conversion of hotels to permanent housing

Assemblymember Yuh-Line Niou - Theo Perez

- Dismayed to learn SCOTUS seems poised to overturn Rv
- Passed several bills to protect abortion rights in NY
- Passed bills regarding an extension for workers comp for 9/11 first responders
- 8146 Control rates of increase for ground rent in BPC

Borough President Mark Levine

- Expressed dismay regarding the horrific shootings in Texas today
- Welcome to the new CB members
- Over 900 applicants for 300 spots
- Expressed concern about hybrid meeting structure and covid protection protocols
- Working to secure legal guidance on how to move forward with CB1 meetings

Councilmember Christopher Marte - Max Duetche

- Updated the Community Board on a variety of initiatives happening in City Council

District Manager’s Report – L. Reynolds

- Discussions about a return to in-person meetings next month

Chairperson’s Report – T. Meltzer

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

Committee Reports

A) Nominating Committee

J. Galloway

1. Candidates for Chairperson, Vice–Chairperson, Secretary, Assistant Secretary and Treasurer – Report and request from the floor
Current Nominations:
Tammy Meltzer, Chairperson
Alice Blank, Vice-Chairperson
Mimi Flynn, Secretary
Open, Assistant Secretary
Mariama James and Bernard Lin, Treasurer

B) Licensing & Permits Committee

S. Cole

1. State Enabling Legislation Licensing & Permits - Resolution
Motion to table - Approved by a roll call vote of 40 in favor, 3 opposed, 0 abstained and 0 recused
2. CB on the Downtown Cannabis Forums and other new policies that may pertain to applicants - Report
3. Feedback for Hide Lounge INC d/b/a Artazen Hotel at 24 John Street - Report

Governor’s Island area

1. 125 Carder Road, application for new and temporary retail permit license for Grupo Gitano LLC & Gitano NYC LLC – Resolution
Approved by a vote of 41 in favor, 0 opposed, 1 abstained and 2 recused
2. 515 Wheeler Avenue, application for new and temporary retail permit license for M. Fox - Resolution
Approved by a vote of 42 in favor, 0 opposed, 0 abstained and 2 recused

Tribeca area

1. 288 West Street, application for new and temporary retail permit wine, beer and cider license for Bklyn Clay LLC - Resolution
Approved by a vote of 43 in favor, 1 opposed, 0 abstained and 0 recused

Financial District area

1. 100 Greenwich Street, application for new and temporary wine, beer & cider retail permit license for Concord Panorama Greenwich LLC d/b/a Fairfield Inn & Suites NY Downtown Manhattan/World Trade Center Area - Resolution
Approved by a vote of 44 in favor, 0 opposed, 0 abstained and 0 recused

2. 120 Cedar Street, application for new and temporary wine, beer & cider retail permit license for Dek Foods Inc. d/b/a/ Mughlai Indian Cuisine - Resolution
Approved by a vote of 44 in favor, 0 opposed, 0 abstained and 0 recused
3. 25 Broad Street, application for new and temporary retail permit license for La Grande Boucherie Wall Street LLC d/b/a LaGrande Boucherie - Resolution
Approved by a vote of 44 in favor, 0 opposed, 0 abstained and 0 recused

C) **Executive Committee**

T. Meltzer

1. 107 South Street, application exterior changes adding a fire escape at the rear and window modifications – Resolution
Approved by a vote of 43 in favor, 0 opposed, 1 abstained and 0 recused
2. Remote Member Allowances for Hybrid Meetings Per the New Open Meeting Law Provisions – Resolution
Approved by a vote of 42 in favor, 2 opposed, 0 abstained and 0 recused
3. Future and Pending New York State Legislation - Waiver of SLA 200 Foot Rule for 123 Greenwich Street - Resolution
Approved by a vote of 39 in favor, 3 opposed, 1 abstained and 0 recused
4. Future and Pending New York State Legislation - Waiver of SLA 200 Foot Rule for 111 & 115 Broadway - Resolution
Approved by a vote of 40 in favor, 2 opposed, 1 abstained and 0 recused
5. Future and Pending New York State Legislation - S9032 - Relating to Affordability in Battery Park City - Resolution
Amended resolution approved by a vote of 39 in favor, 1 opposed, 3 abstained and 0 recused
6. Bylaws Revision for Remote Voting- Resolution
Approved by a vote of 00 in favor, 0 opposed, 0 abstained and 0 recused
7. Bylaws Revision to Agendas to Require Public Hearing and Allow Roll Call Vote on Adoption of Minutes – Resolution
Approved by a vote of 44 in favor, 0 opposed, 0 abstained and 0 recused
8. Funding for the DOT Streets Master Plan Questions & Answers - Report

C) **Quality of Life & Delivery Services Committee**

P. Moore

1. Demanding Public Bathrooms and Bathroom Access in Lower Manhattan – Resolution
Approved by a vote of 43 in favor, 0 opposed, 0 abstained and 0 recused
2. Cobblestone Streets in Lower Manhattan – Resolution
Both resolutions Approved by a vote of 43 in favor, 0 opposed, 0 abstained and 0 recused
3. 9/11 Reporting Bill - Report

E) **Battery Park City Committee**

J. Cuccia

1. Skylight Productions/Fox Entertainment Event – Resolution
Approved by a vote of 42 in favor, 1 opposed, 0 abstained and 0 recused
2. Request for Legal Battery Park City Residents to be Appointed to Open and Expiring Board Seats - Resolution
Both resolutions approved by a vote of 43 in favor, 0 opposed, 0 abstained and 0 recused
3. Forum for Feedback about the Timing of Resiliency Measures and Imminent Closure of Wagner Park in Battery Park City - Report
4. Forum for Feedback of the Battery Park City Authority by Local Organizations - Report
5. BPC Security Update – Report

F) **Landmarks & Preservation Committee** J. Friedman

1. Recommendation on new LPC Commissioners - Resolution
Approved by a vote of 43 in favor, 0 opposed, 0 abstained and 0 recused

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

1. Funding for the DOT Streets Master Plan - Resolution
Approved by a vote of 43 in favor, 0 opposed, 0 abstained and 0 recused
2. Holland Tunnel Traffic: Improving Safety at Vestry Street - Report

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

1. Funding an Independent Environmental Monitor for the Manhattan Detention Complex Project - Resolution
Approved by a vote of 44 in favor, 0 opposed, 0 abstained and 0 recused
2. 250 Water Street Brownfield Cleanup Program – Report
3. Lower Manhattan Quarterly Resiliency Update - Report

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

1. Governors Island Seasonal Update - Report
2. City Hall Park – Report
3. 9/11 Memorial Museum Plaza Public Access Hours – Report
4. Future of the Coast Guard Building site - Report

J) **Youth & Education Committee** T. Joyce

1. Charter School Presentation by Charter School of the Arts - Report
2. Harbor School Update – Report
3. Summer Rising Presentation - Report

K) **Land Use, Zoning & Economic Development Committee** P. Kennell/L. Starr

1. Manhattan Detention Complex Construction Update & Sally Port Public Design Commission Application - Resolution
Approved by a vote of 43 in favor, 0 opposed, 0 abstained and 0 recused

New Business

1. 60 Wall Street, request for an updated Harmonious Relationship Report between the landmarked building at 55 Wall Street and the exterior renovations proposed to the base of the non-landmarked building at 60 Wall Street - Resolution
Approved by a vote of 26 in favor, 12 opposed, 4 abstained and 0 recused

Old Business

Adjournment

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"