

**COMMUNITY BOARD 1-MANHATTAN**  
**MINUTES**

DATE: Tuesday, April 25, 2023

TIME: 6:00 PM

PLACE: DCTV 87 Lafayette Street (USE ENTRANCE ON WHITE STREET)  
and Live Remote Meeting - <https://live.mcb1.nyc>

**We encourage the community to attend remotely**

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**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 (6:10 PM – 6:35 PM)**

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

- Nina Schwalbe - 55 White Street Block Association - speaking regarding a question about trash pickup
- Bob Townley - advocating recognition of community board chairs in Borough President’s office honorarium wall. Also concerned about marijuana rules in the local community.
- Max Bookman - Liquor License Lawyer - Representing CBCS regarding application before board
- Adam Klein - Hotel Barriere - in support of liquor license
- David Sharkey - New York Marriott Downtown Manager speaking with concern for the homeless shelter going in on Washington Street
- Mariama James - reporting on schoolbus backup on Gold Street
- Erica Woltz Feiler - advocating for Hotel Barriere
- Usila Jung - concerned about the dust from the garage collapse
- Alexa Cohen - in support of 456 Greenwich

**Public Hearing (6:32 PM – 6:35 PM)**

Topic: Suggestions for the Adaptive Reuse of Public Buildings in Community District 1

- No one signed up to speak

**Business Session**

Adoption of March 2023 minutes

Motion to adopt was passed unanimously as presented by roll call of 36 in favor, 0 opposed, 0 abstained and 0 recused

## Updates from Elected Officials

- Max Deutsch, Councilman Chris Marte's Office - updates for those impacted by the garage collapse - relevant updates for the community
- Jasper Scott, Assemblymember Grace Lee's Office - updates on legislative initiatives
- Emily Leng, State Senator Brian Kavanaugh - updates on legislative initiatives
- Andrew Chang, Manhattan Borough President Mark Levine's Office - updates for the community
- Roy Ruiz, Assemblymember Deborah Glick's Office - updates on legislative initiatives
- Assemblymember Charles Fall -

## District Manager's Report - L. Reynolds

- Thanks DCTV for the space
- Summary of walkthrough with Pace looking at new construction on Nassau and Beekman
- Anne Street garage collapse updates - FDNY is in charge of site conditions with support from NYPD - DoB handled vacating adjoining buildings - demolition will take place - those displaced should call 718 422 8700 to be allowed to retrieve personal items - testing for asbestos
- BPC update - move cars before the event in the morning or they will be towed

## Chairperson's Report – T. Meltzer

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

## **Committee Reports**

### A) **Executive Committee**

T. Meltzer

1. 501 A Enforcement of Parking Regulations  
Vote was passed by 26 in favor, 7 opposed, 5 abstained and 0 recused
2. Open Dining Community Blueprint - Presentation by Leslie Clark, CUEUP- Resolution  
Vote was passed by 32 in favor, 2 opposed, 3 abstained and 0 recused
3. Including Outdoor Seating as Capacity to Determine Bathroom Requirements - Resolution<sup>1</sup>  
Vote passed 28 in favor, 7 opposed, 2 abstained and 0 recused
4. Event Route Review: 9/11 Memorial & Museum Annual 5K (Sunday, April 30th, 2023) - Report
5. Event Route Review: American Heart Association 2023 Wall Street Run & Heart Walk (Thursday, May 18th, 2023) - Report
6. Automatic Attendance Review Process in Bylaws - Report
7. Open Streets Amendments to DOT Traffic Rules – Report

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<sup>1</sup> This voting item was previously bundled with voting item #3 on the Executive Agenda. It has been broken out for clarity as two resolutions resulted from the discussion.

B) **Licensing & Permits Committee**

S. Cole

**Financial District area**

1. One Wall/ 3 New Street, Printemps America Inc. d/b/a Printemps, new application for a full liquor license – Resolution  
  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
2. 80 Nassau Street, Mekong 88 d/b/a IMM, new application for a wine beer cider liquor license – Resolution  
  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
3. 45 West Broadway, Barcade West Broadway LLC d/b/a Barcade, new application for a on premise full liquor license – Resolution  
  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
4. 66 Pearl Street, 66 Pearl Street LLC, new application and temporary retail permit for a full liquor license – Resolution  
  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
5. 88 Wall Street, 88 Wall manager LLC & JJ Hospitality 1 LLC, application for a method of operation change to add alcohol service to 14th Floor outdoor until 10 pm for hotel on premise liquor license – Resolution  
  
Vote passed 37 in favor, 0 opposed, 0 abstained and 0 recused
6. 140 Broadway, lower lobby, Good Eating Company LLC, new application for a full liquor license – Report

**Governor's Island area**

1. 125 Carder Road, application for a method of operation change on liquor license for Grupo Gitano LLC & Gitano NYC LLC d/b/a Gitano Island - Resolution  
  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused

**Battery Park City area**

1. 200 Liberty Street, Golfzon Social LLC d/b/a Golfzon Social, application for a new application and temporary retail permit for liquor license – Resolution  
Motion to send back to committee for clarification on the terrace and hours  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused

**Tribeca area**

1. 239 West Broadway, Chipandtinanyc LLC, new application and temporary retail permit for full liquor license – Resolution  
  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
2. 396 Broadway, Bridgeton F&B management LLC, Bridgeton 396 Property master Tenant LLC, Dream Logic Hospitality LLC d/b/a Walker Hotel Tribeca, method of operation changes to liquor license – Resolution  
  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused

3. 73 Warren Street, Carpincho LLC d/b/a OL'DAYS, new application and temporary retail permit for full liquor license – Resolution  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
4. 456 Greenwich Street, CBCS Washington Street LP and Hotel Barriere Management USA Company LLC d/b/a Hotel Barriere, method of operation changes to liquor license – Resolution  
Motion to send resolution back to committee  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused

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

1. 141 Duane Street, removal of existing grid system above storefront and replace with HVAC louvers – Resolution  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
2. Boltex Building 32/34 Walker Street, an existing cast-iron building to merged and refurbished with adjacent lot into a new residential building with retail on ground - Report

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

1. West Side Task Force – Report
2. Exploring Funding for Lower Manhattan Resiliency Projects - Report

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

1. 9/11 Survivor Legislative Updates – Resolution  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
2. Public Safety Update – Report
3. USGSA: Future Southern District of New York Office Renovation Work – Report
4. DDC/Street Reconstruction Updates - Report

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

1. Community Feedback on the BPCA Reach-Specific Workshops – Report
2. Activation of the Pataki Parkway Between West Thames Street and The Battery - Report
3. The State of Small Businesses in Battery Park City - Report
4. BPC Security Update – Report
5. BPCA Report – Report

**G) Land Use, Zoning & Economic Development**

P. Kennell

1. Downtown Alliance Quarterly Update – Report
2. Committee Preparation to review the Zero Carbon Text Amendment & 60 Wall Street Land Use Proposals – Report

**H) Transportation & Street Activity Permits Committee**

B. Kay

1. Friends of Duane Street Park celebration SAPO application, presentation by FDP board member Bettina Teodoro – Resolution  
Voted was 37 in favor, 0 opposed, 0 abstained and 0 recused
2. Mobility Plan - Report
3. Open Streets Process and Proposed Rule Change - Report

**New Business**

1. RFP for Adaptive Re-Use Option for Manhattan Borough Based Jail - Resolution  
Voted was 35 in favor, 0 opposed, 0 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](mailto:man01@cb.nyc.gov)

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