

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

DATE: Tuesday, January 23, 2024

TIME: 6:00 PM

PLACE: 1 Centre Street, Northside  
and Live Remote Meeting - <https://live.mcb1.nyc>

The public is welcome to attend in person or on webex

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**AGENDA**

**Public Session (6:00 PM – 7:00 PM)**

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

- Jackie Wong speaking in opposition to proposed shelter on Beekman Street
- Matt on behalf of Spruce PTA - speaking in opposition to proposed shelter on Beekman Street
- President of South Bridge Towers - speaking in opposition to proposed shelter on Beekman Street
- Charles Trualto, South Bridge Towers board - speaking in opposition to proposed shelter on Beekman Street
- Melanie Schnuriger Pine Street School parent speaking in opposition to proposed shelter on Beekman Street
- Dan Cioaca speaking in opposition to the proposed shelter
- Titus Negrescu - Manager of Beekman Hotel - speaking in opposition to proposed shelter on Beekman Street
- Scott Hobart - speaking in opposition to proposed shelter on Beekman Street
- Lewis Gross DDS - speaking in opposition to proposed shelter on Beekman Street
- Charles Chawalko - speaking in opposition to proposed shelter on Beekman Street
- Tiffany Winbush - concerned that the city did not due its “due diligence” with regard to the proposed shelter on beekman street
- Scott Hobart - Friends of Beekman - speaking in opposition to proposed shelter on Beekman Street
- Carlo Collabro - speaking in opposition to proposed shelter on Beekman Street
- Nora Ostrovsky - speaking in opposition to the proposed shelter on Beekman Street
- Maureen Silverman - asking residents to call congressman Goldman to call for a ceasefire in the war in Palestine
- Jason Chen - DSNY

**Public Hearing**

Topic: [City of Yes for Economic Opportunity proposal \(N240010ZRY and N240011ZRY\)](#)  
Zoning Text Amendment  
Jill Goodkind speaking about the economic plan.

## **Business Session**

### A) Adoption of December 2023 minutes

Motion to adopt was passed unanimously as presented by a roll call of 38 in favor, 0 opposed, 0 abstained and 0 recused

### B) Updates from Elected Officials

- a. Mark Levine - Updated attendees on the proposed Beekman Street Shelter, City of Yes and other priorities
- b. Tevin Williams - Rep Goldman's office - updated the board on priorities that impact the community
- c. Dan Byers - Senator Kavanugh's office - updated the board on priorities that impact the community - 212-298-5565
- d. Roy Ruiz - AM Glick's office - updated the board on priorities that impact the community
- e. Max Deutsch - CM Marte - updated the board on priorities that impact the community
- f. Lupe Hernandez - Public Advocate's office - updated the board on priorities that impact the community

### C) Treasurer's Report – M. James

### D) District Manager's Report – Z. Bommer

### E) Chairperson's Report – T. Meltzer

## **Report**

## **Committee Reports**

### **January 2024 resolutions**

## **Committee Reports**

### A) **Quality of Life & Service Delivery Committee** P. Moore

1. Proposed 41-43 Beekman Street Shelter - Resolution  
Vote was passed by 34 in favor, 2 opposed, 3 abstained and 0 recused
2. Flea Theatre - Report
3. Borough Based Jail deconstruction - Report
4. Water Street streetscape improvement project - Report
5. Pace University renovation project - Report

### B) **Executive Committee** T. Meltzer

1. Cannabis applications:
  - 386 Canal Street, Biwa Beads LLC – Resolution  
Vote was passed by 32 in favor, 3 opposed, 4 abstained and 0 recused
  - 88 Fulton Street, Bud Nation LLC - Resolution  
Vote was passed by 21 in favor, 14 opposed, 2 abstained and 0 recused

- 310 Canal Street, Omni Urban Crafters LLC – Resolution  
Vote was passed by 29 in favor, 5 opposed, 4 abstained and 0 recused

2. By-Laws Task Force - Report

**C) Land Use, Zoning & Economic Development Committee** P. Kennell

1. 25 Water Street (aka 115 Broad Street, 4 New York Plaza) – Application for City Planning Commission (CPC) Chair Certifications for Creation of an Open Air Café in the Existing Privately Owned Public Space (POPS) Plaza - Resolution  
Vote was passed by 32 in favor, 4 opposed, 2 abstained and 0 recused

2. 25 Water Street (aka 115 Broad Street, 4 New York Plaza) – Application for City Planning Commission (CPC) Chair Certifications for (1) Horizontal Enlargement Within an Existing Privately Owned Public Space (POPS) Arcade and (2) Design Modifications to an Existing POPS Plaza - Resolution  
Vote was passed by 36 in favor, 1 opposed, 1 abstained and 0 recused

3. Public Hearing City of Yes for Economic Opportunity proposal (N240010ZRY and N240011ZRY) Zoning Text Amendment - Resolution
1. Proposal to amend 4 - according to borough board resolution??? - accepted
  2. Proposal to amend 5 - change to disapprove and require permitting, limit hours, exclude rooftop use - accepted
  3. Proposal to amend 6 - exclude Gov Island - accepted
  4. Proposal to amend 8 - exclude life sciences from residential buildings - Coleman, Galloway opposed, Kennell abstain - accepted
  5. Proposal to amend 10 - indoor amusement facilities should comply with height and bulk - exclude Gov Island - accepted
  6. Proposal to amend 11 - other borough board resolution items - except for the item about condo and co-op - accepted
  7. Proposal to amend 15 - require community board review - accepted
- Vote was passed by 30 in favor, 0 opposed, 0 abstained and 0 recused

**D) Transportation & Street Activity Permits Committee** J. Coleman

1. Daylighting corners for pedestrian safety - Resolution  
Vote was passed by 26 in favor, 1 opposed, 3 abstained and 0 recused
2. Congestion pricing: release of Traffic Mobility Review Board recommendations on a tolling structure - Resolution  
Vote was passed by 23 in favor, 3 opposed, 3 abstained and 1 recused

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

1. Brookfield Ferry Terminal Process for Private Charters, PANYNJ, NY Waterways - Report
2. North/West Battery Park City Resiliency Project Post - 30% Design Update – Reaches 6 & 7 - Report
3. South Battery Park City Construction - Report
4. Programming, Construction and Event Updates - Report
5. Wagner Park Task Force Updates - Report

F) **Licensing & Permits Committee** S. Cole

**Tribeca area**

1. 253 Church Street, TK Tribeca LLC dba Tara Kitchen, application for a class change on a full liquor license - Resolution  
Vote was passed by 30 in favor, 0 opposed, 0 abstained and 0 recused

**Financial District area**

1. 17 Battery Place, Terravita Battery Park LLC dba Terravita, new application and temporary retail permit for full liquor license - Resolution  
Vote was passed by 30 in favor, 0 opposed, 0 abstained and 0 recused

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

1. Enrollment numbers 2023-2024 - District 2 - Report
2. Harbor School Lease and New Campus Plan Updates - Report

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

1. Docket number LPC-24-01920; 315 Greenwich Street, face repairs and maintenance, additional new glass fiber reinforced plastic, addition of stair and stair bulkhead on the roof, removal of existing non-historic storefront; removal of fire escape landings - Resolution  
Vote was passed by 30 in favor, 0 opposed, 0 abstained and 0 recused
2. Docket number LPC-24-05823; 77 Hudson Street removal of vault lights - Resolution  
Vote was passed by 30 in favor, 0 opposed, 0 abstained and 0 recused
3. Docket number LPC-24-05844; Governor Island, Installation of ADA ramps at buildings 111 and 114, Governors Island and installation of light poles adjacent to Buildings 111, 112 and 114 - Resolution  
Vote was passed by 28 in favor, 1 opposed, 1 abstained and 0 recused
4. Docket number LPC -22-09644, 83 Chambers Street aka 65 Reade Street  
Docket number LPC- 22-09645, 85 Chambers Street aka 67 Reade Street - Tribeca South Historic District, Manhattan Block 149, Lot 6 - Interior demo and modifications to create (2) commercial units and (8) residential units; NO building extension or addition of floors to the bulk of the building; Replacement of storefront (s) and upper floor windows; Clean and repair street facing facades; Removal of exterior fire escape - Resolution  
Vote was passed by 28 in favor, 2 opposed, 0 abstained and 0 recused

I) **Waterfront, Parks & Cultural Committee** A. Zelter

1. Plus Pool, floating pool test run this summer - Resolution  
Vote was passed by 29 in favor, 1 opposed, 0 abstained and 2 recused

**New Business**

**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"