



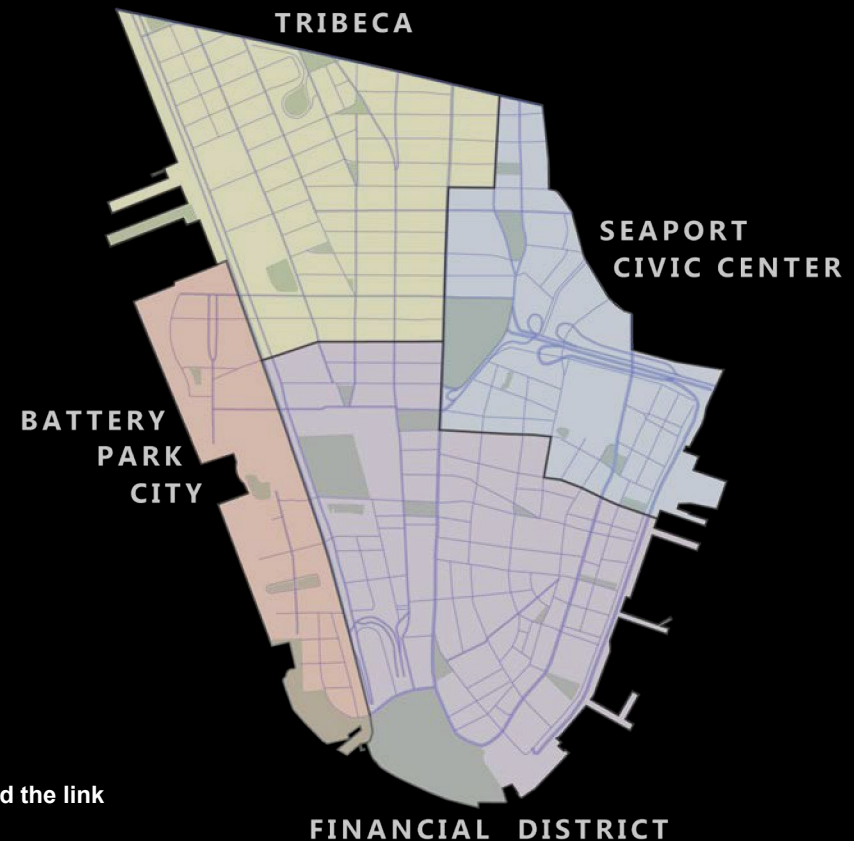
The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, April 25, 2023
6:00PM

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

Tammy Meltzer, Chairperson
Alice Blank, Vice Chairperson
Lucian Reynolds, 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.](#)”

MANHATTAN COMMUNITY BOARD 1 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 – 6:45 PM)

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



MANHATTAN COMMUNITY BOARD 1

Public Hearing (6:45 PM – 7:00 PM)

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



MANHATTAN COMMUNITY BOARD 1

- A) Adoption of March 2023 minutes
- B) Updates from Elected Officials
- C) Treasurer's Report – M. James
- D) District Manager's Report – L. Reynolds
- E) Chairperson's Report – T. Meltzer

**Community Board #1 Treasurer's Report - Fiscal Year 2023 as of March 31, 2023
July 1, 2022 to June 30, 2023**

| | | Submitted by Mariama James, Treasurer on Tuesday, April 25, 2023 | | | | | |
|---|--|--|--------------------|--------------------|--------------------|--------------|---------------------|
| OMB Budget | | Budget | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | Unexpended |
| Spending Category | | | 7-1 to 9-30 | 10-1 to 12-31 | 1-1 to 3-31 | 4-1 to -6-30 | Balance |
| Telephone | | \$1,245.00 | \$1,245.00 | \$0.00 | \$0.00 | | \$0.00 |
| General Supplies | | \$1,396.00 | \$77.02 | \$0.00 | \$142.52 | | \$1,176.46 |
| Food | | \$500.00 | \$172.32 | \$0.00 | \$133.50 | | \$194.18 |
| Cleaning Supplies | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Data Supplies | | \$2,400.00 | \$0.00 | \$0.00 | \$2,070.88 | | \$329.12 |
| Office Equipment | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Data Processing Equipment | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Printing | | \$204.00 | \$0.00 | \$0.00 | \$204.00 | | \$0.00 |
| Travel | | \$500.00 | \$0.00 | \$0.00 | \$0.00 | | \$500.00 |
| Leasing | | \$220.00 | \$219.23 | \$0.00 | \$0.00 | | \$0.77 |
| Service Contract/Office Equipment Maintenance | | \$2,450.00 | \$2,450.00 | \$0.00 | \$0.00 | | \$0.00 |
| Training/Consultant | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Furniture | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Rental Space | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Consultant Contract | | \$8,500.00 | \$0.00 | \$0.00 | \$5,646.00 | | \$2,854.00 |
| Postage | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Personnel Services | | \$240,176.00 | \$48,896.09 | \$48,313.80 | \$61,160.47 | | \$81,805.64 |
| Totals | | \$257,591.00 | \$53,059.66 | \$48,313.80 | \$69,357.37 | | \$86,860.17 |
| Street Fair Fundraising | | | | | | | |
| Spending Category | | Budget | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | Unexpended |
| | | | 7-1 to 9-30 | 10-1 to 12-31 | 1-1 to 3-31 | 4-1 to -6-30 | Balance |
| To be scheduled | | \$110,058.00 | \$500.00 | \$0.00 | \$0.00 | | \$109,558.00 |
| Data Processing Equipment | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Donation | | \$950.00 | \$950.00 | \$0.00 | \$0.00 | | \$0.00 |
| Travel | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| General Supplies | | \$4,050.00 | \$0.00 | \$0.00 | \$0.00 | | \$4,050.00 |
| Food | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Consultant Contract | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | | \$0.00 |
| Totals | | \$115,058.00 | \$1,450.00 | \$0.00 | \$0.00 | | \$113,608.00 |

Grants

| Spending Category | Unexpended | | Budget Balance | 1st Qtr. | 2nd Qtr. | | 3rd Qtr. |
|---------------------|-------------|--------------|-------------------|----------|-------------|---------------|----------|
| | 4th Qtr. | | | | 7-1 to 9-30 | 10-1 to 12-31 | |
| | 1-1 to 3-31 | 4-1 to -6-30 | | | | | |
| Consultant Contract | \$0.00 | | \$6,000.00 | \$0.00 | \$4,184.25 | \$1,815.75 | |
| Totals | \$0.00 | | \$6,000.00 | \$0.00 | \$4,184.25 | \$1,815.75 | |

MANHATTAN
COMMUNITY BOARD 1

DISTRICT MANAGER'S REPORT

April 2023



Manhattan Community Board 1 Chairperson's Report

April 2023 -HYBRID

SINCE LAST MEETING – The Chair has been at the following....

- Mar 30 – Opening of Pier 57
- Mar 31 – Bathroom Working Group
- April 3 - 250 Water Street Phase 2 Remediation Meeting with Lawra Dodge
- Apr 3 – MBPO Data Training Seminar
- April 4 – MCB 1-3 Connection on Resiliency with RBD
- Apr 4 – AM Lee & NYC re: Chinatown Jail
- Apr 12 - PDC Discussion
- Apr 13 - CB1 & CB3 - Chair/DM re: overlapping topics
- Apr 14 - Public bathroom Task Force Meeting
- Apr 14 - LM Historical Association 3rd annual honoring of the 293 Anniversary of the Consecration of the 1st Jewish Synagogue
- Apr 18 - Hudson River Park Advisory Council Exec Meeting
- Apr 19 - HRP Advisory Council Meeting at Pier 57
- Apr 19 - QOL Meeting - DDC announcements
- Apr 20 - MBPO - Borough Board
- Apr 23 - TGI - Sarah Meeting
- Apr 24 - Trust for Gov Island Press Event
- Apr 24- Speaker Heastie re: redistricting lines & State Budget

APRIL UPDATES....



erial view of the Exchange, showing the iconic forms designed to evoke the dramatic landscapes and hills of Governors Island.
Credit: Skidmore, Owings & Merrill



IN THE WORKS & WAITING TO HEAR:

DDC/Mayor's Office – BBJ UPDATE:

2 Week Pause and Meetings to be set up in May

LMDC – 5WTC – CAC Meeting Announced for May 3rd

EDUCATIONAL ALLIANCE UPDATE RE:5WTC - waiting for a new CEO

LOOK AHEAD:

ULURP – CITYWIDE Zoning Text Amendment - Net Carbon Neutrality – May 2023

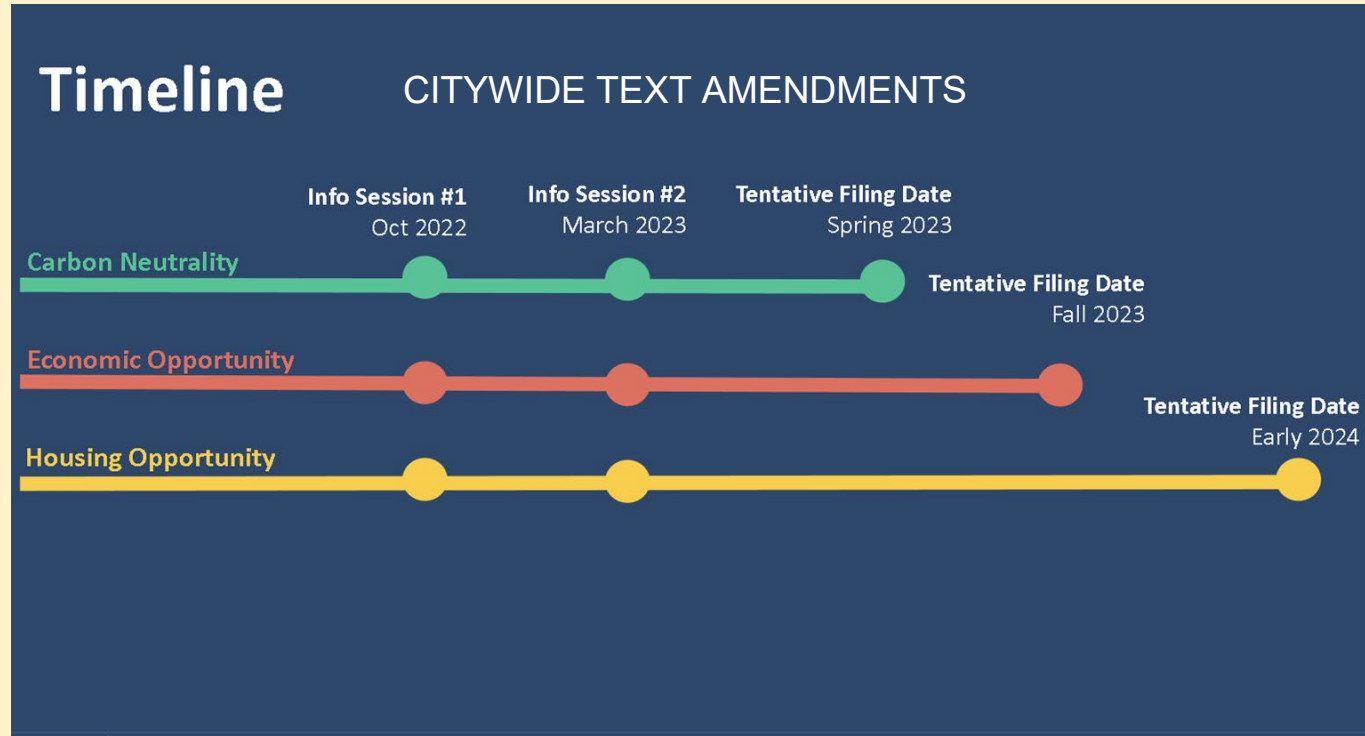
1ST PRECINCT – Monthly Community Council meeting – report issues and ask questions of NYPD for our neighborhood

**DCP - 60 Wall Street at LZE
DOT - 101 Barclay Bollards at DOT**

LOOK AT MAY AGENDAS FOR IMPORTANT UPDATES AND OUR WEEKLY NEWSLETTER

CB1 COMMITTEE MEETINGS WILL BE VIRTUAL (FULL BOARD - IN PERSON for Quorum)

Public Engagement = SAY SOMETHING





APRIL SHOWERS BRING MAY
FLOWERS...

WHAT'S NEW TO SEE? GET
OUT AND ENJOY THE
NEIGHBORHOOD BEAUTY!

IF YOU ARE OUT AND ABOUT IN CB1
PLEASE SEND IN YOUR PHOTOS

WE CAN USE THEM HERE OR IN OUR
NEWSLETTER!!!



MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. Intro 501A and the Enforcement of Parking Regulations - Resolution
2. Open Dining Community Blueprint - Presentation by Leslie Clark, CUEUP- Resolution
3. Including Outdoor Seating as Capacity to Determine Bathroom Requirements - Resolution*
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

*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.

MANHATTAN COMMUNITY BOARD 1

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
2. 80 Nassau Street, Mekong 88 d/b/a IMM, new application for a wine beer cider liquor license – Resolution
3. 45 West Broadway, Barcade West Broadway LLC d/b/a Barcade, new application for a on premise full liquor license – Resolution
4. 66 Pearl Street, 66 Pearl Street LLC, new application and temporary retail permit for a full liquor license – Resolution
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
6. 140 Broadway, lower lobby, Good Eating Company LLC, new application for a full liquor license – Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

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

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

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Tribeca area

1. 239 West Broadway, Chipandtinanyc LLC, new application and temporary retail permit for full liquor license – Resolution
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
3. 73 Warren Street, Carpincho LLC d/b/a OL'DAYS, new application and temporary retail permit for full liquor license – Resolution
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

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee – J. Friedman

1. 141 Duane Street, removal of existing grid system above storefront and replace with HVAC louvers - Resolution
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



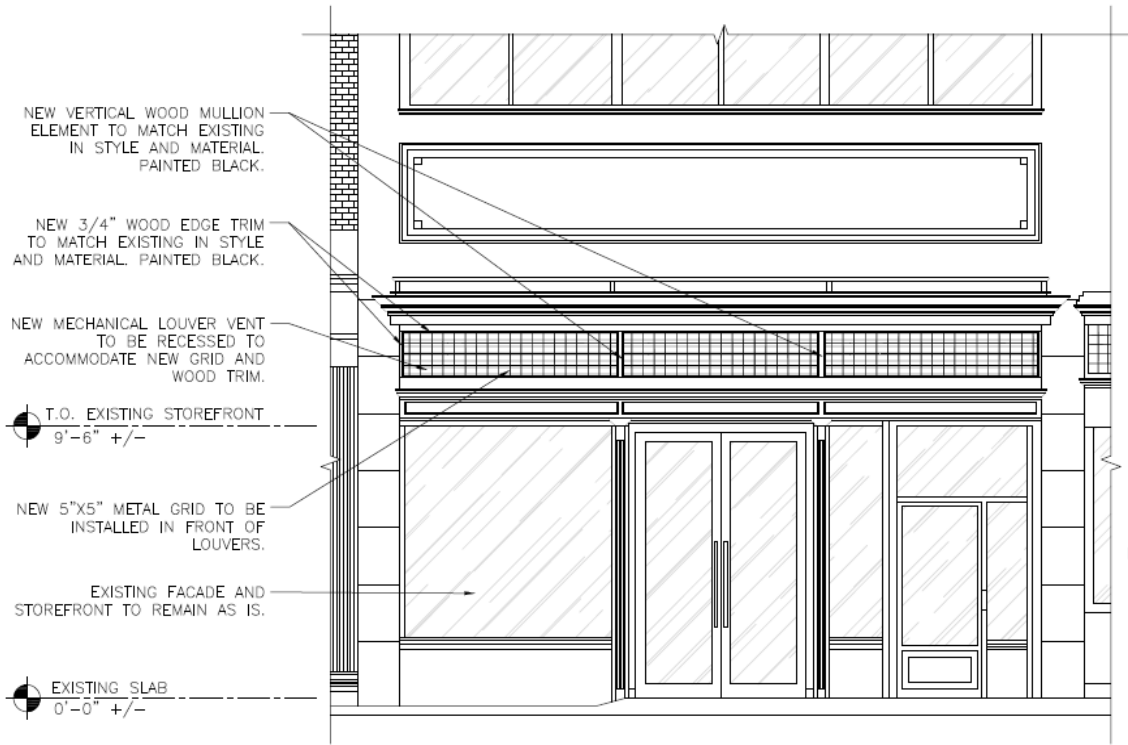
SOUTH EXTERIOR ELEVATION

141 DUANE ST. TRIBECA, MANHATTAN, NY

FACE TITLE:

LOCATION:

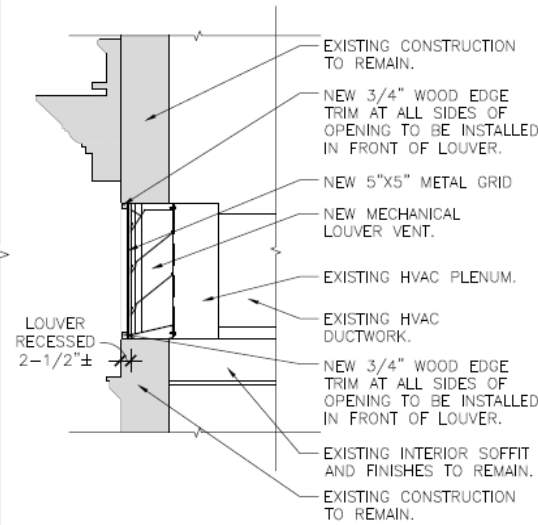
| | |
|-------------|-----------|
| SCALE: | NONE |
| MEDIA SIZE: | 11X17 |
| DRAWN BY: | KA0 |
| CHECKED BY: | GJW |
| DATE: | 4/17/2023 |
| PROJECT#: | 22-1210 |



1

SOUTH EXTERIOR ELEVATION

SCALE: N.T.S.



2

LOUVER SECTION

SCALE: N.T.S.



01 EXTERIOR ELEVATION (OP 1)
SCALE: N.T.S.

TAN GRID TO MATCH BUILDING
IN FRONT OF BLACK LOUVERS



02 EXTERIOR ELEVATION (OP 2)
SCALE: N.T.S.

BLACK GRID IN FRONT OF TAN
LOUVERS TO MATCH BUILDING

SOUTH EXTERIOR ELEVATION

141 DUANE ST. TRIBECA, MANHATTAN, NY

PANEL TITLE:

LOCATION:

| | |
|-------------|-----------|
| SCALE: | NONE |
| VIEW SIZE: | 11X17 |
| DRAWN BY: | KAO |
| CHECKED BY: | CJW |
| DATE: | 4/17/2023 |
| PROJECT#: | 22-210 |

MANHATTAN COMMUNITY BOARD 1

Environmental Protection Committee – A. Blank

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

MANHATTAN COMMUNITY BOARD 1

Quality of Life & Delivery Services Committee – P. Moore

1. 9/11 Survivor Legislative Updates - Resolution
2. Public Safety Update - Report
3. USGSA: Future Southern District of New York Office Renovation Work - Report
4. DDC/Street Reconstruction Updates - Report

MANHATTAN COMMUNITY BOARD 1

Battery Park 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

MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development Committee – 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

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Activity Permits Committee – B. Kay

1. Friends of Duane Street Park celebration SAPO application, presentation by FDP board member Bettina Teodoro – Resolution
2. Mobility Plan, Discussion continued from March -Report
3. Open Streets Process and Proposed Rule Change - Report

Friends of Duane Park celebration - RESOLUTION

The Friends of Duane Park's Street Activity Plan is:

- (1) to close Duane Street between Hudson Street and Greenwich Street from 6:00 a.m. to 10:00 pm on Sunday September 10, 2023;
 - (2) to barricade Staple Street at Duane Street to stop vehicles from entering Duane Street,
 - (3) to leave the sidewalks open;
 - (4) to seek public engagement for FDP's proposed resiliency and restoration project;
 - (5) to have a small podium with a microphone and speakers for welcoming remarks and a toast.
- Background music is planned during the afternoon and evening;

Therefore Be It Resolved That:

Manhattan Community Board 1 urges the Street Activity Permit Office (SAPO) to approve the Friends of Duane Park's Street activity permit application to close Duane Street between Hudson Street and Greenwich Street and to stop traffic from Staple Street from entering Duane Street for a one-day celebration on September 10, 2023

Mobility Plans - discussed March & April

RATIONALES:

Traffic studies are not intended for single venue locations

National Highway Traffic Safety Administration (NHTSA) - *need to consider bikers & walkers not just drivers* - so parking lots and even mass transit stops not enough info

Number of cyclists and people using other means of micro transportation continue to increase so we need infrastructure to encourage and accommodate this

Mass transportation options in Manhattan CD1 includes ferries (Pier 15, 11 & BPC), Staten Island ferry, buses, subways, PATH trains and Citi bikes PLUS Revel - *specific routes & stops needed*

Vehicles that drop off and pick up passengers include: FHV, private vehicles and charter buses

Need to know what pedestrian mobility space will be available

Mobility Plan Information for SAPO Requests

How applicant will:

Encourage and provide information about nearby mass transportation options including - subway, bus, Citi bike, ferries (NY Waterway, NYC Ferry, Staten Island ferry), PATH train, NJ Transit, etc.; and

Inform participants and attendees of locations where passengers can best be dropped off and picked up (is signage needed?); and

Provide parking information for cars & bikes as well as secure parking for bikes and stand up scooters (let committee know any issues);

Other information:

Will the applicant provide links to online transit search tools (e.g., MTA, citymapper.com, etc.)

The route for walk/runs along with the opening and closing times for the proposed street activity closures

MANHATTAN COMMUNITY BOARD 1

New Business

1. RFP for Adaptive Re-Use Option for Manhattan Borough Based Jail - Resolution

MANHATTAN COMMUNITY BOARD 1

Adjournment

MANHATTAN COMMUNITY BOARD 1

New Business

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"