



The City of New York

Manhattan Community Board 1

***Monthly Board Meeting
Tuesday, March 25, 2025
6:00 PM***

1 Centre Street, 19th Floor - Southside
Manhattan Borough President's Office
and [Live Remote Meeting](#)

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](#)"

MANHATTAN COMMUNITY BOARD 1

Public Session (6:00 PM – 7:00 PM)

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



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

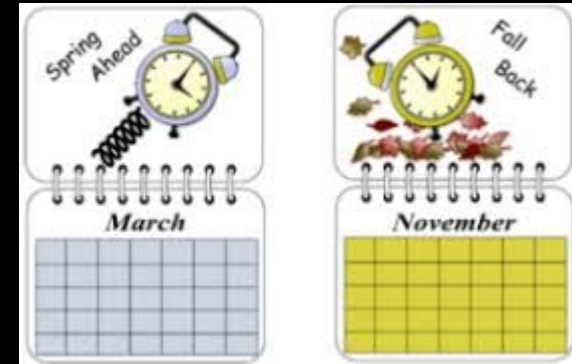
**The Manhattan Community Board 1 office is open,
but you must email us to set up an appointment.
Please use man01@cb.nyc.gov as the principal
means of communication with staff.**



MANHATTAN COMMUNITY BOARD 1

Public Hearing (7:00 PM – 7:30 PM)

Topic: New York City Preliminary Budget FY 2025-2026



MANHATTAN COMMUNITY BOARD 1

Business Session

- A) Adoption of February 2025 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 March 2025

CB1 - Passed City Comptroller's FY 2024 Audit

March 11, 2025

Dear Zach Bommer,

Based upon our review of the Imprest Fund payment vouchers (PRR1s) and the supporting documentation for the expenditures in FY 2024, we have determined that your agency is following the Directives 3 & 6 that govern the operations of an Imprest Fund account.

Thank you for your cooperation during this time. If you have any further questions, please feel free to contact our office.

Sincerely,



Anne Cheung

Bureau of Accountancy
Office of New York City Comptroller
Brad S. Lander



MANHATTAN COMMUNITY BOARD 1

District Manager's Report March 2025

New Community Service Assistant at CB1!

CB1 is continuing to act as a host training site for the NYC Department of the Aging's Older Adult Employment Training Program

Tracey Howard

Tracey@mcb1.nyc

The Senior Community Service Employment Program provides part-time, temporary employment opportunities for older adults, with the goal of helping them gain skills and experience to transition to unsubsidized employment.



MANHATTAN COMMUNITY BOARD 1

CB1 Searchable Resolutions on Airtable!

Shortened link: rb.gy/721lkl

Search with Magnifying Glass Tool
Filter by Date and Committee

Records go back to 2003

Airtable			Report abuse	Open App
MCB1 Resolutions - PUBLIC > CB1 Resolutions - Public			SEARCH TOOL HERE	
Date ▾	FILTER TOOL HERE		Filter	Sort 1
Resolution Title	Date ↓	Committee		
Proposed renovation at Building 301 – Governors Island 301 Comfort Road	2/25/2025	LANDMARKS & PRESERVATION COM...		
Support for FiDi-Seaport Climate Resilience Project Funding in the NYC FY25–26 Budget	2/25/2025	ENVIRONMENTAL PROTECTION CO...		
20 Exchange Place was designed by the most notable architect, Cross and Cross to be a commercial office building to house the City Bank-Farmers Trust...	2/25/2025	LANDMARKS & PRESERVATION COM...		
74 Hudson Street; A new building on an undeveloped parking lot property at the corner of Hudson and Worth Streets	2/25/2025	LANDMARKS & PRESERVATION COM...		
Battery Park City Authority Security Services RFP – Community Priorities	2/25/2025	BATTERY PARK CITY COMMITTEE		
Survey and RFP for 100 Gold Street Sale and Redevelopment by NYC Economic Development Corporation and NYC HPD	1/23/2025	EXECUTIVE COMMITTEE		

MANHATTAN COMMUNITY BOARD 1

Chronic Homeless Locations in CB1

1. Peter Minuit Plaza
2. Elizabeth Berger Park
3. Vesey St - Between Church to W. Broadway
4. 105 Reade Street
5. 125 Worth
6. 60 Lafayette
7. 112 South Street
8. Wall and Beaver
9. 195 Broadway
10. 76 Trinity Place
11. City Hall Subway Tunnel - Between 1 Centre and Frankfort St

MANHATTAN COMMUNITY BOARD 1

Chairperson's Report March 2025



REMINDERS FOR FULL BOARD: BUSINESS SESSION FOR BOARD MEMBERS

- Committee Reports without resolutions - 2 minutes/ topic presented or 6 minutes total.
 - Focus on highlights and summaries.
 - Details shared by links or from watching committee videos.
- Resolutions Protocols
 - Drafts due to the office no less than 24 hours prior to Full Board Meeting.
 - IF CHANGES ARE NEEDED AFTERWARDS - Highlight them on the draft and it will be reviewed at Full Board
 - If your committee meeting is in week 1 or 2 of the month - send drafts to the office within a week.
- FOR ALL BOARD MEMBERS:
Please note without a hospitality committee, snack food is not guaranteed at full board meeting, volunteers reach out to Lucy.



SINCE LAST MEETING -WHERE'S THE CHAIR?

- FEB 26 - SDOT ROUTE 9A POST-CORRIDOR BRIEFING &
- FEB 26 - SDOT ROUTE 9A WALK THROUGHS
- FEB 26 - COIB TRAINING WITH CBS 1,2, 3
- MAR 3 - CNY FELLOW David Ludwig AND MARCH 10
- MAR 3 - TICKET VENDOR LEGISLATION F/UP CM POWERS OFFICE
- MAR 4 - 100 GOLD ST SURVEY UPDATE
TBC BOARD OF TRUSTEE MEETING
- MAR 5 - 6TH AVENUE BIKE LANE PRESS EVENT- ZACH B. CCBA PARK ROW MEETING
- MAR 6 - CB1 - GREENSTREETS - ALICE BLANK
- MAR 7 - LITTLE ISLAND SUMMER UPDATE FOR CB1 ,2, 4 CHAIRS
PUBLIC TESTIMONY DOC/JAIL CONTRACT - City Council
- MAR 10 - AHA RUN UPDATES - CECM/SAPO
- MAR 12 - LMH CAB - DR BETTY KAY = THANK YOU!
- MAR 13 - TGI PREVIEW/ GEORGE JANES UPDATE
- MAR 17 - HRPT AC EC
- MAR 20 - BOROUGH BOARD
- MAR 21 - FIDI BATTERY WORKSHOP#2 - RESILIENCY PROJECT CONNECTIONS
- MAR 25 - EAST RIVER PARK WATERFRONT PARK WORKING GROUP

March UPDATES



Photos by TAM.

HEARD THIS MONTH AT MEETINGS....NEW DISCUSSIONS FOR WORKING GROUPS

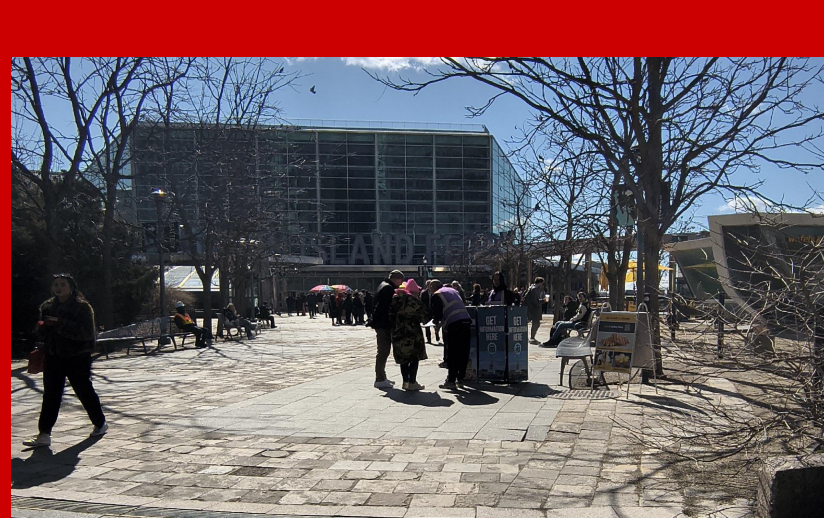
CONTACT ZACH FOR INFORMATION:

- COBBLESTONE WORKING GROUP - LAURA STARR AND ?
- PARKING REVIEW OF CB1 - WHO WANTS TO HEAD THIS UP?
- SCAFFOLDING CHECK UP/WALK BYS?
- OUTDOOR DINING - SITE CHECKS?

Please make sure if you hear or discuss it at a meeting - email us afterwards - we are happy to support our members who want to step up and lead...if you do not hear back - try again...

FOLLOW UPS....IN THE PIPELINE

1. LETTER TO NEW DEPUTY MAYOR RE: 320 PEARL STREET - SENT and will share this week on website.
2. MEETING WITH CHAIR WRIGHT - OCM
3. AUDIT FROM EEPC CB EMPLOYMENT PRACTICES
4. PUBLIC HEARINGS ON OUTDOOR DINING APPLICATIONS
5. DCWP Legislation & Rule Changes for Online Vending/Ticket Hawkers
6. EAST RIVER WATERFRONT PARK WORKING GROUP



RULE CHANGE WITH DIFFERENT TIMELINE

"The New York City Department of Transportation ("DOT") is proposing to amend title 34 of the Rules of the City of New York to **authorize DOT's pedestrian plaza and open streets partners, through their concession agreements with DOT, to permit their sub-concessionaires to designate areas of DOT pedestrian plazas and open streets for exclusive use by their patrons subject to certain restrictions and the review and approval of DOT.**"

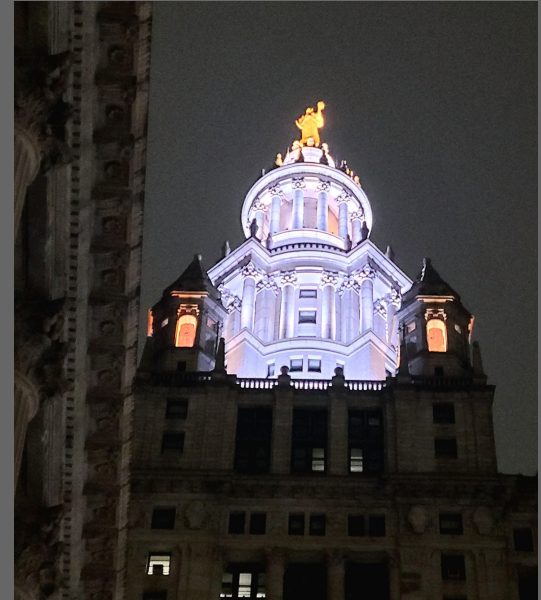
<https://rules.cityofnewyork.us/rule/exclusive-seating-in-dot-pedestrian-plazas-and-open-streets/>

https://rules.cityofnewyork.us/wp-content/uploads/2025/03/DOT-Proposed-Amendment-of-Rules-Relating-to-Exclusive-Seating-in-Pedestrian-Plazas-and-Open-Streets-Final-with-certifications_accessible.pdf

The hearing is April 23rd - THIS TOPIC WILL BE HEARD IN EXECUTIVE COMMITTEE ON APRIL 18 & VOTED ON

UPCOMING...

- March Roars in and out with a lot to consider....
 - Artist Selection Panel update for Seaport Coastal Resiliency - Neda Pourshakouri (April)
 - FOLLOW UP FIDI RESILIENCY PUBLIC ENGAGEMENT - THROUGH THE BATTERY - SPRING
 - MASTER PLAN DESIGN PRESENTATIONS....NEXT STEPS
 - BPCA - REVIEW FINAL ENVIRONMENTAL STATEMENT (DELAYED)
 - BBJ - Designs, construction - contextual or behemoth template
- 100 GOLD STREET - RFP
- 320 Pearl Street
- LONG TERM - Community Based Urban Planning
- CB1 HOLIDAY SPRING GET TOGETHER
 - Who wants to help find a budget friendly location?
 - Who can send out the save the date?
 - MAY 4 - EXISTING & NEW BOARD MEMBERS & FAMILIES



MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

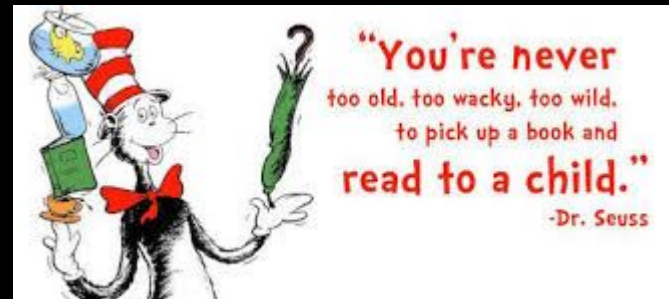
1. 35 Wall Street, cannabis retail dispensary, Sai enterprise LLC (License #OCMRETL-2023-000753) - Resolution
2. 139 Duane Street, Fonda application for sidewalk cafe - Resolution
3. 250 Water Street Potential Sale - Report
4. EDC Community Survey Results for the Sale and Re-Development of City Owned Property at 100 Gold Street - Report



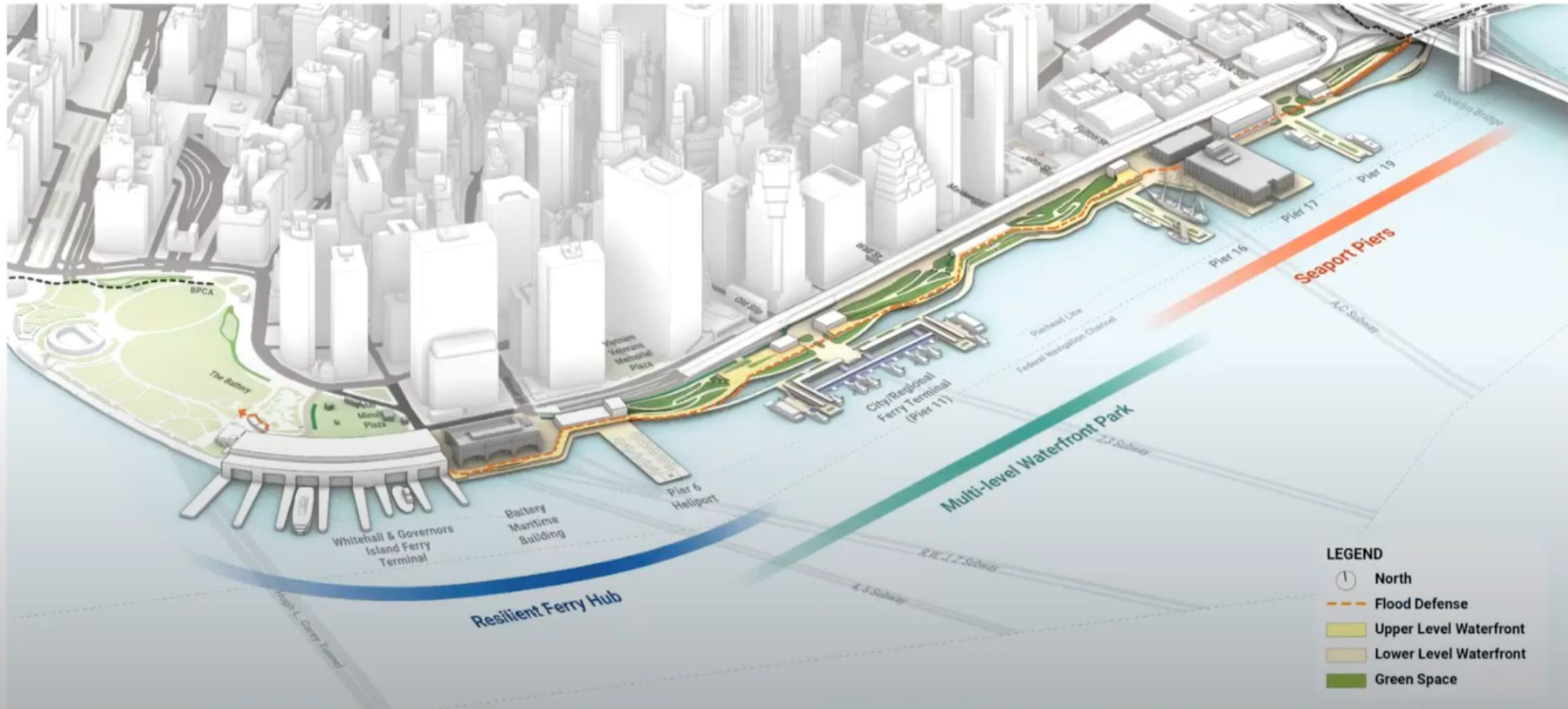
MANHATTAN COMMUNITY BOARD 1

Environmental Protection Committee - A. Blank

1. Community Feedback on the FiDi Seaport Resilience Project Master Plan, Design Review - Resolution

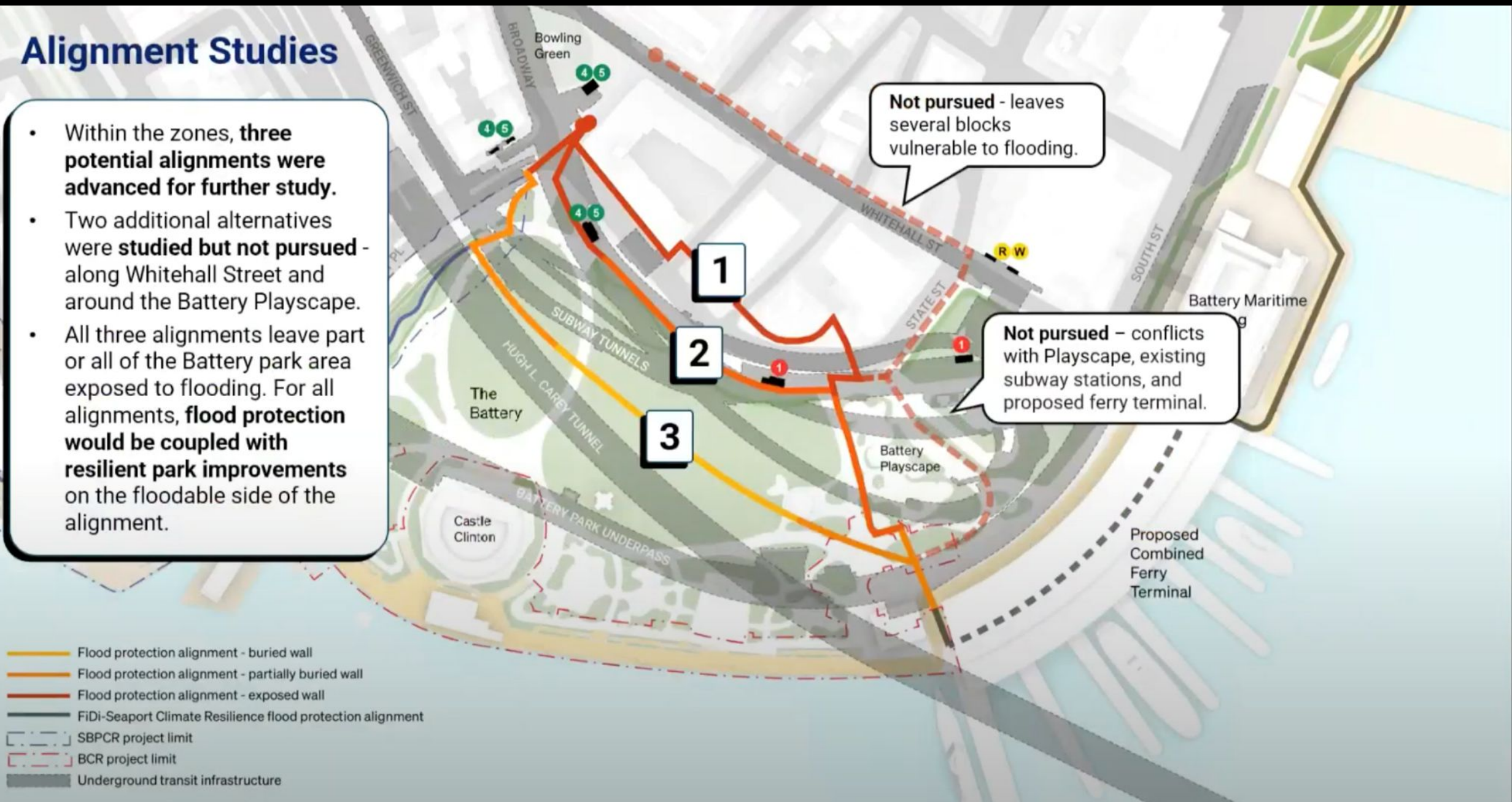


The latest design was driven by updates to make the project more implementable, moving us closer to realizing a 21st century FiDi-Seaport waterfront.



Alignment Studies

- Within the zones, **three potential alignments were advanced for further study.**
- Two additional alternatives were **studied but not pursued** - along Whitehall Street and around the Battery Playscape.
- All three alignments leave part or all of the Battery park area exposed to flooding. For all alignments, **flood protection would be coupled with resilient park improvements** on the floodable side of the alignment.



MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development – P. Kennell

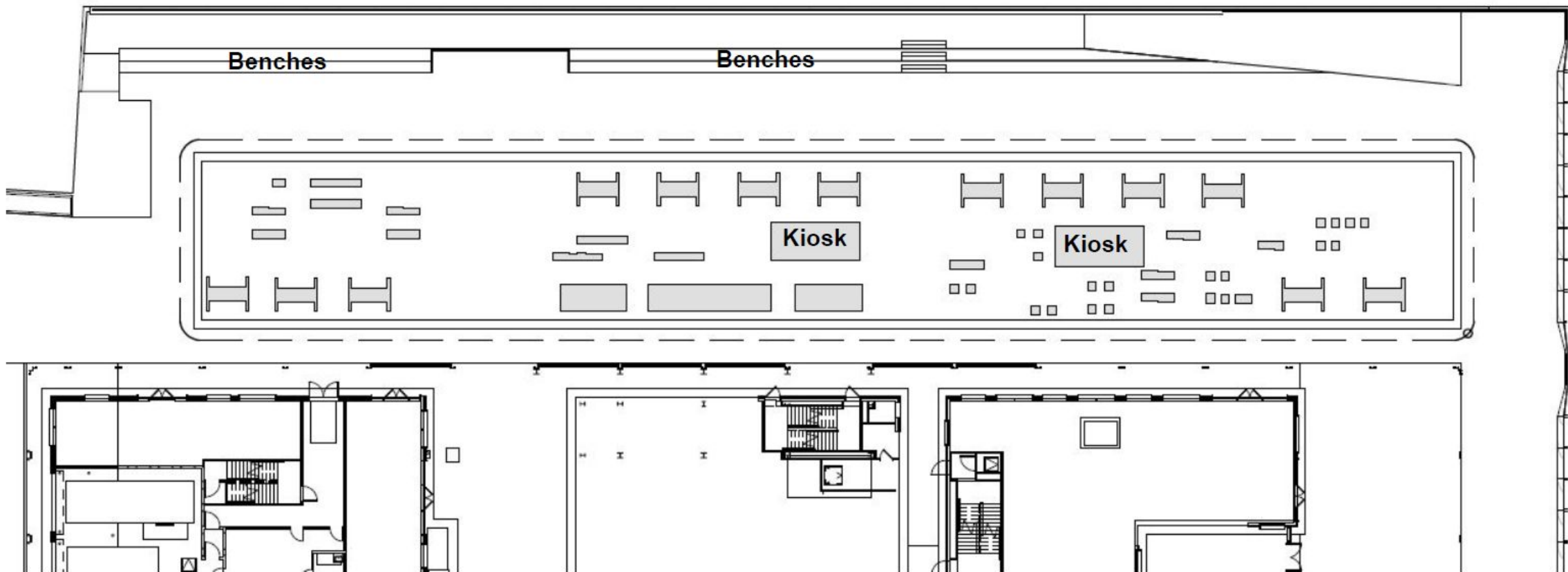
- 1. Historic South Street Seaport and Pier 17 updates - Report**
- 2. Review released RFP for the Sale and Re-Development of the City Owned Property at 100 Gold Street - Report**



North Porch: Current Plan

Seating Required - 532 LF

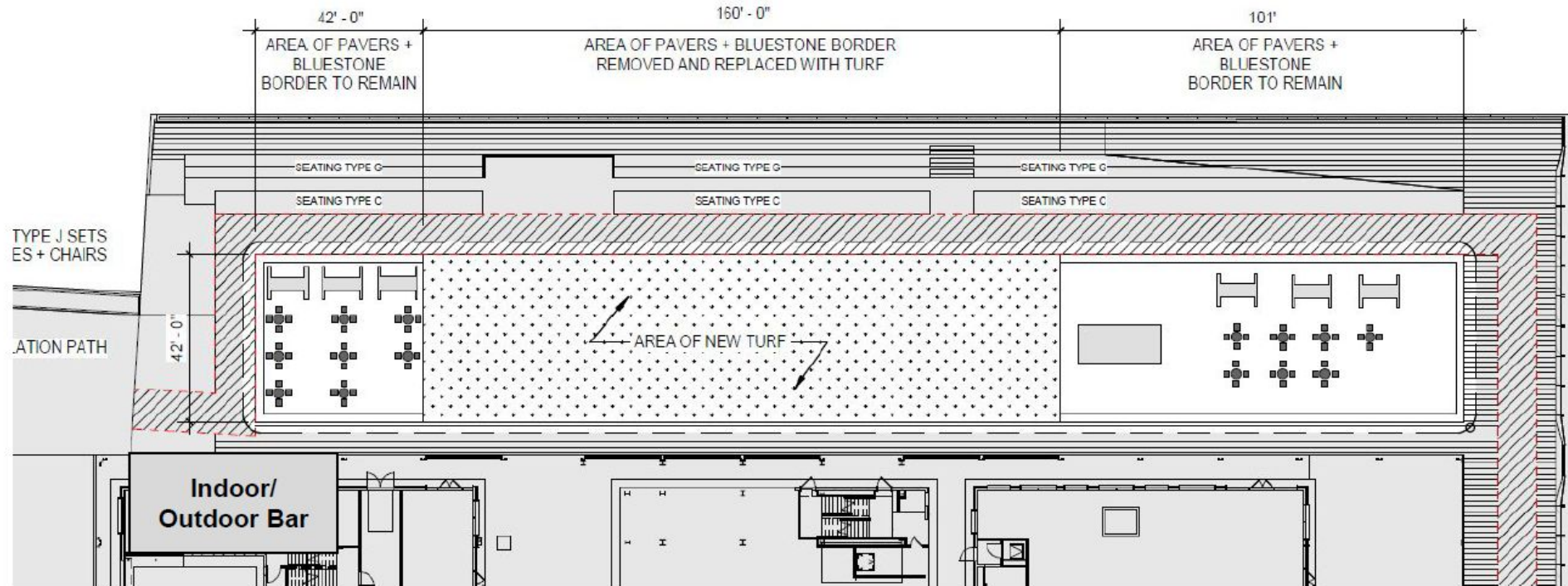
Seating Provided - 2,192 LF



North Porch: Proposed Plan

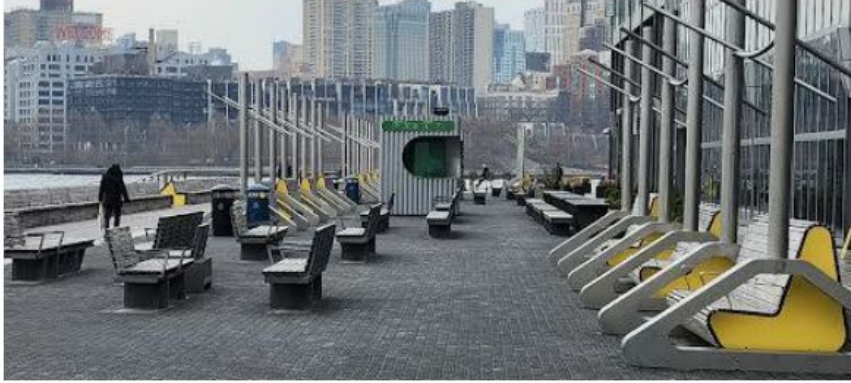
Seating Required - 532 LF

Seating Provided - 1,946 LF



- 6,500 SF of Turf area allows for more programming and light recreation
- Creates more flexible open space and better circulation
- Popular tiered wood seating provides 1,255 LF of seating / 418 seats of total provided
- Snacks available at new indoor/outdoor bar
- Seating in Public Access Area 3.6 times required amount

North Porch: Current and Proposed Design



Current



Proposed

North Porch: Current and Proposed Design



Current



Proposed

Pier 17 Proposed Temporary Rooftop Enclosure



View from Fulton Plaza

- Enclosure will help draw visitors to Seaport during the challenging winter months.
- Temporary structure installed starting in mid-October and removed in mid-March
- Interior programming allows for winter concert series and additional community programming
- Fitness and cultural programs can expand into winter months.
- Public Access Area remains the same
- ADA Accessible

Pier 17 Proposed Temporary Rooftop Enclosure



View from South Esplanade by Pier 16

Pier 17 Proposed Temporary Rooftop Enclosure



View from Fulton Street at Front Street

Pier 17 Proposed Temporary Rooftop Enclosure



View from John Street

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee - B. Kay

1. 9/11 Memorial & Museum 5K - Resolution
2. Chinatown Connections Update - Report
3. Discussion of regulations on commercial E-bikes - Report



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Outdoor Dining

1. 214 Front Street, Il Brigante application for sidewalk cafe and roadway cafe - Resolution
2. 24 Harrison Street, Terroir Tribeca application for sidewalk cafe - Resolution
3. 25 North Moore Street, Brandy's Library Lounge for sidewalk cafe - Resolution
4. 251 Church Street, Two Hands Tribeca application for sidewalk cafe - Resolution
5. 145 Duane Street, Takahachi Tribeca application for sidewalk cafe - Resolution
6. 146 Beekman Street, Fresh Salt application for sidewalk cafe - Resolution
7. 350 Broadway, Think Coffee, application for sidewalk cafe - Resolution
8. 120 Hudson Street, Bubby's, application for sidewalk cafe - Resolution
9. 377 Greenwich Street, Locanda Verde application for sidewalk cafe - Resolution
10. 311 Church Street, Macao Restaurant & Bar, application for roadway cafe - Resolution
11. 250 Vesey Street, Parm Restaurant, application for sidewalk cafe - Resolution
12. 228 Front Street, Jeremey's Ale House Still Inc for roadway cafe - Resolution
13. 81 Warren Street, Taq New York LLC for roadbed cafe - Resolution
14. 134 West Broadway, Max Restaurant application for sidewalk cafe - Resolution
15. 81 Hudson Street, Puffy's Tavern, application for sidewalk cafe - Resolution
16. 34 White Street, Petrarca, application for sidewalk cafe - Resolution
17. Procedural changes for DOT Dining Out applications & FNDY waiver - Resolution



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Tribeca area

1. 339 Greenwich Street, new application and temporary retail permit for PM Tribeca LLC dba Paper Moon New York for full liquor license – Resolution
2. 329 Greenwich Street, class change for EAD Entertainment LLC dba Muse Paint Bar for full liquor license – Resolution
3. 39 Avenue of the Americas (39 6th Avenue), application for an alteration to incorporate the restaurant space (Botte Tribeca) into the hotel licensed premises for York Street Lessee De LLC, York Street LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribeca for full liquor license – Resolution
4. 2 Avenue of the Americas (2 6th Ave), application for an alteration to convert an existing coffee bar to a standup bar (no physical alteration) for Tribeca Grand Hotel Inc & Hartz Hotel Services Inc dba The Roxy Hotel, Roxy Bar, The Django, Roxy Cinema for full liquor license – Resolution



MANHATTAN COMMUNITY BOARD 1



Licensing & Permits Committee – S. Cole

Financial District area

1. 100 Pearl Street, unit 112, new application and retail permit for Lobster Shack LLC for wine, beer & cider license – Resolution
2. 100 Pearl Street, unit 112, new application and retail permit for Lobster Shack LLC for liquor, wine, beer & cider license – Resolution
3. 40 Wall Street, Suite 100, class change and temporary retail permit for Italian Food Zone USA Corp dba Nerolab Italian Food Zone for full liquor license – Resolution

Governor's Island area

1. 110 Andes Road, new application and temporary retail permit for Haunted Melodies LLC for full liquor license – Resolution
2. 125 Carder Road, new application and temporary retail permit (Summer Seasonal) for ABC & E Joint Venture LLC for full liquor license – Resolution

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee - J. Friedman

- 1) Docket number LPC-25-07606 - First and Second Floors
Manhattan-16-1 - Repair and replacement of windows and doors at
the historic Pier A - Resolution**



Pier A

Historic Context



1919 Dedication of Memorial Clock Tower

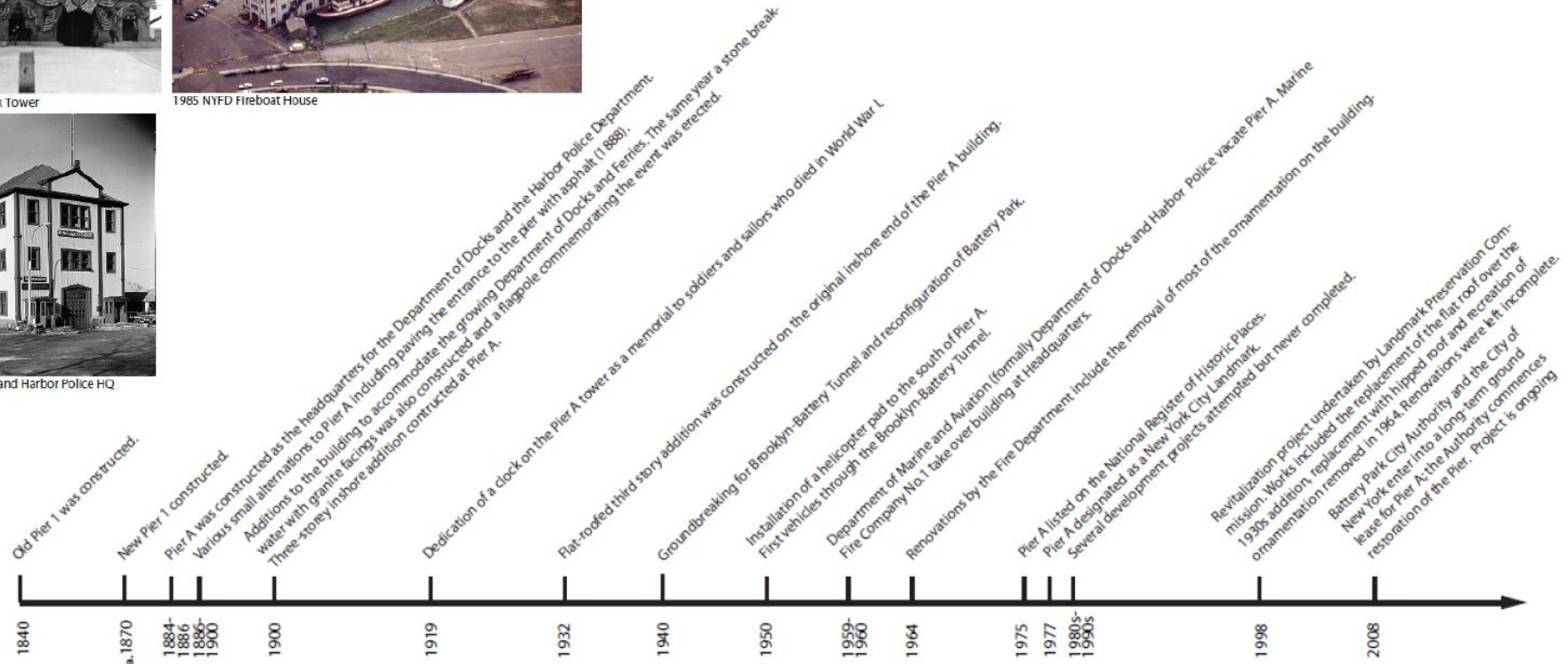


1985 NYFD Fireboat House



Circa 1950 Department of Docks and Harbor Police HQ

- 1870- Current Pier built
- 1964- Last major modifications
- 1977- Designated a NYC Landmark



Pier A

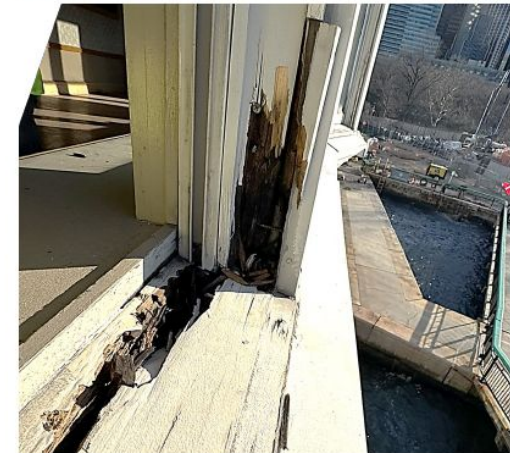
Pier A: Assessment of Existing Conditions - Windows

General observation:

Continued deterioration of original wood windows, wood sills and damaged or missing hardware.

Factors:

- Building's location is prone to severe coastal weather conditions and constant exposure to extreme moisture
- Painted wood elements require consistent maintenance.
- Existing finger jointed sill construction is generally intended for interior use only.



Pier A

Pier A: Assessment of Existing Conditions - Doors

General Observations:

Security concerns due to damaged doors and broken or missing hardware.

- Weather Stripping Missing
- Doors Misaligned
- Bowing of doors
- Broken Frames
- Latches Broken
- Damaged Thresholds
- Missing Stiles
- Missing Hardware including foot bolts
- Water Damage



Pier A

Pier A: Scope of Work Overview – Windows and Doors

Total Window Units : 117

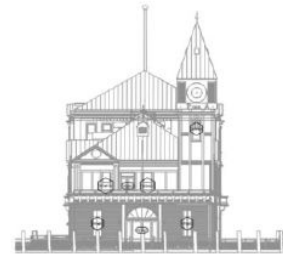
Units noted w/ deficiencies:

- Oct 2016 – 15 Windows
- Jan 2019 – 21 Windows
- Feb 2023 – 36 Windows
- Jan 2025 – 63 Windows

Total Door Units : 39

Units noted w/ deficiencies:

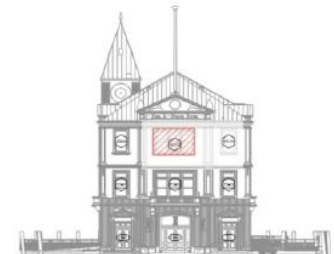
- Oct 2016 – 23 Doors
- Jan 2019 – 25 Doors
- Feb 2023 – 39 Doors



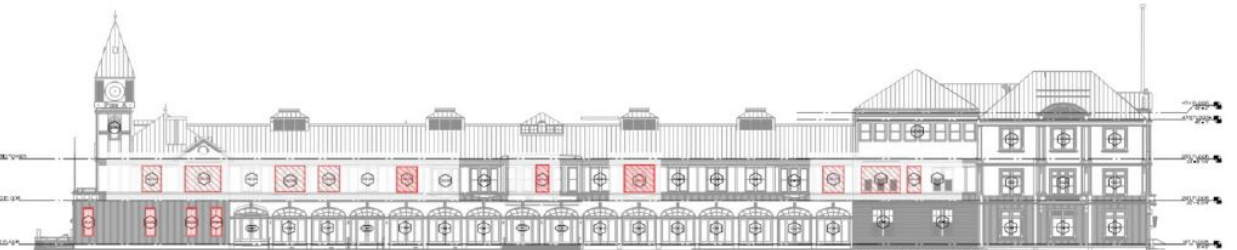
1 OUTSHORE - WEST ELEVATION



2 INSHORE - WEST ELEVATION



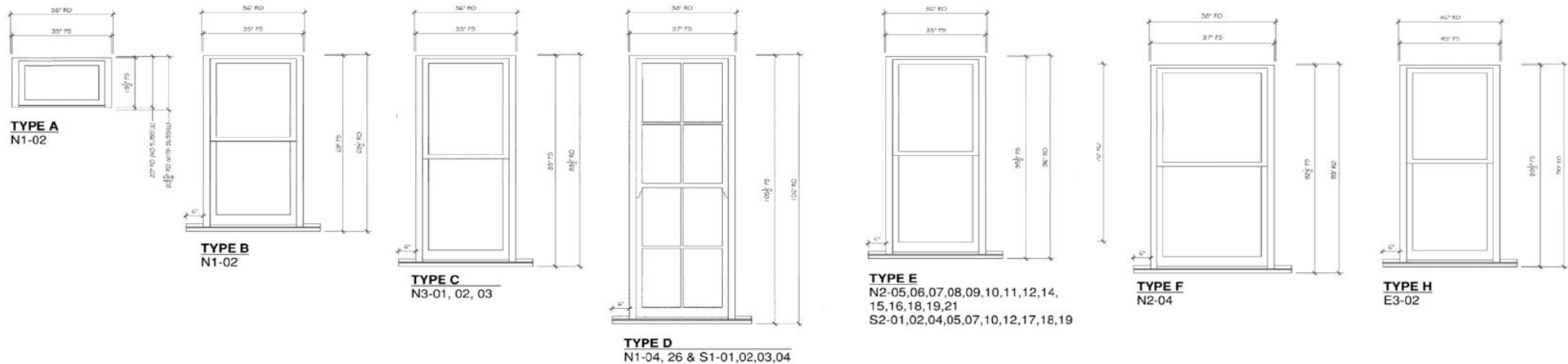
3 HEADHOUSE - EAST ELEVATION



5 SOUTH ELEVATION - OUTSHORE BUILDING AND PIERSHED

Pier A

Pier A: Scope of Work Overview - Windows



Window Specification

Manuf: Marvin
 Model: Ultimate DH G2
 Exterior: Aluminum Clad Wood
 Interior: Painted Wood
 Color: Coconut cream



Pier A

Pier A: Scope of Work Overview - Windows

Windows and Sills Replacement

Existing windows and sills with irreparable damages scheduled to be replaced – 36

Windows exhibiting new damages – 27



Sill Encapsulation Mockups

Existing sills at existing windows not replaced at this time are scheduled to be encapsulated - 81



MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural Committee - P. Goldstein

1. Perelman Performing Arts Center - Report
2. Seaport Museum Update - Report

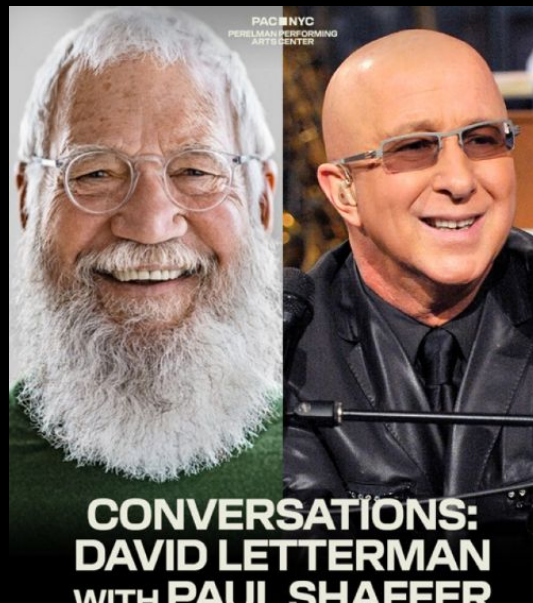






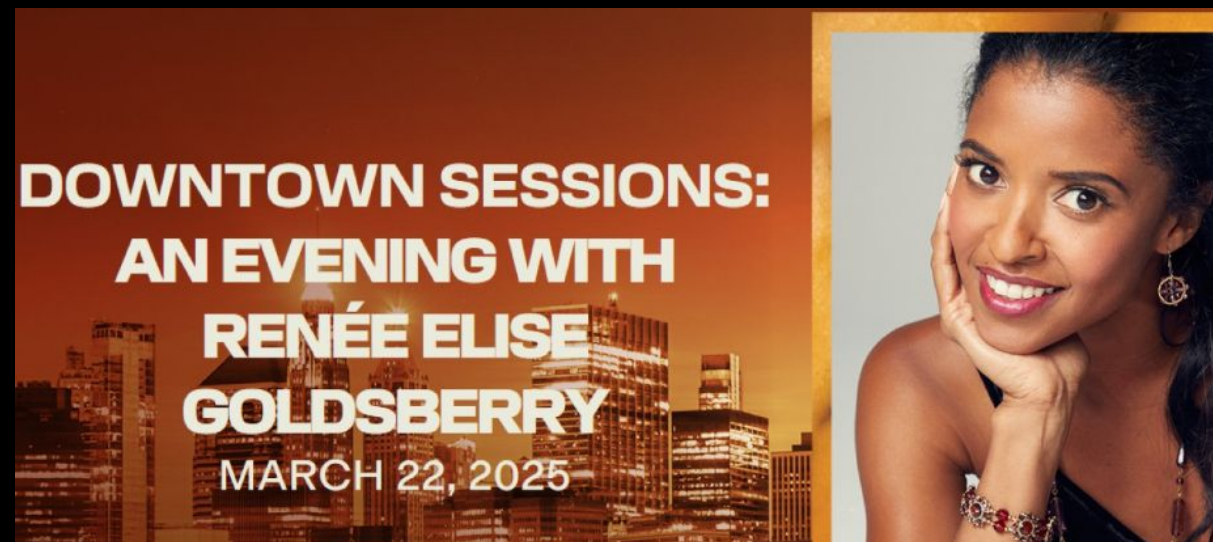


PAC ■ NYC
PERELMAN PERFORMING
ARTS CENTER



CONVERSATIONS:
DAVID LETTERMAN
WITH PAUL SHAFFER

APRIL 10, 2025 • 7PM



DOWNTOWN SESSIONS:
AN EVENING WITH
RENÉE ELISE
GOLDSBERRY
MARCH 22, 2025



GIULIA

THE POISON QUEEN OF PALERMO

Written by and featuring
Jennifer Nettles

Choreographed by
Mandy Moore

Directed by
Rebecca Taichman

Nov 25—Dec 21, 2025

PASSENGERS

By The 7 Fingers

June 12-29, 2025





SAVE THE DATE JULY 12 FAMILY DAY



Opening of Newly Renovated A.A. Thomson & Co. warehouse



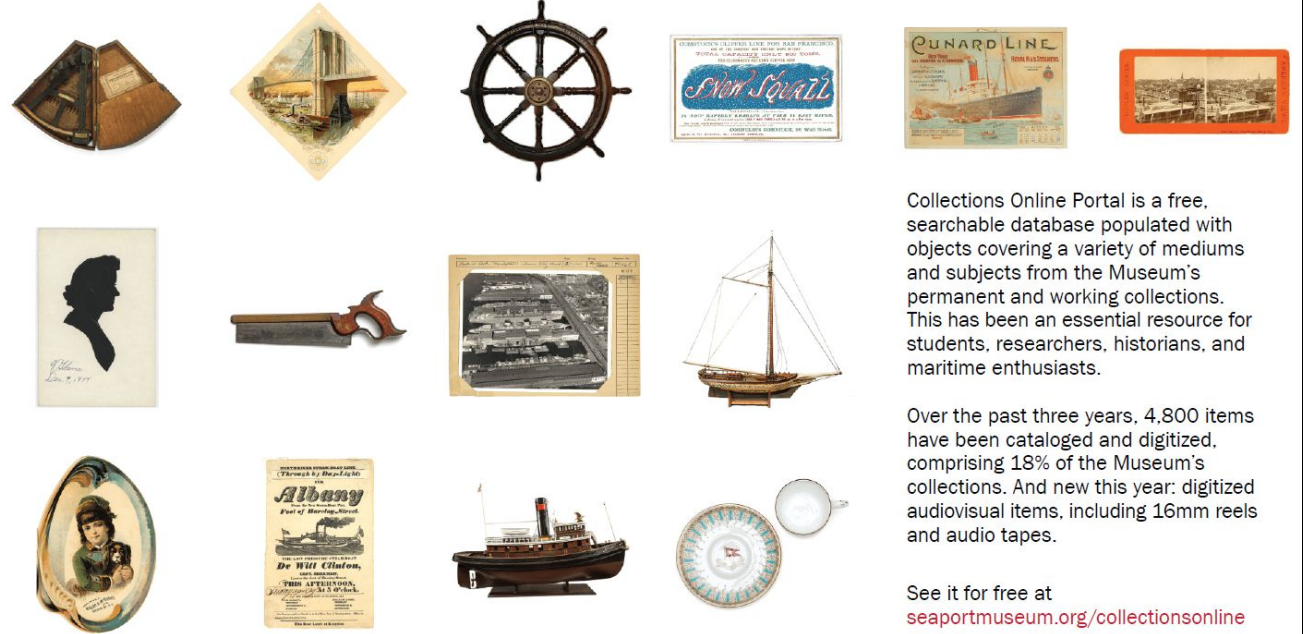
Plus 225,000 virtual visitors
from over 200 countries

85,000+
in-person visitors

Unforgettable educational
experiences on sailing field trips



18% of the Collection is Now Digitized



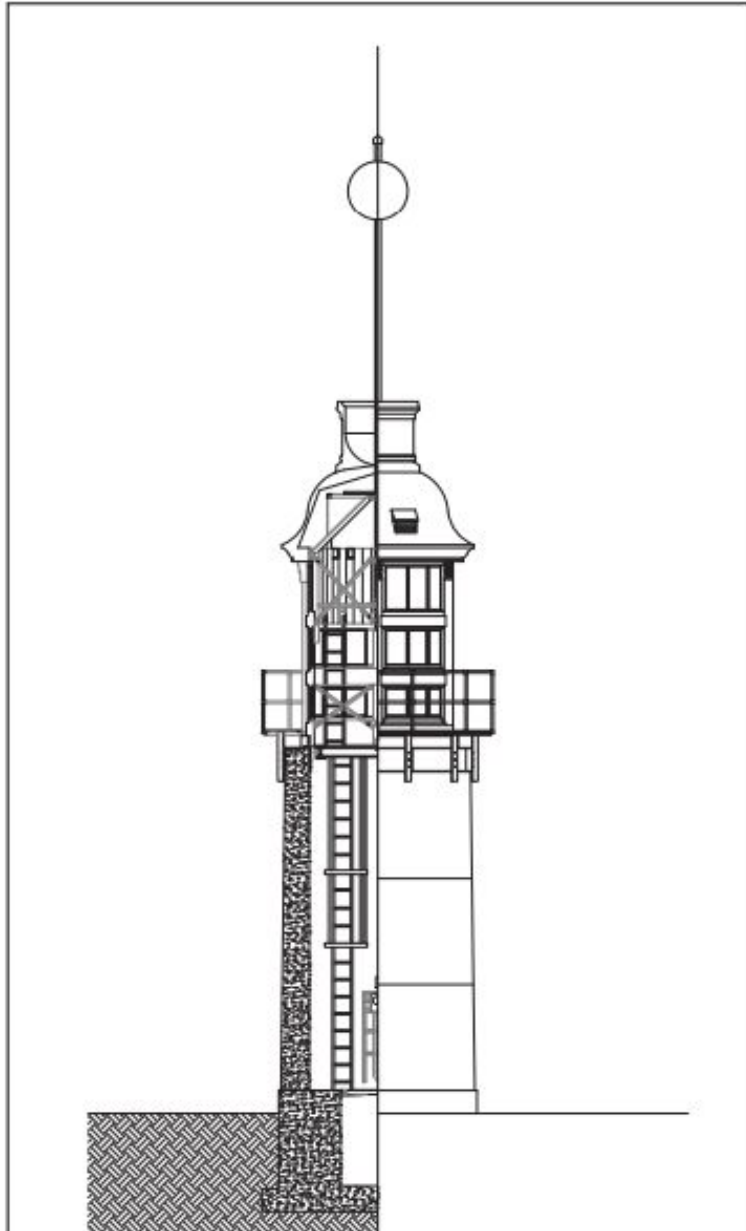
Collections Online Portal is a free, searchable database populated with objects covering a variety of mediums and subjects from the Museum's permanent and working collections. This has been an essential resource for students, researchers, historians, and maritime enthusiasts.

Over the past three years, 4,800 items have been cataloged and digitized, comprising 18% of the Museum's collections. And new this year: digitized audiovisual items, including 16mm reels and audio tapes.

See it for free at
seaportmuseum.org/collectionsonline

Over 200 free or
deeply discounted
public programs with
27,500+ attendees

Renovations of Titanic Memorial Lighthouse



The restoration of the Titanic Memorial Lighthouse will include ensuring integrity and stability of the tower structure and its concrete base; repairs, cleaning and painting; conservation of exterior and interior lighting to allow for reactivation; and appropriate signage for this precious public art and memorial artifact.

SCHEDULED COMPLETION
SUMMER 2025

Museum Ships *Wavertree* and *Ambrose* at Pier 16



The Seaport Museum's permanently moored vessels welcomed visitors all year long. Through tours and programs on the Tall Ship *Wavertree*, visitors explore how people worked and lived aboard a 19th-century cargo sailing vessel that once graced the South Street Seaport. Tours on the Lightship *Ambrose* delve into how the vessel welcomed over six million immigrants into New York Harbor while on station.

NOW OPEN WED-SUN 11 AM-5 PM



MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee - J. Galloway

1. BPC Parks Operations Spring Preview – Report
2. Community Priorities for Battery Park City - Report
3. BPC Security Update – Report
4. Programming, Construction and Event Updates - Report



MANHATTAN COMMUNITY BOARD 1

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



1. 1st Precinct - Update - Report
2. Boro Based Jail Deconstruction - Report
3. Con Edison Street infrastructure projects updates - Report
4. DDC Street Construction Projects updates - Report
5. 1 White Street, One White Street, application for roadway cafe - Resolution
6. 125 Chambers Street, Sweetgreen, application for sidewalk cafe - Resolution
7. 275 Church Street, File Gumbo bar, application for roadway cafe – Resolution
8. 45 John Street, Suited, application for roadway cafe – Resolution

MANHATTAN COMMUNITY BOARD 1

Old Business



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"