

**COMMUNITY BOARD 1-MANHATTAN**  
**MONTHLY BOARD AGENDA**

DATE: Tuesday, February 25, 2025

TIME: 6:00 PM

PLACE: 1 Centre Street, 19th Floor - Southside  
Manhattan Borough President's Office  
and Live Remote Meeting - <https://live.mcb1.nyc>

The public is welcome to attend in person or on webex

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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 (6:00 PM – 7:00 PM)**

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

Registration to speak during the public session will open at 10:00 AM the same day and close at 5:45 PM.

**Public Hearing (7:00 PM – 7:15 PM)**

Topic: [Citywide Statement of Needs \(SON\) for Fiscal Years 2026 and 2027](#)

**Business Session**

A) Adoption of January 2025 minutes

B) Updates from Elected Officials

C) Chairperson's Report – T. Meltzer

**Committee Reports**

A) **Executive Committee**

T. Meltzer

1. 241 West Broadway, White Walker LLC dba Frenchette, application for sidewalk cafe – Resolution
2. 33 Peck Slip, Solo Legit NY LLC dba Seaport Hotel, application for roadway cafe – Resolution
3. 33 Leonard Street, TK Restaurant dba Square diner application for sidewalk cafe – Resolution
4. 385 Greenwich Street, AeLe LLC dba Yves application for sidewalk cafe – Resolution
5. Trust for Governors Island Update on Economic Development and RFPs - Clare Newman, President and CEO of the Trust for Governors Island – Report

6. Cannabis Control Board, New Licenses with [1000 ft Rule Distance](#) Waiver, Comment Period – Report
7. Discovery Reform Proposal, Manhattan DA's Office, Eric Strazza and Peter Tse, Community Partnerships Division - Report
8. 10 South Street - Battery Maritime Building, Max Padden SVP Midtown Equities - Public Access Compliance - Report

**B) Land Use, Zoning & Economic Development Committee** N. Pourshakouri

1. Downtown Alliance, quarterly update - Report
2. National Entrepreneurship Week Event for Tribeca Small Businesses and Entrepreneurs AI and Legal Info Panel and Community Meet-and-Greet) – Report

**C) Transportation & Street Permits Committee** B. Kay

1. [Greener Corridors for a More Resilient City](#) - Report
2. New York State proposed legislation [S226-2025/A7833-2023](#): Requiring the registration of E-bicycles used for commercial purposes - Report

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

**Outdoor Dining - Dining Out NYC**

1. 24 Harrison Street, Terroir Tribeca application for roadway cafe - Resolution
2. 146 Beekman Street, Fresh Salt application for roadway cafe - Resolution
3. 25 North Moore Street, Brandy's Library Lounge for roadway cafe - Resolution
4. 136 West Broadway, Edward's application for roadway cafe & sidewalk cafe - Resolution
5. 31 Walker Street, Anejo Tribeca application for roadway cafe - Resolution
6. 377 Greenwich Street, Locanda Verde application for roadway cafe - Resolution
7. 134 West Broadway, Max Restaurant application for roadway cafe - Resolution
8. 251 Church Street, Two Hands Tribeca application for roadway cafe - Resolution

**Tribeca area**

1. 240 Greenwich Street aka 101 Barclay Street, alteration to add floors 17-21 for Compass Group USA Inc and Thompson Hospitality Services LLC for full liquor license – Resolution
2. 78-82 Reade Street, application for a corporate change for Balcony Cafe Inc dba 1803 NYC for full liquor license – Resolution
3. 87 Walker Street, application for a method of operation change to extend closing hours by 1hr for All Blues Inc dba All Blues for full liquor license – Resolution

**Financial District area**

1. 1 Wall Street Court, new application for Continental Sports Lounge Inc for wine, beer & cider license and/or a full liquor license – Resolution

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

1. Docket number #25-04653 – Revised plans for 74 Hudson Street - Resolution
2. Docket number # LPC-25-05007 - Revised plans for 20 Exchange Place - Resolution
3. Docket number # LPC-25-06105 - Renovation of Building 301 on Governors Island - Resolution

4. [Senate Bill S7791A 2023-2024 Legislative Session enacts the faith-based affordable housing act](#) - Report

**F) Waterfront, Parks & Cultural Committee**

P. Goldstein

1. New York Climate Exchange - Report
2. African Burial Ground Memorial Foundation (ABGMF) - Report

**G) Quality of Life, Health, Housing & Human Services Committee**

P. Moore

1. 225 West Broadway, Terra, application for roadway cafe – Resolution
2. 185 Duane Street, Hideaway, application for roadway cafe – Resolution
3. 259 Front Street, Cowgirl Seahorse, application for roadway cafe – Resolution
4. 113 Reade Street, Serafina Tribeca application for sidewalk & roadway cafe - Resolution
5. 30 Broad Street, Serafina Express application for sidewalk cafe – Resolution
6. 16 North Moore, Walkers, application for sidewalk cafe – Resolution
7. 135 West Broadway, Tiny's and the Bar Upstairs, application for sidewalk cafe – Resolution
8. 71 North Moore, Smith & Mills, application for sidewalk cafe – Resolution
9. 281 West Broadway, Pepolinos, application for sidewalk cafe - Resolution

**H) Battery Park City Committee**

J. Galloway

1. [BPCA Request for Proposal for Security Services](#) - Resolution
2. Brookfield Place Security - Report
3. Battery Park City Dog Run Upgrade Project Update - Report
4. South Battery Park City Resiliency Project Construction update - Report
5. BPC Security Update – Report
6. Programming, Construction, and Event Updates - Report

**I) Environmental Protection Committee**

A. Blank

1. Fidi Seaport Master Plan - Report
2. Public Comments on Battery Park City Authority (BPCA) application of BPCA Flood Barrier System for Coastal Resiliency for permitting by US Army Corps of Engineers, (Public Notice No. NAN-2024-0043-EMI) - Resolution

**Old Business**

**New 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"