

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

DATE: Tuesday, March 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

---

**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: New York City Preliminary Budget FY 2025-2026

**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

**Committee Reports**

**A) 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

**B) Environmental Protection Committee**

A. Blank

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

C) **Land Use, Zoning & Economic Development Committee** 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

D) **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

F) **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, Jeremy'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

**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

**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

**G) 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

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

P. Goldstein

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

**I) 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

**J) 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, Sweetgarden, 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

**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"