

COMMUNITY BOARD 1-MANHATTAN
MONTHLY BOARD MINUTES

DATE: Tuesday, May 25, 2021

TIME: 6:00 PM

PLACE: Live Remote
<https://live.mcb1.nyc>

A G E N D A

Public Session

Comments by members of the public (6 PM – 7 PM)
(1-2 minutes per speaker)

Arthur Piccolo - Speaking in opposition to Heritage Trail Markers

Rosa Lind Newman - Against bar on ground floor of 124 Chambers

Rosanne Perry - Speaking in support of affordable housing at 5 world trade center

Diane Stein - Speaking in favor of state assembly bill S2864A to freeze rent in New York City

Pat Gray - Wants to invite everyone to an online forum for Battery Park City Residents for BLM to hear candidates for Borough President.

Winnifred Lee - Grow NYC - Wants to make everyone aware of the Tribeca Green Market on Saturdays and asked for residents to support local farmers.

Bo August – (Representing 140 Broadway) speaking in support of the DOT revocable consent for 5 benches at 140 Broadway.

Justine Cuccia - Reflecting on the one-year anniversary of the death of George Floyd and requested a moment of silence.

Jody Pinto - Speaking against Poseidon bar and restaurant on 124 Chambers

Kim Berrerio - Speaking in favor of SCRIE/DRIE eligibility former Michell-Lama developments

Roger Byrom - Congratulated CB1 on efforts on 250 Water Street

Jackson Wandres - Spoke in favor of the 140 Broadway Revocable Consent

Todd Fine - Has issues with the WTC5 Community Advisory Council

Representatives of elected officials

Claudia Zhu - Assemblymember Yuh Line Niou's office

- Speaking to issues regarding Asian violence in NYC
- AM held a discussion on mental health needs.
- Need to update consumer protection act.

Luke Wolf - Comptroller Scott Stringer's office

- Controller launched Covid recovery center.
- Launched one stop center for small businesses for the recovery
- Launched survey of small biz across the city as to impact of covid. Survey demonstrated that there's a long way to go in recovery

Cora Fung - City Council Member Chin's office

- Introduced calling on congress to pass Covid 19 hate crimes act
- This month is Asian American Pacific Islander Celebration Month
- On budget, CM Chin advocated for increased funding for senior centers
- Was happy to see Mayor included funding for centers and funding for 25 new senior centers in underserved neighborhoods
- Ribbon cutting for Bogardus plaza

Hannah Weinerman - Congressman Nadler's office

- House passed Pregnancy workers fairness act. Delivers fairness and dignity for pregnant workers
- Judiciary committee held hearing on Tulsa massacre
- Uptake in anti-Asian hate crimes and please to see nate crime legislation passed
- One year anniversary of murder of George Floyd - pushing to pass Floyd Justice and Policing Act.

Chantal Cabrera - State Senator Kavanaugh's office

- Wanted to make the language for the SCRIE/DRIE bill available.
- Acknowledged their role in the WTC 5 Community Advisory Council is listening for affordability issues

Andrew Chang - Manhattan Borough President Gale A. Brewer's office

- The MBPO is finalizing appointments to the community boards
- The Land Use Division is reviewing multiple land use actions that impact Lower Manhattan
- Received a number of noise complaints for fireworks, ATVs and dirt bikes. The BP wrote a letter to the Mayor to request that the city be more responsive

Business Session

A) Adoption of April 2021 minutes

- Motion to adopt was passed unanimously as presented by voice vote.

B) Updates from Elected Officials

- None

C) **District Manager's Report – L. Reynolds**

- Met with 9/11 Museum representatives to present to CB1 in June
 - Barriers to 9/11 site will be coming down in June
 - Commemorations 5/30 for first responders
- DOT to ensure that new bike lanes will go around restaurants' outdoor dining structures
 - In the long term, there will be discussions on how to make these changes and to ensure businesses will have time to plan

D) **Chairperson's Report – T. Meltzer**

- Report can be accessed from our website:

<https://www1.nyc.gov/site/manhattancb1/archives/monthly-chairpersons-report.page>

Committee Reports

- Resolutions can be accessed from our website:

<https://www1.nyc.gov/site/manhattancb1/archives/resolutions.pag>

Committee Reports

A) **Executive Committee**

T. Meltzer

- 1) 140 Broadway Revocable Consent for Street Furniture - Resolution
Failed by a vote of 0 in favor, 37 opposed, 1 abstained and 0 recused
- 2) 402 Comfort Road, Governors Island, application for liquor license for Pizza Yard Holdings LLC d/b/a Pizza Yard - Resolution
Passed by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused
- 3) 88 Wall Street, proposed legislation to provide "tied-house" exemption for 88 Wall Street, LLC & 88 Wall Street Manager, LLC d/b/a The Wall Street Hotel

Amendment proposed by Cole - changing language from "support" to "has no objection"

- Amended Resolution

Passed by a vote of 37 in favor, 0 opposed, 1 abstained and 0 recused

- 4) City Programs Funded by the Community Development Block Grant - Report

B) **Landmarks & Preservation Committee**

B. Ehrmann

- 1) 31 Harrison Street, review of legalizing LPC violations including intercom installation at entry door jamb and shutter removal, and legalizing secondary facade HVAC grille installation - Resolution

Passed by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused

- 2) 54 Warren Street application for restoration of existing granite slabs – Report

C) **Large Venue Working Group**

M. James

- 1) Update on development of guidelines for Large Scale Venue Applicants - Report

D) **Licensing & Permits Committee**

S. Cole

- 1) Proposed Guidelines for Liquor License Applications with Large Venues in CB1 - Resolution
Unfriendly amendment by Mahoney to remove first whereas -
Failed by a vote of 6 in favor, 27 opposed, 7 abstained and 0 recused

[Friendly amendment accepted, “CB1 considers and reviews every application on a case-by-case basis; however, CB1 has historically discouraged the granting of liquor licenses for applications with large venues, such as...”]

Amended resolution Passed by a vote of 31 in favor, 2 opposed, 5 abstained and 0 recused

Seaport/Civic Center area

- 1) 96 South Street, application for liquor license for Fulton Market LLC & Creative Culinary Management Company LLC d/b/a TBD - Resolution
Passed by a vote of 36 in favor, 2 opposed, 0 abstained and 0 recused
- 2) 220 Front Street, application for liquor license for TrummerRx LLC d/b/a Rx - Resolution
Passed by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused

Tribeca area

- 1) 451 Washington Street, application for liquor license for an Entity to be Formed by David Litwak d/b/a Maxwell - Resolution
Passed by a vote of 30 in favor, 5 opposed, 3 abstained and 0 recused
- 2) 124 Chambers Street, application for liquor license for Corp to be Formed by Paola Italia - Resolution
Passed by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused
- 3) 139 Duane Street, application for removal and relocation of liquor license for Fonda Avenue B LLC d/b/a Fonda - Resolution
Passed by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused
- 4) 30 Hudson Street, application for liquor license for Forge 30 Hudson LLC d/b/a TBD - Report

Financial District area

- 1) 102 Greenwich Street, re-application for liquor license for Fathelbab, Inc. d/b/a TBD - Resolution
Passed by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused

- 2) 53 Stone Street, update on application for alteration of liquor license to expand to Pedestrian Stone Street Mall for 53 Lapidar Inc. d/b/a Revolution Taco & Tequila - Report
- 3) 83 Pearl Street, update on application for alteration of liquor license to expand to Pedestrian Stone Street Mall for 55 Stone Rest Inc. d/b/a Mad Dogs & Beans - Report

E) **Waterfront, Parks & Cultural Committee** P. Goldstein

- 1) Heritage Trail Wayfinding Markers (Public Design Commission Application) - Resolution
Passed by a vote of 25 in favor, 2 opposed, 9 abstained and 2 recused
- 2) China Institute - Report
- 3) Hudson River Park Advisory Council - Report
- 4) Brooklyn Bridge Banks/Dugout Site Visit - Report

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

- 1) In-person Learning - Resolution

Friendly amendments:

- moving following Whereas before the TBIR, “Mayor DeBlasio announced on May 24, 2021 that all NYC public schools will reopen in Fall 2021 with no remote learning option, without supporting information on the steps that the city and DOE will achieve this; now”
 - Referencing following law in third Be It Further Resolved: New York Heroes Act
 - Include “some” in 7th Whereas
Amended resolution Passed by a vote of 34 in favor, 1 opposed, 2 abstained and 1 recused
- 2) Freedom Youth Introduction - Report
 - 3) Getting to know BGX - Report
 - 4) Development and Programming With CB1 Youth Community - Report
 - 5) Updates on P.S. 150 Reopening and Rezoning - Report

G) **Quality of Life & Delivery Services Committee** P. Moore

- 1) Expansion of SCRIE and DRIE Eligibility to Residents of Former Mitchell-Lama Buildings and Other Enhancements - Resolution

Passed by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused
- 2) NYC Advisory Commission on Property Tax Reform: Preliminary Report - Report

- 3) Mediating Establishment and Neighborhood Disputes (MEND) NYC - Report
- 4) Public Safety Update - Report

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

- 1) Elevate Transit: Zoning for Accessibility (ZFA), Citywide Zoning Text Amendment - Resolution

Amendment proposed: *To the extent that the development is a participant in the Mandatory Inclusionary Housing (MIH) program, any bonus FAR given as part of the Expanded Transit Improvement bonus should be subject to underlying Inclusionary Housing requirements.*

Vote on amendment:

Passed by a vote of 36 in favor, 0 opposed, 3 abstained and 0 recused

Additional amendments proposed by Chair Meltzer and accepted

Vote on Amended resolution:

Passed by a vote of 34 in favor, 0 opposed, 4 abstained and 0 recused

- 2) Hotels Special Permit, Citywide Zoning Text Amendment - Resolution
Passed by a vote of 28 in favor, 6 opposed, 3 abstained and 0 recused

- 3) Planning Together (Int. 2186 [Johnson], A Local Law to amend the New York City charter, in relation to requiring a comprehensive long-term plan) - Resolution
Friendly amendment: Strike “paused until” add “oppose unless”

Amended resolution passed by a vote of 37 in favor, 0 opposed, 0 abstained and 0 recused

- 4) 5 World Trade Center - Report

I) **Environmental Protection Committee** A. Blank

- 1) Battery Park City Ball Fields Resiliency Project- Report
- 2) 250 Water Street Brownfield Cleanup Program - Report
- 3) Resilience Policy - Report

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

- 1) Brookfield Updates on Activating the Upper Plaza and Seating at the Winter Garden - Report
- 2) Reviewing BPCA Finances - Report
- 3) Pixar Putt Pier @ Pier A -Krista Robbins, Rockefeller Productions - Report

- 4) ReadyBPC – Report
- 5) BPC Security Update – Report
- 6) BPCA Report – Report
- 7) Setting Committee Goals for Affordability and Predictability in Battery Park City - Report

K) Transportation & Street Activity Permits Committee B. Kay

- 1) Existing DOT Project Updates - Report
- 2) Defining Street Co-Naming Requirements During the Pandemic – Report
- 3) Congestion Pricing in CB 1 - Resolution

Amendment language: Government share vs. government total reimbursement
 Vote on amendment failed by a vote of 13 in favor, 5 opposed, 17 abstained and 0 recused

Resolution Passed by a vote of 24 in favor, 2 opposed, 6 abstained and 0 recused

Old Business

New Business

140 Broad Street

Friendly amendment accepted

During the March 20, 2018 LPC public hearing on 140 Broadway, several of the LPC Commissioners went on record opposing the addition of benches at the west side of the plaza despite their understanding

that the Broadway edge was not part of LPC’s purview. The commissioners hoped that DOT would listen to the LPC proceedings in advance of their decision. see:

<https://www.youtube.com/watch?v=iQkqf67D0ckCB>

Relocating food trucks along or on the sidewalks at Cedar and Liberty Streets was not presented to LPC in 2018 during their public hearing on the proposed modifications to the plaza.

The addition of benches along the Broadway side of 140 Broadway was opposed by all of the City’s primary preservation groups, including the MAS, HDC, Docomomo, Landmarks Conservancy in addition to CB 1 in 2018. (spell out group names)

City Comptroller, Scott Stringer’s Audit of NYC POPS in 2017 indicated that 140 Broadway was not in compliance with POPS regulations at that time. The audit indicated a violation resulting from cars parked on the POPS on Liberty Street.

Amended resolution Passed by a vote of 33 in favor, 0 opposed, 0 abstained and 0 recused

Adjournment

At 11PM respectfully submitted by our Secretary, Colin Mahoney

If you would like a copy of the recording of this meeting please email us at Man01@cb.nyc.gov
CB 1 records all meetings and posts them to YouTube for unlimited public access.
<https://www.youtube.com/c/ManhattanCommunityBoard1/featured>