

COMMUNITY BOARD 1-MANHATTAN
MONTHLY BOARD MINUTES

DATE: Tuesday, July 27, 2021

TIME: 6:00 PM

PLACE: Manhattan Borough President's Office
1 Centre Street, 19th Floor Southside
Entrance on the South side of building

Community Board members, applicants and public members are required to attend in person. The public is encouraged to use webex via <https://live.mcb1.nyc> due to acute capacity constraints. There will be no overflow seating and no standing room per DCAS policy. Security will close entry once capacity is reached.

A G E N D A

Public Session

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

250 Water Street

- **Christopher Marte** - Speaking in opposition to the development at 250 Water Street
- **Andi Sosin** - Speaking in opposition to the development at 250 Water Street
- **Linda Roche** - Speaking in opposition to the development at 250 Water Street specifically concerned about the air rights and domination of seaport by Howard Hughes
- **Michael Kramer** - Seaport coalition filed a lawsuit against 250 Water Street development - speaking in opposition to the project
- **Jonathan Boulware** - Speaking on behalf of Seaport Museum in support of the development proposed at 250 Water Street
- **Megan Malvern** - Speaking in opposition to the development at 250 Water Street
- **Emily Hellstrom** - Speaking in strong opposition to the proposed development at 250 Water Street
- **Jessica Walker** - President and CEO of Manhattan Chamber of Commerce speaking in support of the proposed development at 250 Water Street
- **Ricky Wong** - Speaking on behalf of HHC in support of 250 Water Street development
- **Samuel Zimmerman** - strongly supports the proposed development at 250 Water Street
- **Scott Dwyer** - represents Sons of the Revolution museum, supports development at 250 Water Street
- **James Kaplan** - Spoke about waterfront history and against 250 Water Street development
- **Allan Millman** - speaking in favor of 250 Water Street Development
- **Roland Lewis** - Strongly support 250 Water Street Development
- **Saul Scherl** - Speaking on behalf of Howard Hughes Org. in support of the development at 250 Water Street.

- **Elaine Kennedy** - Speaking in opposition to the development at 250 Water Street
- **David Sheldon** - Urges the board to pass the resolution against the development at 250 Water Street
- **Paul Hovitz** - Speaking in support of development of 250 Water Street
- **Joanna Gorman** - with seaport coalition speaking in opposition to the development at 250 Water Street
- **Roger Byrom** - Speaking in opposition to the development at 250 Water Street.
- **David Karnovsky** - with Howard Hughes Corp. Speaking in support of the development at 250 Water Street. Also objects to questions raised in the resolution by Land Use Committee - and alleges that the de-mapped streets proposal as portrayed by CB1 is inaccurate.
- **William Thomas** - Speaking on behalf of Open New York speaking in support of the development at 250 Water Street.
- **Cyrus Gentry** - Member of board of south street seaport museum speaking in support of the development of 250 Water Street
- **Neil Flaherty** - Speaking in support of 250 Water Street Plan
- **Susan Murray** - Speaking in support of 250 Water Street plan
- **Adam Meister** - speaking on behalf of Howard Hughes Org. in support of the development at 250 Water Street.
- **Keith O'connor** - speaking on behalf of the architect of 250 Water Street proposed development in support of the project.
- **Lisa Wong** - In support of proposed development at 250 Water Street
- **Ameila Josphepson** - speaking in support of development at 250 Water Street

Other issues:

- **Jill Goodkind** - speaking in support of affordable housing at site of 5 WTC
- **Todd Fine** - President of Washington Street Advocacy Group
- **Jody Pinto** - Against application at 124 Chambers Street
- **Bob Townley** - concerned about small space for public meetings.

B) Brief Presentation of the Tunnel to Towers Event by Susan Starr, Director of Event Operations, Stephen Siller Tunnel to Towers Foundation

- Tunnel to towers will be on 9/26 this year
- CB1 played brief video presentation of tunnels to towers organization
- Will be hosting a reading of those who have died of 9/11-related illnesses on 9/12/21
- Purpose of event is meant to honor those lost after 9/11 and invited board members or members of the public to read

Representatives of elected officials

Claudia Zhu - Assemblymember Yuh Line Niou's office

- 250 Water - not satisfied with extension until September looking for extension
- Distributed 21,000 masks to local schools
- Prioritizing schools and senior centers for PPE
- Amy (name) will be filling in as community liaison until a full time replacement can be found

Cora Fung - City Council Member Chin's office

- Speaking to city budget - reinstate money to senior after school programs. Curbside composting, and others thanks to federal funding.
- Secured city money for repairs to schools and sidewalks and housing in CB1
- \$\$ for after school funding, libraries, BMCC, playgrounds and technology for schools.
- More money for Harbor School

Hannah Weinerman - Congressman Nadler's office

- Lucian speaking on behalf of Hannah
- FEMA has only received registrations for funeral assistance from 44% of those eligible. Reminding NYers to apply 844-684-6333 or FEMA.gov
- April SBA EIDL loans raising the max from 150K to 500K until December 31, 2021 information can be found also at PACE U
- Passports: agency is experiencing increased processing time. Check your dates and give ample time to renew. 212-367-7350 with any Q's

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

- Borough President sent letter to governor regarding essential worker monument in BPC
- Hosting weekly meetings regarding QOL issues in Washington Square Park
- Working on cooling center staffing
- Several events: 7/29 PBET for tech for students
- July 13th was Black Vision Day

Business Session

A) Adoption of June minutes

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

B) Updates from Elected Officials

- No one present

C) Treasurer's Report – M. James

- Was previously email to members any questions contact the office or Marianna
- Going into FY 2022, we will spend some budget on office safety including remote meetings, office filters and other issues

D) District Manager's Report – L. Reynolds

- Spoke to safety concerns and mitigation for ongoing CB1 in person and hybrid meetings

E) Chairperson's Report – T. Meltzer

- Report can be accessed from our website:

<https://www1.nyc.gov/site/manhattan/b1/archives/monthly-chairpersons-report.page>

F) Establishment of the Nominating Committee

- Nomination committee was proposed and approved by acclamation by the Board. Those members are:
Susan Cole
Mariama James
Pat Moore
Alice Blank
Tammy Meltzer
- Mimi Flynn was nominated by Tammy Meltzer, seconded and accepted as nominee for Assistant Secretary

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) 36 Walker Street, application for restoration of interior space, installation of new staircase and elevator, replacement of existing windows and storefront, and rooftop extension – Resolution
Amendment language - added “street level” to last sentence of first TBIR
- 2) 49-51 Chambers Street, application for addition of freestanding ticketing, coat check and retail furnishings in portion of designated interior space – Resolution

Both resolutions taken together Passed by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused
- 3) 225 Liberty Street, application for liquor license for Ani Liberty LLC d/b/a Ani Ramen – Resolution
- 4) 275 Church Street, application for liquor license for Tiny’s Gumbo Bar NYC LLC d/b/a File Gumbo Bar – Resolution

Motion to table 3, and 4 passed by a voice vote of 35 in favor, 0 opposed, 0 abstained and 0 recused
- 5) 32 Cedar Street, application for liquor license for Farida Ricciardelli, Farida Group Corp d/b/a TBD – Resolution

Amended language added - state that at the full board meeting, the Board opposes to the granting of a sidewalk cafe for this establishment
Passed by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused
- 6) 70 Pine Street, re-notification of application for alteration of liquor license to add space to the lobby floor for 70 Pine Owner Restaurant LLC d/b/a Aperlume – Resolution

Passed by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused

Amended language added - state that the applicant will not be seeking outdoor ground level space to use for outdoor dining

Resolutions 5, 6 taken together and passed by a voice vote of 35 in favor, 0 opposed, 0 abstained and 0 recused

7) Equity Questions to Guide Committee Discussions – Report

8) Hybrid Meetings and Chair Training – Report

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

1) Health and Fitness Citywide Zoning Text Amendment – Resolution
Passed by a voice vote of 35 in favor, 0 opposed, 0 abstained and 0 recused

2) 250 Water Street ULURP application - Resolution

Revised language as presented by Diana Switaj - amendment passed by a vote of 35 in favor, 0 opposes, 0 abstained and 0 recused

Additional amendments:

-Add a last “therefore” stating that “CB1 strongly opposes for the reasons stated above”

-Specify height being proposed (324’)

-Specify locations of missed opportunities by EDC to incorporated affordable housing and community amenities (i.e. 49-51 Chambers St)

-Remove references to proposal giving HHC “greater control” over de-mapped street bed and instead state that CB1 is concerned that the proposal may lead HHC to have future undue influence in those areas by inclusion in the LSGD

Amended resolution passed by a voice vote of 31 in favor 2 opposed, 1 abstained and 1 recused

3) Open Restaurants Citywide Zoning Text Amendment - Report

C) Environmental Protection Committee A. Blank

1) 250 Water Street Brownfield Cleanup Program and Remedial Action Work Plan - Report

2) 250 Water Street Draft Environmental Impact Statement (DEIS) - Report

D) Battery Park City Committee J. Cuccia

1) Project to Replace Active - Use Parkland with Essential Worker Memorial - Friendly amendments proposed and accepted by Cuccia (need language here) - Resolution

Passed by a vote of 34 in favor, 1 opposed, 0 abstained and 0 recused

2) Shortfalls Battery Park City Authority Bylaws that Allow the Governor to Override BPCA Board of Directors - Report

E) Youth & Education Committee T. Joyce

- 1) Trinity Place Gymnatorium – Report
- 2) NYPL Reopening of New Amsterdam Branch and Full Service - Report
- 3) High School Admissions Results - Report

F) **Quality of Life & Delivery Services Committee**

P. Moore

- 1) 9/11 Health and Compensation Forum - Report
- 2) COVID-19 Update - Report
- 3) Improving Public Safety in CB 1 - Report
- 4) Alleged Unpermitted Outdoor Event at 53 Beach Street WeWork - Report

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

P. Goldstein

- 1) Cultural Museum of African Art (CMAA) – Resolution
- 2) Duane Park Restoration Project - Resolution

Both resolutions passed by a vote of 33 in favor, 0 opposed, 1 abstained and 0 recused

- 3) Brooklyn Bridge Esplanade project and New Market Building demolition - Report

Old Business

New Business

- 1) 124 Chambers Street, update on proposed and amended hours of operation for Poseidon Hospitality LLC d/b/ Poseidon Restaurant - Resolution
Passed by a vote of 29 in favor, 0 opposed, 1 abstained and 0 recused

Amended language added - incorporate Whereas stating, “In committee the applicant did not confirm that they would do sound attenuation and based the mitigation on if they deemed it inexpensive. At the Full Board meeting, the Board voted to say that is unacceptable and that sound mitigation must be done pending the sound study if it adversely affects the quality of life of the neighbors in the building and is not in the public interest”

Adjournment

At 10:10 PM 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>