

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Wednesday, December 20, 2023

TIME: 6:00 PM

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

The public is welcome to attend in person or on webex

AGENDA

Public Session (6:08 PM – 7:00 PM)

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

- Lucian Reynolds - Congratulated Joe Lerner on 50 years of service
- Dr. Randall Glading - 233 Broadway - placard parking preventing bus unloading and loading
- Wendy Chapman speaking in support of Gotham Park in light of budget cuts
- Opposition to men's homeless shelter at 41/43 Beekman Street
 - Ariana
 - Anthony Medigo
 - Patrick Hefferman
- Opposition to Cannabis
 - 161 Hudson Street
 - Doug Schachtel (head of Tribeca Community school near proposed site)
 - Professor Nicholas Quinn Rosenkranz
 - Wei Hu, Esq - Applicant for dispensary speaking for themselves
 - Elisabeth Kozack - resident at 161 Hudson speaking against
 - The assistant secretary notes that 10-15 residents appeared at the meeting in person and signified opposition by a show of hands
 - Brad Tully 28 Laight Street
 - Valerie
 - 378 Broadway
 - Don from Homecrest Community Service.
 - 25 Ann Street
 - Yasmine
- Opposition to shelter
 - Patrick Keperman
 - Anthony Medigo
- Opposition to proposed tower at Independence Plaza / 310 Greenwich
 - Elsie Armstrong
 - Jeffrey Corn
 - Diane Stein
 - Meredith James

Business Session

A) Adoption of November 2023 minutes

Motion to adopt was passed unanimously as presented by a roll call of 37 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

- Andrew Chang, Manhattan Borough President Mark Levine's Office – congratulated Joe Lerner on 50 years. Updated the CB on various issues and priorities from the BP's office.
- Chris Marte spoke regarding major city issues including the City of Yes, the proposed homeless shelter on Beekman Street and a variety of other issues

C) District Manager's Report – Z. Bommer

D) Chairperson's Report – T. Meltzer

Report

Committee Reports

December 2023 resolutions

Committee Reports

A) **Executive Committee**

T. Meltzer

1. Cannabis Guidelines for CB1 - Resolution

Vote was passed by 28 in favor, 6 opposed, 3 abstained and 0 recused

2. Dispensary applications - Resolution

1. 378 Broadway - NY Retail 2 Inc

Motion to Reject Approval

Vote was passed by 25 in favor, 4 opposed, 7 abstained and 0 recused

Resolution to Deny

Vote was passed by 26 in favor, 6 opposed, 5 abstained and 0 recused

2. 161 Hudson Street - X Greenleaf LLC - Resolution

Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused

3. 2 Coenties Slip - Free thinkers LLC - Resolution

Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused

4. 16 Murray Street - (Blackmark LLC) - Resolution

Vote was passed by 17 in favor, 12 opposed, 7 abstained and 0 recused

5. 25 Ann Street - APA Dispensary LLC - Resolution

Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused

6. 53 Stone Street - Got Your Six of New York LLC - Resolution

Vote was passed by 23 in favor, 10 opposed, 3 abstained and 0 recused

7. 93 Nassau Street- Fidi Cannabis Dispensary - Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
 8. 99 Chambers Street - His and Hers Cannabis Corp
Motion to Reject Approval
Vote was passed by 35 in favor, 0 opposed, 1 abstained and 0 recused
Resolution to Deny
Vote was passed by 34 in favor, 0 opposed, 2 abstained and 0 recused
 9. 101 Reade Street - Leaf NY LLC - Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
 10. 110 Chambers Street - Savo Group Inc
Motion to Approve
Vote was passed by 19 in favor, 11 opposed, 6 abstained and 0 recused
Resolution of Approval
Vote was passed by 22 in favor, 9 opposed, 5 abstained and 0 recused
 11. 256 Broadway - NY Green Collective - Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
 12. 111 Fulton Street - Stasis Holdings LLC - Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
3. Dispensary application - Withdrawn by email
 1. 16 Murray Street - APA Dispensary LLC
 2. 30 Warren Street - Rezidue
 3. 149 Church Street - NY Retail 2 Inc.
 4. 342 Canal Street - Glass 342 LLC
 5. 342 Canal Street - Spring 342 LLC
 6. 336-340 Canal Street - Biwa Beads LLC
 4. Dispensary application - Resolutions for No shows/Denial
 1. 16 Murray Street - 212 Partners LLC
 2. 35 Wall Street - Nickle House Development
 3. 130 Water Street - Friendly Flower 1 Inc.
 4. 356 Broadway - STR8 Gas LLC
 5. 135 William Street - New Jubilee News II Inc
 6. 139 Centre Street - Dream Bay World Cannabis Corp
 7. 356 Broadway - Get Yo Chronic GYC LLC
 8. 386 Canal Street - Dreem Box LLC
 9. 34 Cliff Street - Haven Ventures Corp.
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused

B) Personnel Committee

E. Lewinsohn

1. Land Use Consultant for CB 1 – Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
2. Temporary Office Help/Interns - Report

C) **Licensing & Permits Committee**

F. Curtis

Seaport/Civic Center area

1. 66 Pearl Street, 787 Coffee Roasters LLC dba 787 Coffee, new application and temporary retail permit for full liquor license – Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 3 World Trade Center, 40 Cortlandt Way, Tower 3, Space 1340, Fogo de Chao Churrascaria (NYWTC) LLC dba Fogo de Chao, new application for a full liquor license – Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
2. 111 Broadway, La Noxe Trinity LLC, new application and temporary retail permit for a full liquor license - Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused

Tribeca area

1. 78 Franklin Street, 78 Franklin CI LLC, new application and temporary retail permit for a wine, beer and cider license - Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused

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

P. Kennell

1. Application number C 240122 PPM submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of New York City Charter, for the disposition of one city-owned property, located at 7 North Moore Street (Block 190, Lot 47) pursuant to zoning – Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
2. Pre-Application Statement (PAS) to DCP for Independence Plaza, 310 Greenwich Street, Non-ULURP Modification of the existing Large Scale Residential Development site plan (LSRD) – Report
3. City of Yes for Economic Opportunity proposal (N240010ZRY and N240011ZRY) Zoning Text Amendment Question Updates – Report

E) **Landmarks & Preservation Committee**

J. Friedman

1. Docket # 22-09644, 83 Chambers Street aka 65 Reade Street – Tribeca South Historic District, Manhattan Block 149, Lot 5; Interior demo and modifications to create (2) commercial units and (8) residential units; NO building extension or addition of floors to the bulk of the building; Replacement of storefront(s) and upper floor windows; Clean and repair street facing facades; Removal of exterior fire escape
Motion to table due to lack of mock-up
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
2. Docket # 22-09645, 85 Chambers Street aka 67 Reade Street – Tribeca South Historic District, Manhattan Block 149, Lot 6 - Interior demo and modifications to create (2)

commercial units and (8) residential units; NO building extension or addition of floors to the bulk of the building; Replacement of storefront(s) and upper floor windows; Clean and repair street facing facades; Removal of exterior fire escape - Resolution
Vote was passed by 00 in favor, 0 opposed, 0 abstained and 0 recused

3. Harbor School new walkway - Report

F) **Waterfront, Parks & Cultural Committee** A. Zelter

1. Howard Hughes' Pier 17 & Historic South Street Seaport District Activities and Corporate updates – Report

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

1. Waste Reduction and Composting – Resolution
Vote was passed by 36 in favor, 0 opposed, 0 abstained and 0 recused
2. Green Alternatives for Food Cart Power – Report

H) **Transportation & Street Activity Permits Committee** J. Coleman

1. Streets in Landmarked Historic Districts, request for guideline development – Resolution
Vote was passed by 34 in favor, 0 opposed, 0 abstained and 0 recused
2. Green Rides rule vs. capping number of for hire vehicles – Resolution
Vote was passed by 27 in favor, 4 opposed, 5 abstained and 0 recused
3. Daylighting corners for pedestrian safety – Report
4. Int. 0758-2022 requiring that every bicycle with electric assist, electric scooters and other legal motorized vehicles be licensed and registered – Report
5. Congestion pricing: release of Traffic Mobility Review Board recommendations on a tolling structure - Report

H) **Street Fair Task Force** D. Charkoudian

1. Upcoming meeting dates - Discussion
2. Mardi Gras Productions on 2023 events and upcoming 2024 events - Report
3. Renewal of Street Fair Task Force 2024 - Resolution
Vote was passed by 33 in favor, 0 opposed, 0 abstained and 0 recused
4. Renewal Mardi Gras Productions contact 2024 - Resolution
Vote was passed by 33 in favor, 0 opposed, 0 abstained and 0 recused

New Business

Old 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

At all meetings, additional items may be raised as "New Business"