

**COMMUNITY BOARD 1-MANHATTAN**  
**MINUTES**

DATE: Tuesday, February 27, 2024

TIME: 6:00 PM

PLACE: 1 Centre Street, Northside  
and Live Remote Meeting - <https://live.mcb1.nyc>

The public is welcome to attend in person or on webex

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**AGENDA**

**Public Session (6:15 PM – 6:21 PM)**

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

- Benjamin Rattner, The Board of Managers of the 475 Greenwich Street Condominium - Informed the board that the Bud You, NY applicant withdrew their application
- Jill Goodkind - Speaking about the impact of rent increases on renters in the CD

**Public Hearing**

Topic: [Citywide Statement of Needs \(SON\) for Fiscal Years 2025 and 2026](#)

**Business Session**

A) Adoption of January 2024 minutes

Motion to adopt was passed unanimously as presented by a roll call of 34 in favor, 0 opposed, 1 abstained and 0 recused

B) Updates from Elected Officials

- Tevin Williams - Congressman Dan Goldman's office - Updated the community on initiatives that impact the district
- Dan Byers - Senator Kavanaugh's office - Updated the community on initiatives that impact the district
- Tracy Jackson - Assemblymember Glick's office - Updated the community on initiatives that impact the district
- Moshe Davis - Mayor Adam's office - Updated the community on initiatives that impact the district - 917-909-2288 - text the mayor
- Fitim Shabani - Assemblymember Fall - Updated the community on initiatives that impact the district
- Andrew Chang - Manhattan Borough President's office - Updated the community on initiatives that impact the district
- Fannie - Assemblymember Lee's office - Updated the community on initiatives that impact the district
- Max Deutsch - Council Member Marte's office - Updated the community on initiatives that impact the district

C) District Manager's Report – Z. Bommer

D) Chairperson's Report – T. Meltzer

## Report

### Committee Reports

#### February 2024 resolutions

#### Committee Reports

A) **Executive Committee**

T. Meltzer

1. Cannabis application, 149 Church Street - Cloud Father LLC - Resolution  
Vote was passed by 40 in favor, 1 opposed, 0 abstained and 0 recused
2. Cannabis application, 386 Canal Street - Dreem Box LLC - Resolution  
Vote was passed by 25 in favor, 11 opposed, 5 abstained and 0 recused
3. CB 1 Election Preparations - Report

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

P. Goldstein

1. Queen Elizabeth Garden aka British Memorial Garden at Hanover Square - Report

C) **Quality of Life & Service Delivery Committee**

P. Moore

1. Request for Con-Ed to focus on Lower Manhattan projects to alleviate backlog -  
Resolution  
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused
2. Proposed DOHMH rule change to amend Chapter 10 (Smoking and the Use of Electronic  
Cigarettes Under the New York City Smoke-Free Air Act) of the Title 24 of the RCNY  
which will no longer allow smoking of tobacco and electronic cigarettes in outdoor  
dining areas of restaurants - Report
3. DDC/Street Reconstruction Updates - Report

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

P. Kennell

1. POPS: 77 Water, 175 Water, and other POPS being reviewed now in district;  
enforcement - Resolution  
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused
2. Water Street Text Amendment review - Report

E) **Transportation & Street Activity Permits Committee**

B. Kay

1. Trinity Place Traffic Study - PS 150 Students - Resolution  
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused
2. Five Boro Bike Tour - May 5, 2024 - Resolution  
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused

F) **Licensing & Permits Committee**

F. Curtis

1. Assembly Bill #A8427a- Eliminates the two year restriction on temporary retail permits for applications subject to the 500 foot law - Resolution

Motion to table

Vote was denied by 16 in favor, 22 opposed, 2 abstained and 0 recused

Vote was passed by 27 in favor, 2 opposed, 10 abstained and 0 recused

2. DCWP Proposed Repeal of Rules Relating to Sidewalk Cafes - Report
3. DOT Administration of Sidewalk Cafes & CBs - Report
4. Update from 18 William Street / 20 Exchange Place, Submersive - Report

**Tribeca area**

1. 293 Church Street, new application and temporary retail permit for Revolving Store Church St LLC dba Revolving Store for a wine, beer and cider license - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
2. 100 Church Street, Unit 001, IFNOTNOW LLC aka 100C Venture LLC d/b/a C Tribeca aka New York Vintners, corporate change for liquor, wine, beer & cider - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
3. 78 Leonard Street, Smart Kitchen Tech Inc., GOA Sexy Indian, class change and temporary retail change application for liquor, wine, beer & cider - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused

**Seaport/Civic Center area**

1. 214 Front Street, application for a class change and temporary retail permit for Calebria Restaurant LLC dba Il Brigante Restaurant for full liquor license - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused

**Battery Park City area**

1. 206 West Street aka 200 Chambers Street, Baires Grill, new application and temporary retail permit for full liquor license - Resolution  
Vote was passed by 37 in favor, 0 opposed, 2 abstained and 0 recused

**Financial District area**

1. 164 Pearl Street, Lin's Restaurant Group Inc dba Mikado, new application and temporary retail permit for wine, beer and cider license - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused

G) **Youth & Education Committee**

T. Joyce

1. Maker Space Benefits for Middle Schools - Report
2. Manhattan District Attorney's office summer programs - Report

H) **Landmarks & Preservation Committee**

J. Friedman

1. Docket number - LPC-23-08657 - 346 Broadway/108 Leonard Street aka 46 Lafayette Street (Former NY Life Insurance Company building), alterations to designated interior offices and alteration of an exterior door and windows - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
2. Docket number - LPC-24-06263 - 110 South Street - Reconstruction of the two stories over two existing based on the historic photos showing a 4-story building and an addition of partial level and roof deck - Resolution  
Vote was passed by 39 in favor, 1 opposed, 0 abstained and 0 recused

I) **Joint Environmental Protection Committee  
Battery Park City Committee**

W. Chapman  
J. Cuccia

**Joint Committees**

1. North/West Battery Park City Resiliency Project Review Reach 6 - Resolution  
Vote was passed by 38 in favor, 0 opposed, 1 abstained and 1 recused
2. North/West Battery Park City Resiliency Project Review Reach 7 - Resolution  
Vote was passed by 38 in favor, 1 opposed, 0 abstained and 1 recused

**Environmental Protection Committee**

3. The Battery Coastal Resilience – Report

J) **Battery Park City Committee**

J. Cuccia

1. BPCA Financial Highlights – Resolution  
Vote was passed by 30 in favor, 1 opposed, 8 abstained and 0 recused
2. BPC Security Update – Report
3. Programming, Construction and Event - Report
4. [New York State Senate Bill S2963A, 2023-2024](#) - Relates to establishing ground rent rebates for eligible owner-occupied homeowners and eligible renters in Battery Park City - Resolution  
Vote was passed by 33 in favor, 3 opposed, 2 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](mailto:man01@cb.nyc.gov)

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