

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, April 30, 2024

TIME: 6:00 PM

PLACE: 1 Centre Street, 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](#)."

Public Session (6:00 PM – 7:00 PM)

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

- Jesse Zeigler - Small Business Services - Deputy Director of Intergovernmental Affairs - invites community to the upcoming Small Business Expo, Wednesday, May 29th at Pier 39, 299 South Street

Public Hearing (7:27 PM - 7:28 PM)

Topic: [City of Yes - Housing Opportunity Zoning Text Amendments 2024](#)

Business Session

A) Adoption of March 2024 minutes

Motion to adopt was passed unanimously as presented by a roll call of 31 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

- Assemblymember Grace Lee - Updated the community regarding initiatives impacting the district
- Tevin Williams - Congressman Goldman's office - Updated the community regarding initiatives impacting the district
- Dan Byers - Senator Kavanaugh's office - Updated the community regarding initiatives impacting the district
- Tracy Jackson - Assemblymember Glick's office - Updated the community regarding initiatives impacting the district
- Andrew Chang - Manhattan Borough President Levine's office - Updated the community regarding initiatives impacting the district
- Council Member Marte - Updated the community regarding initiatives impacting the district
- Robin Forst - Mayor Adams' Office - Updated the community regarding initiatives impacting the district

- Evelin Collado - NYC Comptroller's Office - Updated the community regarding initiatives impacting the district

C) Treasurer's Report – L. Mujica Diaz

D) District Manager's Report – Z. Bommer

E) Chairperson's Report – T. Meltzer
[Report](#)

Committee Reports

April 2024 resolutions

A) Executive Committee

T. Meltzer

1. Cannabis Dispensary - Lyfe Charmz - 177 Duane Street – Resolution
Vote was passed by 30 in favor, 0 opposed, 1 abstained and 0 recused
2. Cannabis Dispensary- Soho Dispensary (3 locations) - 139 Fulton Street; 281 Broadway; 225 Broadway – Resolution
Vote was passed by 30 in favor, 0 opposed, 1 abstained and 0 recused
3. Public Comment on the Office of Cannabis Management's Proposed Adult-Use Amendments - Resolution
Vote was passed by 30 in favor, 0 opposed, 1 abstained and 0 recused
4. Temporary wine, beer, cider license for 30th Annual Taste of Tribeca event on Sat, May 18th, 2024 - Resolution
Vote was passed by 30 in favor, 0 opposed, 1 abstained and 0 recused
5. [Pedestrian Plaza Rules](#) in consideration of [Open Dining NYC \(Rules\)](#) - Report

B) Environmental Protection Committee

A. Blank

1. Waterfront Edge Design Guidelines (WEDG) Projects - Report

C) Joint Environmental Protection and Battery Park City Committees

A. Blank

1. Battery Park City North West Resiliency Project (BPCNWRP) at Phase of 40% Completion for West Street Crossing/Tribeca (Reach 1) and North Cove (Reach 5) - Resolution
Vote was passed by 31 in favor, 0 opposed, 0 abstained and 0 recused
2. North West Battery Park City Resiliency Plans at 40% Design of North Esplanade (Reach 2), Rockefeller Park (Reach 3) and Belvedere Plaza (Reach 4) - Resolution
Vote was passed by 31 in favor, 0 opposed, 0 abstained and 0 recused

D) Battery Park City Committee

J. Cuccia

1. Wagner Park Pavilion Commercial Space design recommendations - Resolution
Vote was passed by 31 in favor, 0 opposed, 1 abstained and 0 recused
2. BPC Security Update – Report
3. Programming, Construction and Event Updates – Report

E) Youth & Education Committee

T. Joyce

1. Class Size and School Funding - Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused

F) Licensing & Permits Committee

S. Cole

Tribeca area

1. 111 Reade Street, new application and temporary retail permit for Yards NYC LLC for full liquor license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused

Battery Park City area

1. 21 South End Avenue, new application and temporary retail permit for Meta Hotpot 6 Inc. d/b/a ER Hotpot for a full liquor license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 59 Nassau Street, new application and temporary retail permit for Otani & Nassau Inc for wine, beer and cider license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused
2. 80 Maiden Lane, Store 5, corporate change for FGNY 80 Maiden LLC dba Five Guys for wine, beer and cider license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused
3. 1 New York Plaza, 3rd Floor, new catering establishment application for Restaurants Associates Inc dba Morgan Stanley Cafe for liquor, wine, beer and cider license – Resolution
Vote was passed by 31 in favor, 0 opposed, 0 abstained and 1 recused
4. 34 Water Street, new application and temporary retail permit for Susukino Ramen Inc for wine, beer and cider license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused
5. 100 Cedar Street - Unit 005,002, 100, aka 97 Trinity Place aka 115 Broadway, new application for La Grande Boucherie FiDi LLC d/b/a La Grande Boucherie/ Omakase Room for full liquor license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused

Seaport/Civic Center area

1. 95 South Street, alteration permit for HHC Bridgeview LLC & Creative Culinary Management Company LLC for liquor, wine, beer and cider license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused

2. 19 Fulton Street, alteration permit to remove the outside bar for HHC Cobblestones LLC & Creative Culinary Management Company LLC dba Cobble & Co and Sunday in Brooklyn for liquor, wine, beer and cider license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused
3. 1 Fulton Street, alteration permit for HHC Fulton Retail LLC, HHC Lawn Games LLC, the Lawn Club LLC & Seaport Snack LLC dba Bar Snack/The Lawn Club/Snack Out for liquor, wine, beer and cider license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused
4. 161 Water Street, 14th Floor, new application and temporary retail permit for Lets Pow Wow LLC for wine, beer and cider license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused
5. 161 Water Street, 23rd Floor, new application and temporary retail permit for Water Well LLC for wine, beer and cider license – Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused

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

1. Board of Standards application Cal. No. 805-79-BZ, 88 Pine Street request to amend the previous granted variance to allow the construction of vestibules in the special permit plaza, a Privately-Owned Public Space (POPS) - Resolution
Vote was passed by 31 in favor, 0 opposed, 1 abstained and 0 recused
2. Downtown Alliance, Neighborhood Quarterly Update - Report

H) Waterfront, Parks & Cultural Committee P. Goldstein

1. City Hall Park Conservancy's Progress and Upcoming Goals – Report

I) Transportation & Street Activity Permits Committee B. Kay

1. [Dinner on Duane 2024](#), Request for street permit Sept 15, 2024 [Friends of Duane Park](#) - Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused
2. Hotel Loading Zone Request for [Warren Street Hotel](#) at 86 Warren Street - Resolution
Vote was passed by 24 in favor, 5 opposed, 3 abstained and 0 recused
3. [Int 0132-2024](#) Requiring moped retailers to provide ownership information at point of sale - Resolution
Vote was passed by 32 in favor, 0 opposed, 0 abstained and 0 recused
4. Safety at and Revitalization of Fulton Center - Report
5. [Blue Highways Initiative](#): Pier 6 and local deliveries - Report
6. Open Street Renewals - (1) Duane St from Greenwich to W Broadway & (2) Peck Slip from Water to Pearl - Report

J) Landmarks & Preservation Committee

V. Cameron

1. Docket number - LPC-24-04374 - 388 Broadway - Build a vertical extension on top of the building - Report

K) Quality of Life & Service Delivery Committee

M. James

1. BNY Mellon Construction Project - Report
2. 1st Precinct updates – Report
3. 225 Broadway OASAS Addiction Treatment Center Application - Resolution
Vote was passed by 29 in favor, 1 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"