

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, May 28, 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 – 6:16 PM)

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

- Justine Cuccia - Call for volunteers September 14, 2024 BPC Block Party!
bpcblockparty2024@gmail.com
- John Scott - Independence Plaza North Tenants Association - against the tower
- Robert Atterbury - overview of programming at the Hudson River Park events

Public Hearing (6:00 PM – 6:16 PM)

Topic: Department of City Planning - [City of Yes Housing Opportunity/CB 1 Presentation](#)

Business Session

A) Adoption of [April 2024 minutes](#)

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

B) Updates from Elected Officials

- Jasper Scott - Assemblymember Grace Lee's office - Updated the community on initiatives impacting the community
- Tevin Williams - Congressman Goldman's office - Updated the community on initiatives impacting the community
- Dan Byers - Senator Kavanaugh's office - Updated the community on initiatives impacting the community
- Roy Ruiz - Assemblymember Glick's office - Updated the community on initiatives impacting the community
- Andrew Chang - Manhattan Borough President Levine's office - Updated the community on initiatives impacting the community
- Max Deutsch - Council Member Marte's office - Updated the community on initiatives impacting the community
- Peter Tse - Manhattan DA Alvin Bragg's office - Updated the community on initiatives impacting the community

- Lupe Hernandez - Public Advocate Jumaane Williams' Office - Updated the community on initiatives impacting the community

C) District Manager's Report – Z. Bommer

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

Committee Reports
May resolutions

A) **Nominating Committee**

J. Galloway

1. Candidates for Chairperson, Vice-Chairperson, Secretary, Assistant Secretary and Treasurer – Report

B) **Executive Committee**

T. Meltzer

1. Revocable Consent request for permanent anchors and covers into sidewalk surround 125 Maiden Lane - Resolution Ratification
 Vote was passed by 39 in favor, 0 opposed, 1 abstained and 0 recused
2. [Chinatown Connections](#) - Resolution
 Vote was passed by 35 in favor, 5 opposed, 0 abstained and 0 recused
3. By-Laws Working Group Updates - Report

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

B. Kay

1. Congestion Pricing Anomaly for Brooklyn Bridge - Resolution
 Vote was passed by 39 in favor, 1 opposed, 1 abstained and 0 recused
2. Obstructions to the public right-of-way by city-owned vehicles and vehicles with city-issued parking permits - Resolution
 Vote was passed by 40 in favor, 1 opposed, 0 abstained and 0 recused
3. [NYC Street Map](#) - Report

D) **Environmental Protection Committee**

A. Blank

1. State Climate Bills 2024 - Report
2. Financial District and Seaport Climate Resilience Master Plan, Energy & Sustainability – Report

E) **Battery Park City Committee**

J. Cuccia

1. Community Center at Stuyvesant High School - Report
2. South Battery Park City Construction - Report
3. BPC Block Party - Report

4. BPC Security Update – Report
5. Programming, Construction and Event Updates - Report

F) **Youth & Education Committee**

T. Joyce

1. Review of 2025 Budget Responses - Report
2. Budget Narrative Language and Priorities FY 2026 - Report

G) **Licensing & Permits Committee**

S. Cole

Tribeca area

1. 458 Greenwich Street, corporate change for Fish Tales LLC DBA North Bar for full liquor license – Resolution
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused
2. 96 Lafayette Street, a method of operation change to extend closing hours for Avis International Retail Inc dba Live Axe for full liquor license – Resolution
Vote was passed by 37 in favor, 0 opposed, 4 abstained and 0 recused

Governor’s Island area

1. 416 Clayton Road, new application and temporary permit for Makina Cafe LLC for full liquor license – Resolution
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused

Seaport/Civic Center area

1. 279 Water Street, new application for Bridge Cafe NYC LLC DBA Bridge Cafe for full liquor license – Resolution
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused

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

P. Kennell

1. Department of City Planning - [City of Yes Housing Opportunity](#) - Report

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

P. Goldstein

1. Perelman Performing Arts Center - Report
2. Hudson River Park Trust - Report
3. Governors Island Trust- Report
4. Parks Department, City Hall Park - Report

J) **Street Fairs Committee**

D. Charkoudian

1. Update on current CB1 - Sponsored Street fairs for 2024 and projected for 2025 - Report
2. Update on Holiday Market spot on Vesey Street between Church Street and West Broadway/Greenwich Street - Report

K) Quality of Life & Service Delivery Committee

P. Moore

1. 110 William Street - Construction Project Update - Report
2. 105 Washington Street Safe Haven Shelter - Report

L) Landmarks & Preservation Committee

J. Friedman

1. Docket number 24-09233 - 109 West Broadway - Application is for a master plan for painted wall signage at 109 West Broadway; there are 2 existing signs on the façade that were installed prior to the LPC Tribeca South Historic District designation seeking to allow the installation 2 new signs at the existing locations - Resolution
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused
2. Docket number LPC-24-09744 - 8 North Moore Street - Installation of a ramp in front of the Rag & Bone Street - Resolution
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused
3. Docket number 24-07729 - Building 140 on Governors Island - Exterior the adaptive reuse project proposes to repair the deteriorating historic character of the façade extending the life of the structure along with replacing all windows and doors, flood proofing to harden the building against future storms, and expanded access for all to the building and surrounding public realm with new public uses and ADA accessible entries. Front door adjacent to the island's main ferry connection to Lower Manhattan - Resolution
Vote was passed by 41 in favor, 0 opposed, 0 abstained and 0 recused
4. Docket number 24-09650 - 108 Leonard Street aka 346 Broadway (Former NY Life Insurance Company building) legalization of furniture and interior finishes at the designated entry lobby - Resolution
Vote was passed by 40 in favor, 1 opposed, 0 abstained and 0 recused
5. Review CB1's Landmarks application presentation guidelines - Report

New Business

1. Cannabis Dispensary - 25 Ann Street - Euphoria Dispensary of NY LLC (Withdrawn) - Resolution
Vote was passed by 37 in favor, 0 opposed, 2 abstained and 0 recused

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"