

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

DATE: Monday, November 25, 2024

TIME: 6:00 PM

PLACE: 1 Centre Street, 19th Floor - 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

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**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](#)."

"If there are any relevant draft resolutions that will be considered at this meeting, they may be found [here](#)."

**Public Session (6:10 PM-6:33 PM)**

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

- Lloyd F. - Building manager. Electric bicyclists on the sidewalk. Afraid of harm.
  - Encouraged to email Zach for assistance
- Princess B. - Pediatric services admin, inn support Bill to help with mental health and nutrition education and nutrition assistance.
  - Lack of information in District 1.
  - Certified dietician
  - Ensuring students have information needed to improve nutrition understanding for better health and better learning.
- John S. - Alert to community meeting on Dec 10th, 7pm at BMCC - to speak against the 90 story tower being built at Independence Plaza.
  - Community First development coalition
    - [www.cfdcoalition.org](http://www.cfdcoalition.org)
- Michael D. - 80 N. Moore street, Independence Plaza resident. Issue with food truck right outside of building. Moves around the neighborhood. Unsightly. Building pedestrian traffic. Has called 311 calls. Calling for no food vending zones. Can this be done on a residential street(?). Violates street cleaning. Ghost car to hold spot.
  - Communicating with Zach. Letter to Elected Officials.
  - First precinct community council; recommendation
- Maureen C. - Representing 3 buildings near a parking lot, 74 Hudson street. 1 Worth, 90 Hudson,
  - Violates resident rights. The developer was supposed to share his analysis showing ability to build. He has not.
  - The developer contacted 1 person. Has not heard back.
  - Don't think the design is appropriate for the Tribeca neighborhood.
  - Proposed children's swimming, and wonder what happens if it doesn't work out. Questioning the use.
  - They're proposing two stories, but that violates landmarks

- Koffi B. - Legislation: Immigrant 13yrs ago. Local Law to amend; impact food delivery workers. increase in earnings, make pay calculation clearer. Will increase fairness with transparency. Empower workers to allocate time appropriately.
- Ann B. - Library Manager from BPC Library.
  - Free wifi
  - Adult sessions
  - Programs: Teen lounge hour Tuesday @3-4pm

## **Public Hearing (6:33 PM - 6:34 PM)**

Topic: Public Comment on Cannabis Control Board, new licenses [1000 ft Rule Distance Waiver](#)

- No signups.

## **Business Session**

### A) Adoption of October 2024 minutes

Motion to adopt was passed unanimously as presented by a roll call of 36 in favor, 0 opposed, 0 abstained and 0 recused

### B) Updates from Elected Officials

- Assemblymember Grace Lee - Updated the board on legislative agenda and local events
  - Chinatown revitalization project
  - Environmental officer for BBJ
  - DOL on wage theft in Chinatown (and NYC)
  - Update AAPI curriculum bill to standardize teaching in Middle and High School, to make sure funding is available (at least for the next four years before the next admin. gets into office):
  - Update on idling laws and bad license plates. Working with DOT.
  - Handed out 3000 turkeys with NYCHA tenants.
  - Summer Toy Drive. Partnering with NYCHA .
  - Pat: How can we donate? Reach out to office
  - Jared: Distance requirement between cannabis store and school. Laws and regulations say different things. OCM not responding. Using a standard that has not been enacted. How do we get some action that brings clarity?
    - Reach out to Fanny (in office).
- Senator Brian Kavanaugh's - Updated the board on legislative agenda and local events
  - Planning for the next BBJ review.
- Congressman Goldman's office - Tevin Williams - Updated the board on legislative agenda and local events
  - Reflecting on the election.
  - Casework on Jan 20th.
  - Issues with Federal Agencies
  - Cody: Congestion pricing killing by President elect? Can he do and what would the congressman do?
    - Have to see what he means, or expect to do?
  - Meltzer
    - More documentation on Michell Act
- Assemblymember Glick's office - Tracy Jackson - Updated the board on legislative agenda and local events

- Rep: Highlight that there is still a drought warning. Link in Board report on water conservation
- PFAS: Chemicals developed that are harmful and want to be regulated. How do they filter into the environment?
- List of plants to help our insects and environment.
- Council Member Marte's office - Max Deutsch - Updated the board on legislative agenda and local events
  - Margaret (Fellow)
    - DHS has sent alternatives for 320 Pearl sites. Marte reviewed with other elected officials and sent a letter rejecting the proposals.
    - Groundbreaking at Harbour school on Gov Island
    - Introduced legislation to protect healthcare of city retirees, Mayor has proposed
    - FAIR Act passed in support of not brokerage fees
    - City of Yes: Housing passed at subcommittee levels. Going to full council next month.
      - Concerns about lack of affordable housing
    - Independent Environmental monitoring has been selected; Laura Dodge.
  - Jared: Look into 500ft rule around legislation on cannabis location
- Christian Williams - CAU office - Mayor's office - Updated the board on legislative agenda and local events
  - New Police Commissioner
  - Parade on Thursday (it's raining)
  - Alice: Info on the \$5B for affordable housing in City of Yes plan
    - not informed, will circle back.
- Manhattan Borough President Levine's office - Andrew Chang - Updated the board on legislative agenda and local events
  - Recruiting Jr Sr for fellowship program. Dec 1st
  - Events for vets (Vets take the met (Dec 4th 1-4pm); Tour etc
  - Get involved with local gov't on Dec 5th @5
  - capital Funding for schools, non-profits, and communities.
  - Sr Resource guide (online)
  - Richard: Report from Borough Pres. What follow-up on the report. Will follow-up with colleagues.
  - Meltzer: CB training series. New format? Possible video and survey to confirm. Yearly training required for CB members.
  - Dezi: Do you have to take conflict of interest twice?? Tammy, possibly no please provide the office with documentation.
- DA Alvin Bragg's Office - Peter Say - Updated the board of recent prosecutions
  - Indicted a building super for stealing a 100yo tenant. (\$350,000)
  - Hate crimes unit holding training session for AAPI Dec 5th 8:30 - 12:30
  - High School internships and College fellowships, applications due in Feb. Only for Manhattan residents.
  - Bruce: Uncorrupt office in local gov't currently. Thank you.
  - Jared: Criticism - too much violence by formerly charged and prosecuted.
  - Meltzer: Call for help with DCWP and Oath hearing to look for both rule and legislative change about how tour 3P ticket sellers be prosecuted. Reducing harassment and reducing fraudulent activities.
  - Bob: Gummies can create anxiety; should be illegal.
  - Bernard: Way to impact shoplifting? Products are locked up.
    - Offices are working with NYPD to help stores learn Best Practices on trespassing without notice.
- NYC Comptroller's Office for Manhattan - Evalyn - Updated the board on recent reports

C) District Manager's Report – Z. Bommer

Report in power point

D) Chairperson's Report – T. Meltzer

[Report](#)

**Committee Reports**

A) **Executive Committee**

T. Meltzer

1. Bus Ticket Tour Licenses NYC Department of Consumer and Worker Protection and NYC Police Department - Resolution  
Vote was passed by 45 in favor, 0 opposed, 0 abstained and 0 recused
2. Cannabis application approved - 381 Broadway, retail dispensary, Dai Ma LLC - Resolution  
Vote was passed by 44 in favor, 0 opposed, 1 abstained and 0 recused
3. Cannabis application denied - 176 Broadway, retail dispensary, Encore Retailer II LLC – Resolution  
Vote was passed by 45 in favor, 0 opposed, 0 abstained and 0 recused
4. Cannabis application denied - 345 Greenwich Street, retail dispensary, Pacific Palms Group LLC - Resolution  
Vote was passed by 45 in favor, 0 opposed, 0 abstained and 0 recused
5. Department of Homeless Services rule changes on proposed shelter notification - Resolution  
Vote was passed by 45 in favor, 0 opposed, 0 abstained and 0 recused
6. Cannabis Illegal store Closures, Court Ruling - Report
7. Cannabis Control Board, New Licenses with [1000 ft Rule Distance Waiver](#), Comment Period closes December 23, 2024 - Report

B) **Street Fairs Committee**

D. Charkoudian

1. Mardi Gras Productions on 2024 revenues and an outlook for 2025 - Report

C) **Licensing & Permits Committee**

S. Cole

1. Maxwell Social Club Tribeca Inc, 451 Washington Street aka 135 Watts Street - Report

**Sidewalk Cafe**

1. 184 Duane Street, application for roadway cafe permit for LM Cafe LLC dba Laughing Man Cafe – Resolution  
Vote was passed by 43 in favor, 0 opposed, 4 abstained and 0 recused
2. 189 Franklin Street, application for a sidewalk cafe permit for MVNBC Corp dba Benvenuto Cafe – Resolution  
Vote was passed by 46 in favor, 1 opposed, 0 abstained and 0 recused

3. 211 West Broadway, application for roadway cafe permit for Maman Tribeca LLC dba Maman – Resolution  
Vote was passed by 45 in favor, 1 opposed, 1 abstained and 0 recused

**Seaport/Civic Center area**

1. 95 South Street, Building G, alteration to remove the outdoor portion of the premises at Pier 17 Seafood Restaurant dba The Fulton for full liquor license – Resolution  
Vote was passed by 44 in favor, 0 opposed, 3 abstained and 0 recused
2. 89 South Street, ground floor, alteration to expand the ground floor and add a second floor to the premises at HHC Pier Village LLC & Creative Culinary Management Company dba Pier Village for full liquor license – Resolution  
Vote was passed by 44 in favor, 0 opposed, 3 abstained and 0 recused

**Tribeca area**

1. 225 Murray Street, new application and temporary retail permit for SPB Murray Street LLC for full liquor license – Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused
2. 6 Murray Street, new application and temporary retail permit for Satomi Tanaka Takeda for full liquor license – Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused

**Financial District area**

1. 20 Maiden Lane aka 51 Nassau Street, new application and temporary retail permit for Chef Spices LLC dba RAS Restaurant and Bar for full liquor license – Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused
2. 11 Wall Street, B1, new application and temporary retail permit for Compass LCS LLC dba The Vault for full liquor license – Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused
3. 11 Wall Street, floors 6-8, class change for Compass LCS LLC for full liquor license – Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused
4. 32 Cedar Street, temporary retail permit and class change for Farida Group Corp dba Farida Central Asian Cuisine & Grill for full liquor license – Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused
5. 28 Liberty Street, lower level 1-Space B, new application and temporary retail permit for Urban Soccer (Wall Street) LLC dba Soccerroof for full liquor license – Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused
6. 48 Wall Street, new application for 41 Wall Retail LLC for full liquor license – Resolution - TABLED
7. 41 John Street, new application and temporary retail permit for Palm Street International Group Inc for wine, beer & cider – Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused

1. Millennium High School 14th Floor expansion; interior windows and PA system details - Report
2. BPC ballfield renovation - Report
3. PS 234 construction and summer rising program - Report

**E) Transportation & Street Permits Committee**

B. Kay

1. West Side Highway (Route 9A) Mobility and Safety Improvement Study Overview - Report
2. Chinatown Connections, NYC Dept. of Transportation (DOT) Traffic Study update and progress - Report

**F) Environmental Protection Committee**

A. Blank

1. Lower Manhattan Coastal Resiliency (LMCR) Quarterly Updates – Report

**G) Battery Park City Committee**

J. Galloway

1. South Battery Park City Resiliency Project Construction update - Report
2. Reissued Wagner Park Pavilion RFP update - Report
3. BPC Ballfields Turf and Padding Repair Projects update - Report
4. Upgrade discussion on BPCA Dog Runs - Report
5. BPC Security Update – Report
6. BPC Programming, Construction and Event Updates - Report

**H) Landmarks & Preservation Committee**

J. Friedman

1. Docket number #25-0448 - Presentation by NYC Department of Design and Construction regarding 60 Centre Street; overall building envelope rehabilitation to address water infiltration and deteriorations. Work includes roof replacement, façade repairs and waterproofing. Sub-basement repairs include waterproofing and plumbing work to address water infiltration issues. Site Improvements including sidewalk replacement, regrading, and landscaping - Resolution  
Vote was passed by 00 in favor, 0 opposed, 0 abstained and 0 recused
- 47ocket number #25-04123 -77 Franklin Street, proposed is solely to repaint the historic storefront dark gray - Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused

Docket number #25-04653 -74 Hudson Street, proposed one story commercial building to replace existing parking lot at grade level - Resolution  
Vote was passed by 47 in favor, 0 opposed, 0 abstained and 0 recused

**I) Quality of Life, Health, Housing & Human Services Committee**

P. Moore

1. 320 Pearl Street proposed Safe Haven Shelter - Report
2. [‘Michelle Go Act’](#) To Expand Access to Psychiatric Care by Allowing Federal Medicaid to Pay for Psychiatric Beds in Certain Facilities - Resolution  
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

**Old Business**

## **New 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"