

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

DATE: Tuesday, January 28, 2025

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 (6:00 PM – 7:00 PM)**

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

- Anthony Hannigan - Question for the Mayor's office to commit to come to the next CB1 meeting to discuss Breaking Ground Shelter. DHS does not provide enough safety details.
  - Robin: Need a formal request. The mayor's office has spoken about it..
  - CB1 will share contact information
  - We're inviting the deputy Mayor into the next meeting with DHS and Breaking Ground
- J. Cuccia
  - 100 Gold Street
    - Public land is being sold by the city to maximize revenue for the city but at the cost of the city..
    - How do we define affordable and how do we pay for it.
    - Room for all low - middle income housing.
    - This also impacts our homeless issue.
    - We don't need more luxury housing and we should not help the private sector build more.
    - Public real estate should be used for public gain
    - Require the developer to include a new senior center in the plan
    - Do something different from what we've done in the past

Registration to speak during the public session will open at 10:00 AM the same day and close at 5:45 PM.

**Public Hearing (7:00 PM – 7:15 PM)**

Topic: Comment on New York City's [Fiscal Year 2026 Preliminary Budget](#)

- No speakers

## **Business Session**

### A) Adoption of December 2024 minutes

Motion to adopt was passed unanimously as presented by a roll call of 35 in favor, 0 opposed, 0 abstained and 0 recused

### B) Updates from Elected Officials

- Senator Brian Kavanaugh's office -
  - Dan - Schedule a Feb working group for BBJ
  - supporting an affordable housing program to support the vulnerable
  - SAFE, similar emergency rental option
  - Rental asst. amendments to SCREE and DREE to make it truly affordable
  - Increase income cap and index cap to CPI increases
  - John Scott: Q: In IPN and Battery park pay more rent. Possible to increase to \$70,000 instead of \$67,000. Would like to meet with Senator to discuss increase.
  - Betty Kay: Q: Is any of it reliant on federal funds?
    - Not sure, will circle back..
  - P. Moore: Follow-up in March on QoL on SCREE and DREE, specifically related to assets
  - Vicky: Team selected for the BBJ project? Interior and Exterior design are being separated. Public has not been informed
  - J. Cuccia: TY for re-introducing bill for BPC and freezing ground rent increase. Also thank you for reaching out to assembly member Falls office.
  - Rosa Chang: Following up Randall's Island work. Would like state funding secured with Kavanaugh's office.
    - Will follow-up with Kavanaugh
    - T. Meltzer: Mt Sinai has a small mental health support, the state is not following through on support.
- Grace Lee - H. Ryan
  - Lunar New Year - students can celebrate without missing school (for the first time)
  - Hochul's budget under review
  - bill passed and sign "Stop Hiding Hate" mandatory reports on what Social Media companies are doing to limit hate speech
  - MHBP breakfast on Saturday Feb 8th
  - new bill to introduce AAPI history into school curriculum
- Congressman Goldman's office -
  - Carlos Rondon: Hot hard with executive orders from Federal
  - Doing outreach with Community based orgs.
    - Reach out to their office
  - Immigration: Working with NY Immigration coalition for "Know Your Rights". First Jan 31 (Brooklyn). Scheduling more for Manhattan
    - B. Kay: Q: Any outreach to universities for those impacted by grant limitations.
  - email sent to the community re: Federal funding
- Council Member Marte's office -
  - Max Deutsch: Kavanaugh and Marte met with Gateway community to support affordable housing.
  - Request update on tower in IPN. Organize a meeting once more is known.
  - Submitted a resolution to Kavanaugh for SCREE and DREIE
  - Legislation to require OTC cards acceptance. Hearing on Feb 11th to learn more or to testify

- Land use: The Mayor announced 100 Gold Street development. Found it unacceptable that affordable housing was not taken into consideration.
- Outdoor dining rolling out. Their office can negotiate with business
- BBJ: Marte testified at the Mayor's office. Absolute opposition to the plan.
- Tammy Meltzer: Q: gap with fire department offering of variances and waivers. CB1 has no idea when a variance is being sought or offered. CB needs to be better informed.
  - Speaker Adams Public Youth Advocate for cannabis use. First in time is an issue here for confidential info.
- Cody Lydon: Pedestrian fatalities rose in 2024: CD1 has the highest numbers. Do these numbers give Councilman any pause?
  - Not proposing all cars on Park Row. No official statement.
  - T. Meltzer: encourages waiting until traffic study
- John Scott: IPN assoc. met with developers and was told that they're holding off until they understand 'City of yes'
  - SCREI: City Council people reported a letter is being circulated. Wants to understand more.
- Assembly Member Deborah Glick office -
  - Tracy Jackson: Report on record (unfortunately under the weather)
  - Hosting an Environmental Conservation hearing (all day, into the night)
- Mayor Eric Adams's office -
  - Robin: HNY - LNY
  - 2024 big effort to close illegal smoke shops. 1300 were closed
  - More than 20,000 guns removed from streets
  - Affordable Housing: Kickoff for midtown south (mixed use which would add 10,000 new homes in MidTown east)
  - J. Scott: Q: Raise limit on income for SCREE and DREE. Senate push back last year. Can the Mayor's office help us understand the pushback? Can the Mayor send something to the Senate in support of.
    - This is a state program, (but the City pays the bill).
- MHBP -
  - ICE agents in Manhattan (including outside Row Hotel - family shelter)
  - Trump Admin: freeze on all federal contracts, money that has already been approved
    - Contracts signed and work done (all vendors are entitled to it).
  - Memo issued, which specified almost nothing
    - What does this mean for Section 8 vouchers, food stamps, etc.
    - City gov't also impacted \$8B/yr in funding
  - A federal judge has put a restraining order on this until Feb 3rd
  - What can NYC do?
    - expedite city contracts
  - MHBP put out a plan for a new water front agency. Currently a dozen agencies are involved..
    - Need community involvement and gain that with proposed agency
  - Application open for capital projects
    - Applications due Feb 18th for capital projects.
  - Application open for CB1
  - Application CECs
    - elected or placed by borough president
  - Concerned about broken mental health system
    - Securing facility for mental health patients in existing infrastructure.
  - 100 Gold - Not a fan of how this was communicated. No community outreach beforehand.

- Need more affordable housing
- Looking forward to partnering
- Q+A
  - (T. Meltzer) Affordable housing Summit - working with elected officials
  - A. Blank
    - How is it different from the one that was already launched (CCoastal resilience agency). MBHP wants a stand alone agency. AND more community involvement
    - Stand on demolition of center
      - Wants to preserve the center
  - P. Moore - Mental health facility
    - How do we change laws to get those that need help, help?
      - Aligns with Gov. Hochul to get a 24 - 72 hour evaluation
      - Highly litigated.. if one can't take care of your basic life needs, you're a danger to yourself and need outside involvement.
  - S. Cole - Why don't the street signs have names?
    - More signage!!
    - MBP Dot says the rules are that not every corner needs a sign
  - R. Chang
    - How can we help to advocate for funding for the mental health facility
      - MHBP We need money in the state budget to get more beds.
      - Get it on the radar (state budget being passed in April)
  - Richard: BBJ, how is it going to be built when funding is not available?
    - MHBP - learned about renderings when it went public. Not happy
    - Worried about funding. Don't have answers at the ATM. Share community's concern
  - A. Hannigan (public) - 320 pearl street, a proposed safe haven shelter - Doesn't want a location that allows for drug use
    - MBHP - Wants it to be a family or women facility.
  - Persephone (public)
    - Affordable housing - Shelters are not safe for vulnerable communities.
    - Getting in compliance with rent stabilization
    - Holding developers and landlords accountable
    - Congestion pricing: Why are Manhattanites footing this bill.
    - Has a proposal to submit to MHBP office
      - MHBP housing team available
      - Provision of lower salary and gets a tax credit for congestion pricing.
- DAs Office:
  - Peter: indicted a subway crime
  - Increase Annual investment to work proactively with Youth on gun violence
  - High School internship accepting apps. through March 12th
    - Only Manhattan acceptance
  - T. Meltzer: Q: Criminals are being arrested and return to the streets, then arrested again. Comment please:
    - When an arrest is made, they're not released, but supervised release. If they're back on the street, they still have charges against them.

The report was distributed, no questions were raised.

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

**Committee Reports**

A) **Executive Committee**

T. Meltzer

1. RFP for Sale and Re-Development of City Owned Property at 100 Gold Street - Resolution  
Vote was passed by 35 in favor, 0 opposed, 4 abstained and 0 recused
2. Outdoor Dining roadbed application, Monk McGinns, 57 Murray Street - Resolution  
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
3. Outdoor Dining roadbed application, Square Diner, 33 Leonard Street - Resolution  
Vote was passed by 33 in favor, 0 opposed, 6 abstained and 0 recused
4. Outdoor Dining roadbed application, Bubby's Pc Co., 120 Hudson Street - Resolution  
Vote was passed by 34 in favor, 1 opposed, 4 abstained and 0 recused
5. Outdoor Dining roadbed application, Walkers, 16 North Moore Street - Resolution  
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused

B) **Transportation & Street Permits Committee**

B. Kay

1. [Street Safety in the Era of Micromobility](#) - Report
2. [Sustainable Last Mile Deliveries in Dense Urban Areas](#) - Report

C) **Licensing & Permits Committee**

S. Cole

1. 240 Greenwich Street aka 101 Barclay Street, alteration to add floors 17-21 for Compass Group USA Inc and Thompson Hospitality Services LLC for full liquor license – Motion to table  
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused

D) **Landmarks & Preservation Committee**

J. Friedman

1. Docket number #25-05007 - 20 Exchange Place - The proposed refurbishments will replace two sets of revolving doors and a centrally located vestibule with a single enlarged vestibule enclosed by automatic sliding glass doors. The design aesthetic is to retain the original tri-part assembly of the doors, canopy, and overhead large transom windows; as well as maintaining the current stainless-steel finish throughout these components. Two planters, on either side of the bottom of the stairs of the entrance are proposed to soften the granite façade and provide a more inviting lobby entrance - Motion to table  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
2. Docket number #24-05964 - 112-114 Chambers Street, proposed 1-story addition and conversion of existing commercial buildings to mixed-use buildings. Proposed interior renovation throughout as per plans - Resolution  
Vote was passed by 37 in favor, 2 opposed, 0 abstained and 1 recused

- E) **Waterfront, Parks & Cultural Committee** P. Goldstein
1. Restoration of Duane Park, Friends of Duane Park - Report
- F) **Quality of Life, Health, Housing & Human Services Committee** P. Moore
1. 1st Precinct, Update - Report
  2. 105 Washington Street Safe Haven, Provider Update - Report
- G) **Youth & Education Committee** T. Joyce
1. [Youth Civic Hub](#) - Report
- H) **Land Use, Zoning & Economic Development Committee** P. Kennell
1. Community First Development Coalition - Report
  2. 100 Gold Street - Report
  3. Independent Budget Office (IBO) proposed move from 110 William Street to 1 Battery Place - Report

### **Old Business**

1. Response to Boldyn Networks Addendum to Applications for 5G Link Towers at 100 N. Moore Street, 110 William Street, 8 Spruce Street and 95 Wall Street - Resolution  
Vote was passed by 38 in favor, 0 opposed, 1 abstained and 0 recused
2. City Council Bill - [Int 0107-2024](#) - Install Air quality monitors in heavy use thoroughfares - Resolution  
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused

### **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"