

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

DATE: Tuesday, February 25, 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 – 6:34 PM)**

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

- Vincent M. NYCEM - Community emergency response teams (CERT) (none in three years). Focus on parades and crowd controls. Agent on for FEMA.
  - Currently recruiting
  - New chief
  - 14th to seaport East to West Manh. 1
  - Community Emergency Response Team (CERT)
- Peter Tse (DAs Office) - Feb 24th, met with executive board to discuss proposed changes to discovery laws being discussed with legislature. Recommendations shared with Exec Comm.
  - Follow-up this week for Justine's and Mark's questions
  - Working with all Comm. Boards to share proposals.
  - Discovery reforms enacted in 2019, misdemeanor jumped because of the changes and want to address the technical aspects.
  - Time to consider students to participate in Summer programs or fellowship
    - Susan: Send leaflet from last night
    - Francis: Distribute the more plain speak versions
- Anthony Hannigan
  - Looking for update on Pearl Street shelter
  - Update from Robin/Mayor's Office -
  - Yvette Bermudez
    - Will need to circle back on Mayor's office
    - 2025 NYC youth application online
  - I want the Deputy Mayor to attend the meeting - not a representative from the office.
  - Frustrated that this is the third month in a row the same question has been asked with no answer.
  - Not consistent with Mayor Adam's directive.
  - The contract has been signed, and requires a sweep for needles

- o Mayor's office sent thousands of letters and petition
- o Lawsuit filed
- o We want an answer from City Hall
- o Susan: We've written a letter as a community. Time to write another letter? cc' All the elected and those running for election
- o Jared: Who is the deputy mayor? They're still active and have not fully resigned.
- o Andrew: Is there a role from the Governor's office considering the current state of city politics?
  - The governor responded saying they will not get involved.
- o Richard: Where is our public advocate in this?

### **Public Hearing (6:34 PM – 6:35 PM)**

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

- No speakers

### **Business Session (6:35 PM)**

#### A) Adoption of January 2025 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

- Senator Brian Kavanaugh's office -
  - o Dan: Info session for Sr Citizen for rent increase sessions. Partnering with Grace Lee's office and Councilman Marte's office (SCRIE/DRIE)
  - o Eric: Were income limits changed?
    - No, not yet. The number is not set right now. I certainly want it to be hired.
  - o Minnie Center Thursday Feb 27th, 2pm
- Council Member Marte's office -
  - o Max: Wins Dining Out NYC working our kinks with DOT.
    - FDNY waiver was given that grants an exception for narrow streets.
    - Writing letter to FDNY to understand this exception
    - BBJ contract is being updated. Requesting more access to documents. Continue to advocate against it.
    - Last month, 100 Gold Street was being sold. Opposed to the site unless there's 100% affordability.
      - RFP being shipped next month.
    - Legislation: Ban artificial grass in city parks. Contains dangerous chemicals and pollutants for water.
      - Thursday morning at 10am at City Hall
    - Two resolutions in support of housing legislation
      - Assemblymember Gallagher housing bill
      - Congresswoman AOC created a new federal housing authority under HUD. Press event on Friday
    - Budget: Participatory budget
      - April 10th 6pm, LL 97 info session with the Mayor's office.
    - Miriama: More on the waivers? Who determined this?
    - Zacch has identified that the FDNY process is backwards and working with DOT to rightway the order

- They're saying this is a speed in getting approvals, according to DOT
  - Richard: Can we go to FDNY ourselves?
    - Tammy: No, We would not get an answer
  - Andrew: Does the backward process mean we've approved something without understanding FDNYs POV. Would FDNY give a waiver because Comm. Board approved?
    - DOT has said this is outside Comm. Board's purview.
  - Mimi: Can you say more about how we can see the BBJ contract?
    - We have to schedule an appointment with the office that holds it. Max will follow-up with contact.
  - Jeff: We have experience in BPC of how grass doesn't work for many outdoor sports. Grassed fields were frowned upon.
  - Max: Talking to big park groups in terms of funding.
  - re: Turf vs grass includes different caveats when bill is introduced.
  - Andrew: Pull statistics from Central Park Field to see how many days they were down this Summer because rain impacts grass.
  - Tammy: Question of where? Baseball diamond, yes. Picnic area, non.
  - Morton: Confirming play is reduced for grass.
- Assembly Member Deborah Glick office -
  - Lily: We have Glick's report printed and linked
- Assembly Member Grace Lee -
  - Alex: More updates next month
  - Fighting for priorities for Comm Board 1
  - Lunar New Year Breakfast
  - BHM event last week
  - Visit website for legislation
    - Credit cards are charging additional fees
  - Getting through budget process
  - Justine: re: Battery Park City - Sen. Kavanaugh pushing to get a bill that passed a bill focused on affordability for people who make less than \$130K - \$150K
    - Taxes pushing folks out.
    - Asking for Lee's support for the bill and to sign as support
    - Will talk about co-sponsor with AM Falls
- Mayor Eric Adams's office -
  - Yvette Brumendez:
    - 2025 NYC youth application online
- Manhattan Borough President Mark Levine's Office -
  - Andrew Chang:
    - Time to reapply for Comm. Board
    - Term limits will take effect in two years
    - Recruiting folks for the solid waste advisory board. Deadline March 14th deadline
    - State of Borough address Sunday 20th of March at La Guardia Ave.
    - Know your Rights resource guide (translated)
      - In language Spanish workshop
      - 269 Henry Street
    - Congestion pricing
      - advocating for residential parking in NYC
      - North of 60th street.
    - Special document for Bruce Ehrmann (staying as public member for Landmarks and has been a member for 25 years)
      - Proclamation presented on behalf of MBPO

- Feb 25 is officially Bruce Erhmann Day
- Congressman Dan Goldman:
  - Carlos:
    - Receiving calls from federal employees impacted by DOGE layoffs
    - Will post a roundtable with employees soon
    - Posting a second town hall to address these issues (after SOTU address)
  - Alice B.: Board never received notice from Army Corp review of resiliency plans
    - Their office also did not receive notice.
  - Pat M: All funding for 9/11 survivors has been reinstated?
    - Carlos will circle back to the office.
  - Alice: BHM: Presentation on foundation reviewing use of African Burial Ground. Outline what this foundation is doing? 22 Reade street.
  - Justine: Follow-up on Pat's question. Cut staff for WTC program and funding. What about the staffing?
  - Mimi: Same vein, CHIPS Act, ig for NY State, getting status on whether or not staff has been cut and impact on technical jobs in NY.
  - Can tag us in tweet
  - Cody L: In light of POTUS attempt to kill congestion pricing, what is this office doing?
    - Speaking to Administration overreach. There's nothing that can be done in terms of legislation.

C) District Manager's Report - Z. Bommer - Refer to slides

- a. Andrew: How long is Conflict of Interest training - one hour approx. 6pm online
- b. Richard: Will is be recorded
- c. Pat: Walking tour 3-4:30pm with a debrief afterwards

D) Chairperson's Report – T. Meltzer - refer to slides

[Report](#)

**Committee Reports**

A) **Executive Committee**

T. Meltzer

1. Discovery Reform Proposal, Manhattan DA's Office, Eric Strazza and Peter Tse, Community Partnerships Division - Report
2. 10 South Street - Battery Maritime Building, Max Padden SVP Midtown Equities - Public Access Compliance - Report
3. 241 West Broadway, White Walker LLC dba Frenchette, application for sidewalk cafe – Resolution  
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
4. 33 Peck Slip, Solo Legit NY LLC dba Seaport Hotel, application for roadway cafe – Resolution  
Vote was passed by 38 in favor, 1 opposed, 0 abstained and 0 recused
5. 33 Leonard Street, TK Restaurant dba Square diner application for sidewalk cafe – Resolution  
Vote was passed by 37 in favor, 2 opposed, 0 abstained and 0 recused
6. 385 Greenwich Street, AeLe LLC dba Yves application for sidewalk cafe – Resolution

Vote was passed by 38 in favor, 0 opposed, 1 abstained and 0 recused

7. Trust for Governors Island Update on Economic Development and RFPs - Clare Newman, President and CEO of the Trust for Governors Island – Report
8. Cannabis Control Board, New Licenses with [1000 ft Rule Distance](#) Waiver, Comment Period – Report & Resolution  
Vote was passed by 38 in favor, 0 opposed, 1 abstained and 0 recused

**B) Land Use, Zoning & Economic Development Committee** N. Pourshakouri

1. Downtown Alliance, quarterly update - Report
2. National Entrepreneurship Week Event for Tribeca Small Businesses and Entrepreneurs AI and Legal Info Panel and Community Meet-and-Greet) – Report

**C) Transportation & Street Permits Committee** B. Kay

1. [Greener Corridors for a More Resilient City](#) - Report
2. New York State proposed legislation [S226-2025/A7833-2023](#): Requiring the registration of E-bicycles used for commercial purposes - Report

**D) Licensing & Permits Committee** S. Cole

**Outdoor Dining - Dining Out NYC**

1. 24 Harrison Street, Terroir Tribeca application for roadway cafe - Resolution  
Vote was passed by 38 in favor, 1 opposed, 1 abstained and 0 recused
2. 146 Beekman Street, Fresh Salt application for roadway cafe - Resolution  
Vote was passed by 38 in favor, 1 opposed, 1 abstained and 0 recused
3. 25 North Moore Street, Brandy's Library Lounge for roadway cafe - Resolution  
Vote was passed by 37 in favor, 1 opposed, 2 abstained and 0 recused
4. 136 West Broadway, Edward's application for roadway cafe & sidewalk cafe - Resolution  
Vote was passed by 35 in favor, 3 opposed, 2 abstained and 0 recused
5. 31 Walker Street, Anejo Tribeca application for roadway cafe - Resolution  
Vote was passed by 37 in favor, 1 opposed, 2 abstained and 0 recused
6. 377 Greenwich Street, Locanda Verde application for roadway cafe - Resolution  
Vote was passed by 35 in favor, 4 opposed, 1 abstained and 0 recused
7. 134 West Broadway, Max Restaurant application for roadway cafe - Resolution  
Vote was passed by 38 in favor, 1 opposed, 1 abstained and 0 recused
8. 251 Church Street, Two Hands Tribeca application for roadway cafe - Resolution  
Vote was passed by 35 in favor, 2 opposed, 3 abstained and 0 recused

**Tribeca area**

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 – Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
2. 78-82 Reade Street, application for a corporate change for Balcony Cafe Inc dba 1803 NYC for full liquor license – Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
3. 87 Walker Street, application for a method of operation change to extend closing hours by 1hr for All Blues Inc dba All Blues for full liquor license – Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused

**Financial District area**

1. 1 Wall Street Court, new application for Continental Sports Lounge Inc for wine, beer & cider license and/or a full liquor license – Resolution  
Vote was passed by 39 in favor, 0 opposed, 1 abstained and 0 recused

**E) Landmarks & Preservation Committee**

J. Friedman

1. Docket number #25-04653 – Revised plans for 74 Hudson Street - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
2. Docket number # LPC-25-05007 - Revised plans for 20 Exchange Place - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
3. Docket number # LPC-25-06105 - Renovation of Building 301 on Governors Island - Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
4. [Senate Bill S7791A 2023-2024 Legislative Session enacts the faith-based affordable housing act](#) - Report

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

P. Goldstein

1. New York Climate Exchange - Report
2. African Burial Ground Memorial Foundation (ABGMF) - Report

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

P. Moore

1. 225 West Broadway, Terra, application for roadway cafe – Resolution  
Vote was passed by 34 in favor, 5 opposed, 1 abstained and 0 recused
2. 185 Duane Street, Hideaway, application for roadway cafe – Resolution  
Vote was passed by 35 in favor, 3 opposed, 1 abstained and 1 recused
3. 259 Front Street, Cowgirl Seahorse, application for roadway cafe – Resolution  
Vote was passed by 36 in favor, 3 opposed, 1 abstained and 0 recused
4. 113 Reade Street, Serafina Tribeca application for sidewalk & roadway cafe - Resolution  
Vote was passed by 27 in favor, 3 opposed, 9 abstained and 0 recused

5. 30 Broad Street, Serafina Express application for sidewalk cafe – Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
6. 16 North Moore, Walkers, application for sidewalk cafe – Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
7. 135 West Broadway, Tiny's and the Bar Upstairs, application for sidewalk cafe – Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
8. 71 North Moore, Smith & Mills, application for sidewalk cafe – Resolution  
Vote was passed by 40 in favor, 0 opposed, 0 abstained and 0 recused
9. 281 West Broadway, Pepolinos, application for sidewalk cafe - Resolution  
Vote was passed by 32 in favor, 2 opposed, 6 abstained and 0 recused

H) **Battery Park City Committee**

J. Galloway

1. [BPCA Request for Proposal for Security Services](#) - Resolution  
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
2. Brookfield Place Security - Report
3. Battery Park City Dog Run Upgrade Project Update - Report
4. South Battery Park City Resiliency Project Construction update - Report
5. BPC Security Update – Report
6. Programming, Construction, and Event Updates - Report

I) **Environmental Protection Committee**

A. Blank

1. Fidi Seaport Master Plan - Report
2. Public Comments on Battery Park City Authority (BPCA) application of BPCA Flood Barrier System for Coastal Resiliency for permitting by US Army Corps of Engineers, (Public Notice No. NAN-2024-0043-EMI) - Resolution  
Vote was passed by 36 in favor, 0 opposed, 1 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"