

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, March 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

AGENDA

Public Session (6:00 PM – 7:00 PM)

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

- Taina Prado (Downtown Alliance)
 - Help address scaffolding issues
- Victoria Pinnachio
 - 2023 law implemented, requiring art to be added to temporary protective structures. Partnered with artbridge for 6 pieces of artwork, giving property owners options to add art onto their temporary protective structures.
- Alice: Comment: Water street is a problem. 77 Water street and the plaza were destroyed. Need to be 175 Water Street closed down.
- Anthony Hannigan: Fourth month to get an update on 320 Pearl Street
 - The Mayor's office is ignoring the issue. Asking for more transparency.
 - The Comptroller office has confirmed the contract is with them.
 - CB 1 invited the new Deputy Mayor to a meeting - New letter sent today from the Board.
 - Robin: Aware of the board's efforts. Will carry a message back to the Mayor.

Public Hearing (7:00 PM – 7:15 PM)

Topic: New York City Preliminary Budget FY 2025-2026

- No speakers

Business Session

A) Adoption of February 2025 minutes

Motion to adopt was passed unanimously as presented by a roll call of 30 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

- Senator Brian Kavanagh's office -
 - Dan: priorities for session including Housing access voucher program included in Senate Majority budget. 2.2B

- 150M for rental housing
- \$250M Voucher
- SAFE gets \$50M + \$55M for eviction legal services
- Homeowners support \$40M + \$50M for closing cost assistance for first time home buyers
- Q: Alice: Next BBJ meeting?
 - Will follow-up
- Q: Susan: What is the state going to do with the Federal section 8 vouchers to end.
 - Dan: reached out to the housing director, will circle back.
- Q:
- Council Member Marte's office -
 - Max: land use: Affordable Housing - Mayor is proposing to sell off 100 Gold St. with no requirements of what replaces it. Marte is opposed without demanding affordable housing. Marte will reject proposal
 - Budget: Push back on austerity budget proposed by Mayor. with ACE and street cleaning. Community composting. Environmental Activists to help support Parks dept. To fully staff our parks. Working to restore universal 3 and pre-k.
 - Voting starts next week for the budget. New planters and tree guards. Voting online and sharing with the community. Also in-person voting in office.
 - Community Update: Work with Sr. tenants in IPN having issues renewing SCRIE DRIE and other rental vouchers. Streamline the revalidation process with HPD.
 - Marte did a walkthrough with the new DEP Borough commissioner to review green spaces that are dilapidated. Next steps to improve them. The tree is coming soon.
 - Thursday April 10 LL97 review.
 - Marc: Elizabeth street gardens: Lunacy of the eviction. Any updates
 - Not looking great.
 - Alternatives sites recommended
 - Tammy: What's going on with the POPS 77Water was destroyed without notice.
 - Got notice of April 3rd of on street dining (on a Saturday night). I want to partner with DOT for a more streamlined experience.
- Assembly Member Deborah Glick office -
 - Tracie Jackson : Working on the state budget. I am expected to work on it for two weeks. Aiming for April 1st deadline.
 - Reduce packaging infrastructure act. Moved out of committee this month. Looks promising.
 - Co-Sponsor with Sen. Kavanagh: create a plan for battery disposal. The firefighters union is raising questions.
 - Reminder: Mayor has charter revision commission NYC Revision Commission to focus on issues 4/23 @NY Law School.
 - Answers from FDNNY and DOT about open dining structures. Businesses that have applied for a waiver, which is causing an issue for safety.
 - Tammy: Requesting flyers on this to inform the community.
 - Robin will provide information.
 - Testify on what?
 - Rosa C: Mental Health facility at Randall's Island is not at capacity. Asking all representatives is how we get from where we are today, to addressing mental health and funding.
 - Dan: We're still processing to answer that question. Need State Legislators.
 - Tracie will follow-up with Dan in email.
- Assembly Member Grace Lee office -

- Hayden Ryan: Lee is in Albany and working on budget.
- Rally to speak out against Trump supporter
- Budget: Prioritize our communities, primarily reimbursements for stolen SNAP benefits.
- Testified at the EDC committee about the remediation of the Brownfield act that would provide assistance at brownfields near schools
- Introduce bill to implement
- Bill impacting scaffolding
- Junk fees act, requiring full disclosure of full cost
- Support Kavanaugh at SCREE DREE info session
- Help protect immigrant NYers
- Women's Legislative caucus. honored Aixa Torres
- Mayor Eric Adams's office -
 - Last week was Mental Health week in NYC. Completion of a 3-year behavioral blueprint implemented last year. Trying to restore and maximize outpatient services with grant from state for \$33M
 - Restoration of 225 psychiatric beds
 - renovation of 7 in-patient behavioral health units
 - expansion of inpatient psych staff
 - Made a huge effort to remove guns from streets. 1000 removed in the past year. 21000 guns removed during Adams administration.
 - Tammy: Appreciate the efforts of responsiveness. We need more.
 - Brendan: Open streets funding?
- Manhattan Borough President Mark Levine's office -
 - Andrew Chang:
 - Able to attend the State of Borough address Sunday. 1000+ attended
 - Housing affordability. Average rent is \$5300 and 3-bdrm is over \$10000
 - mentioned 25 Water street with its office to residence move
 - Expanding mental health care.
 - Asked for a student loan forgiveness program to incentivize mental health employees
 - Community board interviews are complete. Announcements coming in May.
 - Wrote a letter to the City to reject Trump's bid to get the skating rink.
 - Manhattan Progress prevention progress convention. Trying to limit targeting scams for the public. 3.25 - 305 7th Ave 15th floor 2-4pm
 - Vicki: Understanding 300 affordable at 25 Water.
 - Cody: Randall's Island facility - What are the obstacles to fixing this issue.
 - Will circle back. Assume its funding.
 - Chris Carol: Mark's CoS. - There are multiple types of beds and barriers getting them into those beds. Laws are complicated.
 - Desi: What's the first step that needs to happen?
 - Money first.
 - Rosa: Don't we pay over \$400,000 a year for Rikers and double time for NYPD? Paying more to deal with issues downstream vs upstream. Put investment in humane upstream solutions, a win win.
- Congressman Dan Goldman's office -
 - Sophia: Split between working in the district to protect federal programs for assistance.

- Congressman sent HUD secretary to revoke DOGE changes and layoffs. NUA and NYCHA.
- \$50M for IRS recruitment credit especially for SMBs. Over 600 SMB tax credits
- Working to formerly forum African burial ground monument as a monument and museum. \$2M for Arches Plaza and working to reconnect Brooklyn Bridge and others to help better connect downtown.
- Congressman working to affirm 22nd amendment, revoking Presidents for two terms.
- Working to fix WTC funding programs indefinitely
- Working against public school impact of federal decisions.
- Town Hall meeting tomorrow 3.25. it will be virtual.
- DA Braggs: Peter was here: Discovery forum conversation reevaluated. Tammy: Thought it would be helpful to get the links to the other community boards conversations to have a conversation.
- BPCA: Becky Beaver: appreciate the work on resiliency and Pier A.

C) District Manager's Report - Z. Bommer

D) Chairperson's Report – T. Meltzer - Report

Committee Reports

A) Executive Committee

T. Meltzer

1. 35 Wall Street, cannabis retail dispensary, Sai enterprise LLC (License #OCMRETL-2023-000753) - Resolution
Vote was passed by 26 in favor, 9 opposed, 3 abstained and 0 recused
2. 139 Duane Street, Fonda application for sidewalk cafe - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
3. 250 Water Street [Potential Sale](#) - Report
4. EDC Community Survey Results for the [Sale and Re-Development of City Owned Property](#) at 100 Gold Street - Report

B) Environmental Protection Committee

A. Blank

1. Community Feedback on the FiDi Seaport Resilience Project Master Plan, Design Review - Resolution
Vote was passed by 36 in favor, 0 opposed, 2 abstained and 0 recused

C) Land Use, Zoning & Economic Development Committee

P. Kennell

1. Historic South Street Seaport and Pier 17 updates - Report
2. Review [released RFP for the Sale and Re-Development of the City Owned Property at 100 Gold Street](#) - Report

D) Transportation & Street Permits Committee

B. Kay

1. 9/11 Memorial & Museum 5K - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
2. Chinatown Connections Update - Report

3. Discussion of regulations on commercial E-bikes - Report

F) **Licensing & Permits Committee**

S. Cole

Outdoor Dining

1. 214 Front Street, Il Brigante application for sidewalk cafe and roadway cafe - Resolution
Vote was passed by 36 in favor, 2 opposed, 0 abstained and 0 recused
2. 24 Harrison Street, Terroir Tribeca application for sidewalk cafe - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
3. 25 North Moore Street, Brandy's Library Lounge for sidewalk cafe - Resolution
Vote was passed by 36 in favor, 1 opposed, 1 abstained and 0 recused
4. 251 Church Street, Two Hands Tribeca application for sidewalk cafe - Resolution
Vote was passed by 28 in favor, 1 opposed, 9 abstained and 0 recused
5. 145 Duane Street, Takahachi Tribeca application for sidewalk cafe - Resolution
Vote was passed by 37 in favor, 1 opposed, 0 abstained and 0 recused
6. 146 Beekman Street, Fresh Salt application for sidewalk cafe - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
7. 350 Broadway, Think Coffee, application for sidewalk cafe - Resolution
Vote was passed by 37 in favor, 1 opposed, 0 abstained and 0 recused
8. 120 Hudson Street, Bubby's, application for sidewalk cafe - Resolution
Vote was passed by 26 in favor, 8 opposed, 4 abstained and 0 recused
9. 377 Greenwich Street, Locanda Verde application for sidewalk cafe - Resolution
Vote was passed by 27 in favor, 5 opposed, 6 abstained and 0 recused
10. 311 Church Street, Macao Restaurant & Bar, application for roadway cafe - Resolution
Vote was passed by 37 in favor, 1 opposed, 0 abstained and 0 recused
11. 250 Vesey Street, Parm Restaurant, application for sidewalk cafe - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
12. 228 Front Street, Jeremy's Ale House Still Inc for roadway cafe - Resolution
Vote was passed by 30 in favor, 5 opposed, 3 abstained and 0 recused
13. 81 Warren Street, Taq New York LLC for roadbed cafe - Resolution
Vote was passed by 30 in favor, 5 opposed, 3 abstained and 0 recused
14. 134 West Broadway, Max Restaurant application for sidewalk cafe - Resolution
Vote was passed by 37 in favor, 0 opposed, 1 abstained and 0 recused
15. 81 Hudson Street, Puffy's Tavern, application for sidewalk cafe - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
16. 34 White Street, Petrarca, application for sidewalk cafe - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

17. Procedural changes for DOT Dining Out applications & FNDY waiver - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

Tribeca area

1. 339 Greenwich Street, new application and temporary retail permit for PM Tribeca LLC dba Paper Moon New York for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
2. 329 Greenwich Street, class change for EAD Entertainment LLC dba Muse Paint Bar for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
3. 39 Avenue of the Americas (39 6th Avenue), application for an alteration to incorporate the restaurant space (Botte Tribeca) into the hotel licensed premises for York Street Lessee De LLC, York Street LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribeca for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
4. 2 Avenue of the Americas (2 6th Ave), application for an alteration to convert an existing coffee bar to a standup bar (no physical alteration) for Tribeca Grand Hotel Inc & Hartz Hotel Services Inc dba The Roxy Hotel, Roxy Bar, The Django, Roxy Cinema for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 100 Pearl Street, unit 112, new application and retail permit for Lobster Shack LLC for wine, beer & cider license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
2. 100 Pearl Street, unit 112, new application and retail permit for Lobster Shack LLC for liquor, wine, beer & cider license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
3. 40 Wall Street, Suite 100, class change and temporary retail permit for Italian Food Zone USA Corp dba Nerolab Italian Food Zone for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

Governor's Island area

1. 110 Andes Road, new application and temporary retail permit for Haunted Melodies LLC for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
2. 125 Carder Road, new application and temporary retail permit (Summer Seasonal) for ABC & E Joint Venture LLC for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

G) Landmarks & Preservation Committee

J. Friedman

1. Docket number LPC-25-07606 - First and Second Floors Manhattan-16-1 - Repair and replacement of windows and doors at the historic Pier A - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

H) Waterfront, Parks & Cultural Committee

P. Goldstein

1. Perelman Performing Arts Center - Report
2. Seaport Museum Update - Report

I) **Battery Park City Committee**

J. Galloway

1. BPC Parks Operations Spring Preview – Report
2. Community Priorities for Battery Park City - Report
3. BPC Security Update – Report
4. Programming, Construction and Event Updates - Report

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

P. Moore

1. 1st Precinct - Update - Report
2. Boro Based Jail Deconstruction - Report
3. Con Edison Street infrastructure projects updates - Report
4. DDC Street Construction Projects updates - Report
5. 1 White Street, One White Street, application for roadway cafe - Resolution
Vote was passed by 28 in favor, 6 opposed, 4 abstained and 0 recused
6. 125 Chambers Street, Sweetgarden, application for sidewalk cafe - Resolution
Vote was passed by 28 in favor, 8 opposed, 2 abstained and 0 recused
7. 275 Church Street, File Gumbo bar, application for roadway cafe – Resolution
Vote was passed by 24 in favor, 8 opposed, 6 abstained and 0 recused
8. 45 John Street, Suited, application for roadway cafe – Resolution
Vote was passed by 13 in favor, 16 opposed, 3 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

At all meetings, additional items may be raised as "New Business"