

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, May 27, 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

“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)

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

- Penny Punn
 - PAC NYC - Introduction to Summer program
 - Passengers
 - CIVIC30 - 30% discount on tickets
 - July 12th Family Day, no tickets needed. RSVP encouraged. - Carnival like event
- Becky Balmwell
 - CB 14 - theater festival Broken Box Mind; work without language
 - Found Phyfest hosted Stella Adler Center across from new Whole Foods
 - Free day on June 8th - Satellite Sunday 11 - 7
- Jan Lee
 - Urge you to vote in favor of executive committee resolution for alternative BBJ
 - Press conference planned for Monday June 2nd, 11am 1 Centre Street.
- Henry
 - Echoing Jan and advocating for a plan and supporting the resolution.
 - Dangerous site to build on.

Public Hearing (7:00 PM – 7:15 PM)

Topic: Strategies for a Climate Resilient Public Realm in Rapidly Growing Lower Manhattan - Leah Barazani, CB1 Fund for the City of NY Urban Fellow, Hunter College, Department of Urban Planning - Postponed

Rank Choice Voting Primer - Kathleen Daniel [Civic Engagement Commission](#), NYC (2 min)

- Chief Democracy Officer - Encouraging those to vote.
 - Democracy NYC - NYC non-partisan initiative to “Stop the Drop” between registration and actual voting.
 - Do “Teach-ins” to help people understand candidates and voting.
 - What’s on the ballot? Our budget: Closed ballot; meaning only those that are signed up as a Dem or Rep, they will vote in June in primaries. Everyone else will vote on it in Nov.
 - Mayor, Comptroller, City Council, Public Advocate, MBP, DA, Judge positions, county positions; All of the major roles.
 - Rank choice voting
 - You don’t have to rank
 - Vote NYC to find your poll site.
 - Free translation services
 - Transportation available
 - You do not have to show ID to vote unless you did not complete it when you registered.
 - Request an affidavit ballot
 - email with key links to come. Can call on election day.
 - No rank choice in Nov.
 - Rosa.
 - Thank you; is now excited to vote
 - Eric
 - PSA is very important. Also tell people to be informed?
 - Where to go to find out who is running and then to Google.
 - Focuses on getting people to the polls
 - Christine
 - 18yo is voting for the first time. What kind of ID?
 - School ID is fine if they’re still in school. Get Real ID ASAP because it’s harder to get after graduating.
 - Has to be photo ID
 - You can pre-register 16/17yo
 - Alice
 - Early voting and mail in ballots
 - Anybody in NY State can request a mail in ballot
 - You can drop it off at the poll site or mail it back post marked by June 24th
 - Early voting starts June 14th
 - A link to register online is being emailed.
 - Early voting sites are different from election day. Hours are different.
 - Richard
 - Online for mail in the ballot. What’s the difference between absentee ballot
 - Absentee = is used you’re going to be absent during the election cycle
 - Mail in = New law; anyone that is registered can ask for a mail in ballot; no reason needed.
 - Encourages everyone to get mail-in

- John S.
 - When they do ask for absentee; they can't vote at the site. The law was changed.
- Zach
 - She's always this enthused.

Business Session

A) Adoption of April 2025 minutes

Motion to adopt was passed unanimously as presented by a roll call of 38 in favor, 0 opposed, 2 abstained and 0 recused

Matt Arden - Grew up in Virginia, now in BPC

Christine - in BPC for 45

B) Updates from Elected Officials

C) Independent Budget Office:

- a. City agency, non-partisan, primary function to deliver the public info on the budget through three reports.
- b. IBO.nyc.gov
- c. deliver testimonies
- d. Youtube series on Demystifying school budgets.
- e. Offer High School
- f. May 28th and 29th Zoom workshop review - 2pm and Thursday at noon and 6:30pm

D) DA Office:

- a. Peter: Prison sentence for conspiracy to rob and drug people. 40 years to Life in state prison. Call of cash apps to better secure their users
- b. Legislation by combat legislation that can alter guns

●Mayor's Office

- Robin: To Bob T. the mayor has expanded the after school program. Can talk offline.
 - New memorial for fallen post 9/11 service members (soldiers) in Queens with the largest number of military members. Flames of Honor. Designed by WWII veteran
 - The city \$91M for economic activity.
 - Vera: Can we count on the Mayor's support for affordable housing at BBJ and moving the jail?
 - Needs to be presented to the city officially.
 - Pat M.: News on Pearl Street shelter?
 - No news. The Deputy Mayor acknowledged the email to set something up in early June.
 - Alice B: Reference to BBJ, what's the postponement plan?
 - I don't know. Can talk offline.
- Senator Brian Kavanagh's office - Not in attendance
 - Council Member Marte's office -
 - Max - Powers and Marte introduced legislation to counteract ticket vendors
 - Introducing two pieces of legislation

- Citibike discount for Srs and High Schoolers. May 28th at 10am
 - Prohibit legislation for landlord restrictions re: door decorations
- Budgeting
 - Chinatown playground updating
 - Triangle plantings
- City budget will cover resilience for east side
- May 29th, public forum with DOT commissioner.
- Flyers for townhall for public sector healthcare, June 5th @6pm
- Brendan:
- John: Scree and Dree nills are big for Glick and Kavanaugh and flyers coming for next week. Washington Market Park due to renovations. We have that info.
- Jared: With the Citibike legislation; would he consider geofencing for penalty for sidewalk use?
 - Yes, would consider
- Christine: DOT meeting; street never repaved for over 20 years; Should property managers go?
- Rosa: Elaborate on resilience funding.
 - They do believe the shortfall would be covered by the city budget.
- Why not go after sellers and organizations.
 - This would go after both.
- Alice: Thank you for the support of the park, Barnett Newman, took 11 years. June 10th, soft launch.
- Bob: Want to mention that the plan for city hall called for expansion over 3 years, those slots do not come to CB1. Afterschool for all is not going to happen.
 - Bring back to the office.
- Assembly Member Deborah Glick office - In transit; report submitted electronically
- Assembly Member Grace Lee office -
 - Alex: In Albany, first meeting since the budget passed.
 - Lowest income tax rates
 - expands empire child tax credit, expands to \$ 1,000 per child under 4
 - Support settlement priorities, restored to \$4M
 - Two priority bills passed committee
 - Brownfields
 - Survey bill
 - AAPI summit on May 29th
 - May 30th Day of workshops. Bus space available.
 - Bob: No increase in city funding of DYCD - to help those that support childcare.
 - John: Sr. are suffering with SCREE DREE issues. 40% of income being used for housing. It's hard. Sr. needs help.
 - Alex - reach out to the office. Share bill number.
- Manhattan Borough President Mark Levine's office -
 - Sean Brannon
 - Congrats to new members
 - Maximum term limit info available on website.
 - Levine attended a press conference that introduced a bill to address fraud and not approved sellers.
 - Tricia:
- Congressman Dan Goldman -
 - Goldman in person

- Things are getting worse in DC re: Current Federal Administration. More aggressive on pushing his agenda and taking over the federal gov't.
- Trying to anticipate where he's going next
- Reconciliation bill - bad for those that vote for it (Dems)
- Likely to come back from the Senate.
- Optimistic re: Supreme court decisions.
 - No real threat from the Current Administration; can't actually do anything.
 - Now it means whether the Supreme Court wants to hand over power. Likely not.
- Paying attention to funding and staffing cuts and coordinating on litigation
- Actively involved in legal strategy
- BBJ - Met with Org to discuss a revised proposal to potentially relocate the jail re: Executive Comm video
 - recommending waiting for new administration after deconstruction is complete.
 - Funding is a separate issue
- Working aggressively on victim funds to make sure they're reinstated and funded.
 - Staffing cuts are really problematic. The director is reinstated.
 - Bipartisan support - need to escalate advocacy with NY Republicans who have supported this.
- John S.: Srs nervous re: cutting vouchers by Federal Administration. I would like to meet with Goldman's office to understand what this means.
- Jarred: Resiliency funding on the west side North of North Moore, which is not covered by BPC. Is there any update?
 - Met with Army Corp leadership in NY and they are still moving forward without interruption on revised HATS study. The next focus is to get the city more engaged. That area is more complicated because it was recently renovated.
- Rosa C.
 - Re: Resiliency on East side - funding at risk. Can you help us get these to a point of safety?
 - Goldman's strategy with this administration, figure out how to frame it to fit with this administration's approach.
 - Will likely have to litigate
- Richard C.: Horrific budget cuts, but the funding for USAID for overseas health protection. In NY, we're most endangered. Is there any discussion to restore those? How can NY be protected?
 - John Varasso (Republican in Senate) said that he recently traveled to Africa and the refugee camp and said the people need to be fed. Drawing distinction between the services USAID provides and some other programs. This is encouraging.
- Sean S. : Bipartisan opportunities to sponsor helicopter noise
 - Does a lot of work, but didn't co-lead because it didn't differentiate between electronic and non-electronic helicopters. EVOLs wouldn't be available for tourist flights.
 - Working on a different bill with Menendez that is more comprehensive.
- Alice B.: What do you see in store for NYC over the next four years? Any qualities we should elect to help address this?
 - The Mayor and Governor have a different job and they should be more strategic on how they approach the federal government.
 - Shouldn't just run to oppose the current administrator.

- Justine C: Thank you because she's very frustrated with the back and forth of WTC funding.
- Cody I: re: Higher Education; Do you foresee the banning of international students expanding to other schools
 - Congress had a hearing and learned more about issues on campus. Using Harvard as a threat for other schools. Using Harvard and Anti-semitism to attack Harvard. Focused on where he can get the biggest splash.
- Christine D: On Bill and what's hidden in it. Forcing courts; do we have any power over that?
 - The hardest part about the bill is that there are so many bad parts, so not addressing them individually. This clause makes it harder to enforce contempt orders. We can get it removed on the Senate side.
- Morton: Treatment of legal permanent residences at borders. They're going after non-criminal people. Is there opposition to this across the aisle?
 - Yes, there's opportunity because there are Republicans against immigration issues.
 - DHS is moving to dismiss their own cases, so asylum cases are dismissed and have to reapply.
- The policies being pushed through are terrible for their own constituents and NY. The more we can be talking to people and be engaging; it matters.
- Alice: How many people applied to CB 1
 - will follow-up

E) District Manager's Report – Z. Bommer

F) Chairperson's Report – T. Meltzer

- [Report](#)

Committee Reports

A) Executive Committee

T. Meltzer

1. Affordable Housing Alternative for Manhattan Detention Site (124 -125 White Street) - Resolution
Vote was passed by 32 in favor, 1 opposed, 7 abstained and 1 recused

B) Youth & Education Committee

T. Joyce

1. Opposition to Proposed siting of a Safe Haven Shelter Adjacent to Peck Slip Elementary School and Call for Siting Distances Citywide between Shelters and Schools -
 - a. Motion to Amend
Vote was passed by 32 in favor, 4 opposed, 4 abstained and 0 recused
 - b. Motion to Table
Vote was passed by 19 in favor, 15 opposed, 5 abstained and 0 recused
 - c. Resolution
Vote was passed by 29 in favor, 5 opposed, 5 abstained and 0 recused
2. Kelly McGuire, Superintendent District 2 - Report
3. Independent Budget office interactive module designed to help high school students understand the basics of the New York City Budget - Report

C) Landmarks & Preservation Committee

J. Friedman

1. Docket number 25-09894 - 157 Duane Street - Replace existing awning to meet LPC requirements - Resolution

Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused

D) Environmental Protection Committee

A. Blank

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

E) Licensing & Permits Committee

S. Cole

Dining Out NYC - Outdoor Seating

1. 71 Worth Street, Farra, application for sidewalk cafe – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
2. 301 South End Avenue, Treadwell Park Black Hound, application for roadway and sidewalk cafe – Resolution
Vote was passed by 33 in favor, 2 opposed, 4 abstained and 0 recused
3. 77 Pearl Street, 77 Burger, application for sidewalk cafe – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
4. 77 Warren Street, Warren Peace, application for a sidewalk cafe - Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
5. 85 Greenwich Street, Tajin, application for sidewalk cafe – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused

Tribeca area

1. 157 Duane Street, application for method of operation change to adjust hours of operation to include lunch hours, for Botego Do Casa LLC dba Casa Restaurant for full liquor license - Resolution
Vote was passed by 38 in favor, 0 opposed, 1 abstained and 0 recused
2. 181 Duane Street, new application and temporary retail permit for Metz Zutto Ramen III Inc dba Wok in Duane for full liquor license – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
3. 111 Reade Street, application for method of operation change to extend closing hours, Yards NYC LLC dba Little More for full liquor license – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 3 World Trade Center, application for an alteration for Fogo de Chao Churrascaria (NYWC) LLC dba Fogo de Chao for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 1 abstained and 0 recused
2. 108 Greenwich Street, 2nd floor, application for new application and temporary retail permit for 108 Whiskey Blue LLC for full liquor license - Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
3. 25 Broad Street, new application and temporary permit for SK Hospitality Group LLC dba Bueno Kitchen & Bar for full liquor license – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
4. 4 South Street, Whitehall Terminal, new application and temporary retail permit for Ferry Snacks Inc dba The Guy Milinari Ferry Boat for full liquor license – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
5. 9 Barclay Street, new application and temporary retail permit for Wonderworth LLC d/b/a Goody's for full liquor license – Resolution
Vote was passed by 31 in favor, 1 opposed, 7 abstained and 0 recused

Seaport/Civic Center area

1. 89 South Street Building D/E application for alteration of MF Seaport LLC & Creative Culinary Management Company LLC dba Malibu Farm for full liquor license – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused

F) Land Use, Zoning & Economic Development Committee P. Kennell

1. AT&T Building (33 Thomas Street) Plaza, proposed zoning modification and sale for development - Report
2. Introduction by [Bricks and Mortals](#) - Report

G) Transportation & Street Permits Committee B. Kay

1. [Int 1131-2024](#) - Establishment of a task force to study options for making street design and infrastructure safer in consideration of increased use of electric bicycles and related collisions
 - a. Motion to Amend
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
 - b. Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
2. NYC DOT [Microhubs Pilot](#), Department of Transportation - Report
3. [Legislation](#) to regulate commercial e-bikes - Report

H) Waterfront, Parks & Cultural Committee P. Goldstein

1. Season Preview of Governor's Island Programming - Report
2. Titanic New York 'Beacon of Hope' on Pier 16 - Report

I) Battery Park City Committee J. Galloway

1. New Green Market Announcement at River Terrace - Report
2. BPC Streetscape Enhancement Project - Report
3. BPC Security Update – Report
4. Programming, Construction and Event Updates – Report

J) Street Fairs Committee D. Charkoudian

1. Mardi Gras Productions revenues - Report
2. Update on street fairs events for CB 1 - Report

K) Quality of Life, Health, Housing & Human Services Committee P. Moore

1. NYC DDC Street Reconstruction Projects - Report
2. Con Edison update on the reconstruction projects - Report
3. Updates on City Council Scaffold and Sidewalk Shed Laws - Report
4. 86 Warren Street, Warren Street Bar & Restaurant, application for sidewalk cafe – Resolution
Vote was passed by 35 in favor, 0 opposed, 0 abstained and 0 recused
5. 227 West Broadway, Rigor Hill Market, application for roadway and sidewalk cafe – Resolution
Vote was passed by 34 in favor, 0 opposed, 1 abstained and 0 recused

6. 353 Greenwich Street, Zona Tribeca Mezcaleria, application for sidewalk cafe - Resolution
Vote was passed by 34 in favor, 0 opposed, 1 abstained and 0 recused
7. 46 Fulton Street, Little Italy Pizza, application for sidewalk cafe – Resolution
Vote was passed by 35 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

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