

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, June 24, 2025

TIME: 6:00 PM

PLACE: Manhattan Borough President's Office
1 Centre Street, 19th Floor - Southside and [Live Remote Meeting](#)

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](#)."

Public Session (6:00 PM – 7:00 PM)

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

- April Lang - Psychotherapist, presenting with Michelle Ashkin on companion animals.. Share information with the public for a happy and safe existence for all.
- Michelle Ashkin - Colleague of April and Ester. Working for animal protection for all animals in the community. Voices for Urban wildlife - wildlife rehabber. Website in the chat. Design to be an outreach and education non-profit to work with schools and communities to be more involved. Injury because of the amount of trees being cut down.

Ask is to introduce ways to reach out to the community. Speak in a formal presentation at an appropriate committee meeting.

- Esther Regelson - ways to educate on wildlife and strays info and outreach. No infrastructure in the city.
- Shannon Burkett - right to be informed on lead paint removal. Working to get the bill over the finish line and passed the Assembly, but did not make it out of committee or vote in the Senate. Why the policy change regarding central staffing? Now only businesses have access to central staffing. Would like CB1 to pass another resolution next year to further support the bill next year.. podcast: leadpoisoning.org.
- Carlo Casa - Director of Policy and research at NY bill in congress. Represents 200,000 people and strongly supports Pier 17 rooftop to extend seasonal programming. In the winter. Mid-November - Mid-March to support business and the community during these months. Supports year-round Seaport community programming.

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

- Leah Barazani (Community Planning Fellow) - Strategies for a climate resilient public realm. Student at Hunter College - [Refer to deck/presentation](#)
 - Addressing lack of greenspace for residents
 - Climate change impact
 - Climate Vulnerabilities > Primarily in lower Manhattan. Almost 87% previous surfaces with flood risk.
- Wendy commends on topics hit - What did you learn going through this process? What Resonates with a younger generation?
 - Learned a lot about CB1 and all of the work being done on those spaces compared to areas in Queens where they are more familiar and involved.
 - Big understanding that green spaces are where so much livability comes from and its importance. The stewardship programs are also really interesting and impactful.
- Lisa: Assembly member Falls office. > Question answered. Very good presentation.
- Richard: What do you see as next steps for the project?
 - Any one of the recommendations have different levels of engagement and great opportunities as feasible moves forward.
 - Calls out Tribeca Alliance and street trees. The Hudson Square BID has a robust design framework for street trees and new capital projects that highlight permeability. So collaborating with them would be useful. Will expand when a report created.

Business Session

A) Adoption of May 2025 minutes

Motion to adopt was passed unanimously as presented by a roll call of 27 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

- Manhattan Borough President Mark Levine's office -
 - Andrew Chang - supportive of illegal ticket bill to reform issues of fraud and aggressive tactics. Will require business licenses and stricter penalties, etc.
 - Stop super speeders bill support
 - Marching in Pride parade.
 - Wendy: happy to hear about ticket sellers especially because of recent violence.
 - Rosa: Way to move forward on mental health facility improvement?
 - Will follow-up with COS
 - Zach to follow-up on Randall's island
- Senator Brian Kavanagh's office -
 - Congrats to Gotham park and on their \$50M award.
 - Manhattan detention complex, the official notice to proceed has been issued. Will reconvene the working group so members of the community can hear directly from the city and open/continue dialog. Will have Laura DODge, environmental monitor included.
 - Housing comm. - Good year \$2.5B in housing costs. For development and affordability. \$140M for renovating and upgrading Mitchell-Lama
 - Pushing for rental asst. Housing voucher passed after five years. Administered by NYCHA in the city.
 - Rental assistance for eminent eviction is funded.
 - BPC bills mentioned

- SCRIE and DRIE for rent freeze programs for seniors or disabled with income requirements. Comparable for low-income home owners. There will be an increased limit. 10 bills through the senate that would increase the income threshold. Did not pass this year, but high pri for 2026 session.
- Environmental work this year - a lot of work on toxins (PFAS), new allocation for lead abatement in NY homes. Federal food regulations, that permit food companies to add a chemical and can submit to FDA for approval, or rely on their own research without disclosing to anyone. NY requires the presence of the chemical and the science to the public. Pass in the senate. 58 - 1. Fell short in the Assembly.
- Worked to extend producer responsibility. (so when it's disposed of.) for bike and scooter batteries. Passed in both houses, going to governor.
- Wendy: Appreciate ban chemicals bills, hoping lead paint right to know act, being head of housing, was it more difficult? What can we do as a constituency?
 - A hearing a few years back and proposed a package of things. NY State is really bad (NY - rate of positives is 4%; Update is 6%). Rental housing inspection required in high impact areas. A lot of good work with lead in plumbing. Several bills are being worked on. Real estate industry has pushed back hard on impacting real estate deals. Hoping to have a hearing in the future and up the pressure on this.
- Rosa: In the funding for housing for affordable housing, is any of it for 100 Gold street?
 - Possibly, it's earmarked, but there is availability. Total than \$1B, so should be made available for projects.
- Rosa: TY for public restrooms at base of B.Bridge. The larger we grow, there's no drinking on site and more public restrooms, can you help us?
- Rosa: For resiliency for FIDI and Seaport, concerns with lack of federal funding. What can be done to get State funding to keep projects moving forward while we identify additional federal funding?
 - A grant for that site that the current administration rolled back. The first line of defense has to be to object. The State doesn't want to set the precedent. The city has possession of the money, but want to be mindful.
 - Need \$15M to precede ahead with base planning. That was lost from Federal changes.
- Tammy: 5 World Trade, need help getting it built. Crickets, 300 units, and need a push
 - Agree and will push.
- Congressman Dan Goldman's office – Report online
 - Assembly Member Fall - Lisa: no reports for tonight.
 - Bills for BPC
 - Funding for resilience
 - Funding for 5 World Trade
- Assembly Member Grace Lee office - Finished long session to focus on budget.
 - Lower Manhattan Employment assistance relocation program, passed a bill to renew for another three years. An incentive to bring businesses from outside of the city to Lower Manhattan. Continuing to provide incentives to bring businesses is big.
 - City has program for larger businesses, but benefits more of Midtown, vs Lower Manhattan

- Brownfield technical assistance grant program. @ 50 water street for technical - Governor vetoed bill previously, working with Governor's office to make sure brownfields close to vulnerable communities technical asst.
- AAPI history is taught across NY State and forms an advisory committee to inform how this is taught. A lot of young people lobbied in Albany to see themselves reflected in history.
- Hosting a free salsa event, Thursday 6/26 at 271 Henry street. 5-7pm
- Pride parade on Sunday participation, w/Music.
 - The office will provide details.
- Juneteenth event, cosponsoring on Monday 5 -7pm 350 E. Fourth Street.
- Justine: BPC, pushing for relief for condo owners. Can you support this bill?
 - On housing comm. Will reach out to Assem Fall to learn more about it.
- Andrew: What was the governor's veto related to the budget?
 - She claims it's going to cost \$1.5B to implement, but they don't see it that way. It's an existing program and would open to more sites. Requires more education, and the new DEC commissioner will partner to learn more. Happy to work with their office more.
- Assembly Member Deborah Glick office -
 - Tracy: Frustration with plastic packaging bill, hoping that we would see it go to floor for a vote. Unfortunately, plastics and the chemical industry spread misinformation and undermine broad support.
 - Disappointed SCRIE DRIE bills did not pass. Held up on aging. Prioritize in December/January so it doesn't get lost at the end of the session.
 - Passed a reauthorization of city school zone speed camera extended
 - E-bike out of land fields passed.
 - Rent guidelines board extended the deadline for comments to June 30 on proposed rent increase and added an additional session (Friday June 27th @ 125 Gold street)
- DA's office - Peter Tse: Announce a guilty plea of city contractor for withholding wages from workers - barred for three years from doing contracts with city.

C) District Manager's Report – Z. Bommer

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

Committee Reports

A) Executive Committee

T. Meltzer

- 1) 85 Nassau Street, application for retail dispensary for Nayeem Ghesani, Diamond Star Group, Inc. dba Third Avenue Garden (OCM-RETL-2003-000779) – Resolution
Vote was passed by 28 in favor, 0 opposed, 1 abstained and 0 recused
- 2) 353 Greenwich Street, Zona Tribeca Mezcaleria, application for sidewalk cafe (new site plan provided) – Resolution
Vote was passed by 29 in favor, 0 opposed, 0 abstained and 0 recused
- 3) 353 Greenwich Street, Zona Tribeca Mezcaleria, application for roadway cafe - Resolution
Vote was passed by 29 in favor, 0 opposed, 0 abstained and 0 recused
- 4) Review Charter Revision Commission Preliminary Report - Resolution

Vote was passed by 29 in favor, 0 opposed, 0 abstained and 0 recused

- 5) [Proposed Rule Change to Department of Health and Mental Hygiene](#): “Dining with Dogs” Rule - Resolution

Vote was passed by 27 in favor, 2 opposed, 0 abstained and 0 recused

B) Quality of Life, Health, Housing & Human Services Committee

M. James

- 1) [NYS Senate Bill S1457A](#) Kavanagh / [NYS Assembly Bill A5334](#) Glick, Provides for adjustment of the maximum income threshold for eligibility for SCRIE, DRIE, SCHE and DHE by any increase in the consumer price index - Resolution

Vote was passed by 29 in favor, 0 opposed, 0 abstained and 0 recused

- 2) 20 Broad Street, Blue Bottle Coffee Inc dba Blue Bottle Coffee, application for sidewalk cafe – Resolution

Vote was passed by 29 in favor, 0 opposed, 0 abstained and 0 recused

- 3) 408 Greenwich Street, Blue Bottle Coffee Inc dba Blue Bottle Coffee, application for sidewalk cafe – Resolution

Vote was passed by 29 in favor, 0 opposed, 0 abstained and 0 recused

C) Landmarks & Preservation Committee

J. Friedman

1. Docket number 25-09729 - 366 Broadway - Scope of work includes a vertical addition to the existing bulkhead that has an existing shed roof to make it a flat roof, and we are also adding a mechanical room to the side of the bulkhead that extends to an existing elevator machine room - Resolution

Vote was passed by 28 in favor, 1 opposed, 0 abstained and 0 recused

2. Docket number 25-07942 - 140 West Street - Adding 2 exterior door openings and a juliet balcony at the 31st floor monumental windows on the Vesey Street and West Street side of the building - Resolution

Vote was passed by 27 in favor, 2 opposed, 0 abstained and 0 recused

3. Docket number 25-11238 - Pier 17 Temporary Winter Tent - Seaport Entertainment will install a temporary tent on the roof of Pier 17 to be open between late November 2025 and mid - March 2026 - Resolution

Vote was passed by 17 in favor, 6 opposed, 4 abstained and 1 recused

D) Environmental Protection Committee

W. Chapman

- 1) Lead Paint Right to Know Act [S4265A/A1529](#) - Report
2) Final Environmental Impact Statement (FEIS) for North/West Battery Park City Resiliency Project - Report
3) Design Updates on North/West Battery Park City Resiliency Project – Report

E) Licensing & Permits Committee

S. Cole

Dining Out NYC - Outdoor Seating

1. 145 West Broadway, alteration of hours for sidewalk and roadway liquor license at The Odeon – Resolution

Vote was passed by 27 in favor, 1 opposed, 0 abstained and 0 recused

Tribeca area

1. 77 Worth Street, basement, new application and temporary retail license for RBC Bar Inc dba Atera for full liquor license – Resolution

Vote was passed by 28 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 18 William Street, **renewal and waiver request** for Submursive LLC, Hanover Hospitality LLC & 18 William Ptr, for full liquor license – Resolution
Vote was passed by 28 in favor, 0 opposed, 0 abstained and 0 recused
2. 151 Maiden Lane, new application and temporary retail permit for 151 Maiden LLC, CP Maiden Lane LLC & Maiden Lane Hospitality Group Ltd dba AC Hotel New York Downtown for full liquor license – Resolution
Vote was passed by 28 in favor, 0 opposed, 0 abstained and 0 recused
3. 100 Pearl Street, new application and temporary retail permit for Pickle 1 LLC for wine, beer & cider permit – Resolution
Vote was passed by 28 in favor, 0 opposed, 0 abstained and 0 recused

F) Transportation & Street Permits Committee

B. Kay

1. [S4045A- 2025](#) & [A2299B-2025](#) Super speeder legislation that requires the [installation of intelligent speed assistance devices for repeated violation of maximum speed limits](#) - Alexis Sifkas, Families for Safe Streets - Resolution
Vote was passed by 27 in favor, 0 opposed, 0 abstained and 0 recused
2. Microhub location suggestions - Resolution
Vote was passed by 27 in favor, 0 opposed, 0 abstained and 0 recused
[NYCDOT notification](#) of its plan to reduce speed limits to 15 MPH on streets next to some approved school locations - Resolution
Vote was passed by 26 in favor, 1 opposed, 0 abstained and 0 recused

G) Battery Park City Committee

J. Galloway

1. WTC River Water Cooling Station - Report
2. South Battery Park City Resiliency Project Construction update – Report
3. BPC Security update – Report
4. Programming, Construction and Event Updates – Report

H) Waterfront, Parks & Cultural Committee

P. Goldstein

- 1) Hudson River Park Trust Programming Update - Report
- 2) Public Design Commission Presentation Submission for The Battery Restroom Building – Resolution
Vote was passed by 26 in favor, 0 opposed, 0 abstained and 0 recused
- 3) Titanic New York 'Beacon of Hope' on Pier 16 – Resolution
Vote was passed by 25 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

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