

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Wednesday, July 30, 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 (6:14 PM – 6:34 PM)

- Paul Elkos - Sailor at North Cove Sailing since 2017. Since joining the club, have shared Battery Park with family and friends. Run a sailing camp. Urge to please help keep sailing alive in North Cove.
- Sam Han - Resident of BPC since 2003, member of North Cove Sailing club. Has enhanced the community to expand connections with the club to other parts of the community and club.
- Melanie Moore - Part of Sailing club, but with resiliency planning this would be removed. (reach 5, phase construction to keep part of the Marina open. Bring in a qualified mariner to keep the sailing club running. According to the revitalization program, access to the water must be maintained and enhanced. State law and city law support this. Asking for solution that supports both resilience and the marina
- Brendan Clark - on a sailboat, calling from North Cove Sailing Club. Keep the marina open during the 4 year construction for resiliency. Member for five years. Family and friends have leveraged this amenity. This was one of the large reasons he moved to the area. The laws support community access for sailing.
- Alise van der berg - Member of North Cove and a resident of BPC. in BPC since 2010. The sailing community is important to the community. Encourages socialization in the community.

They will attend the BPC committee meeting in September.

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: Feasibility Study for a Contiguous East River Waterfront Park](#) - David Ludwig CB1
Community Planning Fellow

Script linked above ^

Questions:

- Eric Yu: When non-profits are created, does the Parks department still contribute the same amount?
 - In Central Park, it's all on the conservancy.
 - Contribute horticulturalists and other services.
 - Laura Starr: Parks could not reduce the formula of money going to Central Park.
 - CHair: How the city allocates funding has to do with expense and capital. Doesn't make it easier to get things done. Helps to streamline. E.g. Gotham park would have had bathrooms the day they opened. But they don't, eventually they will. Another organization to bring the problem forward. DOT has a lot of focuses, so having an organization allows you to be able to focus funding. Gotham Park and Rosa Chang are good examples of advocating.
- Morton: Fan of tennis and has a great community downtown. Appreciate the additional courts. Heard they plan to build more courts. Park is continuous and difficult finding the courts.
 - Request information from Parks Dept.
 - David: The idea is to connect the spaces for walking and to make it so that people have an easier time getting to other amenities.
 - Difficult for city agencies to connect.
- Richard: Cited tremendous variance between different parks. Sense as to what a minimum or target number provides for a vital park?
 - David: Wouldn't go as far as an actual number, \$4M in revenue is generated today in part of the East River, so that's already a great starting point. \$235K/Per acre assuming 17 acres of land.

Business Session

A) Adoption of June 2025 minutes approved by a vote of 39 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

a. Council Member Marte

- i. SNAP benefits being stolen. Marte will hold sessions to help those impacted.
- ii. Did a walk of Washington Market Park. Many updates and planned re-opening mid-August. Jazz event September 26th, Flyer to come.
- iii. Max: Mayor Adams announced dropping effort to forfeit retirees (1096 bill)
- iv. Assembly member Charles Falls from Wakowky Park 2-4.
 1. Chair: Flyer for where they're going to be for office hours.
 2. Jill: This is tomorrow? Kowsky Park. No one knew about it. There are a lot of issues. Really not happy.
 3. Chair: Top lot is surrounded by construction, so being below would be far more engaging.
- v. Christine: What's happening with The battery and the vendors? Bill is written, Summer is a slow legislative period. Talking with Keith Powers to gain support to prepare for the Fall. Can check on who all have signed on.
- vi. Eric: Comment - Hope Councilmember Marte is working to stop the shelter at 320 Pearl Street.
 1. Chair: Lee and Marte have been on it.
- vii. Justine: Falls office email, on July 17th and 24th were at Battery Place.
- viii. 385 Klowsky Plaza, called Battery Place Rockefeller House.
 1. Chair, Help our assemblymembers engage with the Manhattan side of the board. Check with the DM on where the parks are the proper address.

b. Manhattan Borough President Mark Levine's office -

- i. Andrew: in wake of Canal strategy sent a letter to DOT on 23rd of July asking for advancement of canal street project, speed reduction on bridge. Present at vigil and rally.
 - ii. Re: City of NY made investments in early child-hood care and education as well as funding for public schools and legal support for evictions and immigrants.
 - iii. Signed emicus brief for City of Yes support for housing.
 - iv. Chairs and Staff, there's mandated training, so a reminder is sent. DECAS. 1st of August 10-12 available.
 - v. A community advisory committee has been formed. Recent meeting.
 - vi. Hosting annual celebration for Dominican heritage at United palace July 31st 6-8pm, 10th of august for celebration.
 - vii. Mariama: Did agencies check with the community? No Asian people in attendance. The rally didn't seem to interact with the community.
 - 1. TransAlt rally, not sure who they engaged.
- c. Senator Brian Kavanagh's office -
 - i. Dan: wrote a letter to GSA regarding a proposed fence adjacent to the Moynihan court house, opposing the installation of the fence. Office Hours in August - community team there to help start a case.
 - ii. Reminder DDC is doing a design workshop tomorrow at 6pm for community feedback on BBJ. Lobby of 31 surrogate chambers Street. 6-8pm
- d. Congressman Dan Goldman's office -
- e. Assembly Member Grace Lee office
 - i. Fanny: Sign on to a letter about the fence at the courthouse. Also recently sent a letter to federal officials outlining the cuts to the SNAP program.
 - ii. Mobile office hours in different locations in the district. Will share when ready.
- f. Assembly Member Deborah Glick office
 - i. Introduce Lane Sohn, Community liaison for Glick's office.
 - ii. The US Army Corp of Engineers released a report on coastal resilience, which did not include lower Manhattan. So Glick submitted a public comment about her frustration and disappointment.
 - iii. Office on June 30 Governor signed bill
- g. DA's office - Peter Tse:
 - i. Prosecution updates
 - 1. Guilty plea for following a woman to her SoHo apt and raping. Expecting 18 years in prison.
 - 2. Sentenced for throwing his girlfriend to an oncoming train. Sentenced to 8 years.
 - ii. Community updates:
 - 1. Tuesday is night out for crime. The AG office will participate in all 25 events. 1st precinct in Seaport.
 - iii. Sponsor healing festivals against gun violence. In Lower Manhattan Dyrdot playground Aug 2nd 12-4.
 - iv. Working with Marte's office to interview constituents to open an investigation of losing SNAP benefits.

Mayor's office -

- h. Robin: Design workshop for BBJ. It's at 31 Chambers Street. Intro and presentation (20-25min). Break into two groups. A Chinese speaking group and an English speaking group. Both Mandarin and Cantonese will be spoken.
- i. Mayors drive to remove illegal firearms and as of last week, more than 3,000 firearms have been removed in 2025. Decrease in shootings.

- j. Animal Care centers (ACC) - Mayor announced a new \$1M dollars investment. One in Manhattan and Queens. Train more people to staff the locations. Consider adding a pet to their family.
- k. For teachers or parents. The cellphone and electric policy ban has been approved. Stay tuned.
- l. Pat: Vendors are now in the plaza near city hall. It's filthy, across from Brooklyn Bridge. Can you help us clean it up?
 - i. Will see what can be done.
 - ii. Email to Parks sent by Zach
- m. Justine: Design for jail - do they have a designer?
 - i. Come to the meeting..
 - ii. Will this be online or recorded?
 - 1. Will not be livestreamed
 - iii. FOIA filed by CB1 to ask for a peer review committee to hear what professionals are saying (architects) about the design. Told in a CAB meeting that participants can talk and the city it shouldn't be an answer. Can Robin help us get the information?
- n. Eric: 320 Pearl Street, any update?
 - i. The deputy mayor took a tour last month.
 - ii. After the tour, considering time and effort, there were many on the tour, and the second week in June.
 - iii. Response from the city received by the board: The community has asked for a 1:1 meeting and still haven't gotten it after asking for a year. We got 10min. Requested the meeting being held at or near school, that was not allotted. Brought up some things, but not covering all. Letters will be shared and distributed to the community. Discrepancies between what providers said and what is documented. No change in
 - iv. Mariama: Suppose to come to QoL two days later and said the 10 min should suffice.
 - v. They've declined to come and talk to us about anything.
 - vi. Robin: The letter from the administration talked a lot about the administration and has questions about federal support and otherwise. The Deputy Mayor is taking a city-wide approach. The time frames have not been established. Nothing is imminent.
 - 1. After elections
 - 2.
- o. John: Made a request to the Parks department, that the seniors have an opportunity at the tennis courts (John Jones instructor). Since WMPark has closed. The parks dept controls that. It's been two months since the request.
 - i. Send Robin something in writing.
- p. Mark Ameruso: Animal care and control - does rescues, glad they're getting \$1M, are there going to be audits of the agency on how they're spending money? Don't seem to be appropriating correctly.
 - i. Maybe have on agenda on QoL
 - ii. This should be a no-kill shelter and they're euthanizing dogs just for space.
 - 1. The reason was because when walked, he pulled on leash. Gotta stop.

C) Treasurer's Report – M. James

Distributed to members by email - Returned 5,000 back to the city due to missing deadline in rolling over funds

D) District Manager's Report – Z. Bommer

- E) Chairperson's Report – T. Meltzer
[Click here](#)

Committee Reports

A) Executive Committee

T. Meltzer

1. 83 Maiden Lane, new application and temporary retail permit for Traditas Pizza Inc for wine, beer and cider license – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
2. 81 West Broadway, Le Pain Quotidien, application for roadway cafe – Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
3. Final Environmental Impact Statement (FEIS) for North/West Battery Park City Resiliency Project - Report
4. CB1 Data Project: Visualizing and tracking 311 data complaints in CB1 - Report
5. Discussion on selecting a new Secretary - Report

B) Environmental Protection Committee

A. Blank

1. Holland Tunnel Flood Mitigation System - Resolution
Vote was passed by 39 in favor, 0 opposed, 0 abstained and 0 recused
2. Connection to FIDI Seaport Master Plan resiliency project, NYCEDC - Report
3. Battery Coastal Resilience – Report

C) Waterfront, Parks & Cultural Committee

P. Goldstein

1. [Battery Dance 44th Annual Festival](#), Saturday August 9th at [Wagner Park](#) - Report
2. Perelman Performing Arts Center Update - Report

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

P. Moore

1. 412 Greenwich Street, Kuma Eats LLC dba L'Abielle, application for a sidewalk cafe – Resolution
Vote was passed by 38 in favor, 0 opposed, 1 abstained and 0 recused
2. 1st Precinct updates - Report
3. Water Street Streetscape Improvements Project updates - Report
4. NYCDDC Ped Ramp Project, HWP19CWLM - Report

E) Landmarks & Preservation Committee

J. Friedman

1. Docket number 25-11825 - Proposal for a security fencing and gates restricting access to the cut-through plaza from Worth St. to Pearl St. between Moynihan Courthouse and New York County Jurors buildings - Resolution
Vote was passed by 37 in favor, 0 opposed, 1 abstained and 0 recused
2. Docket number 25-12136 - 2 Park Place - The proposed scope of work includes modifications and enlargements to existing windows, new mechanical louvers, and landscaping and guardrails at modified terraces. All proposed work is taking place at the Pinnacle and Lantern, located on floors 49-58 - Resolution
Vote was passed by 37 in favor, 0 opposed, 1 abstained and 0 recused
3. New locations for LinkNYC Kiosks - Resolution
 - 5G Link Towers - 39 South Street
 - 5G Link Towers - 77 Water Street

- 5G Link Towers - 175 North End Avenue

Vote was passed by 36 in favor, 1 opposed, 1 abstained and 0 recused

F) Licensing & Permits Committee

S. Cole

Tribeca area

1. 428 Greenwich Street, new application and temporary retail permit for Wasabi Hospitality LLC for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
2. 61 Reade Street, new application and temporary retail permit for VC&W Hospitality Group Inc for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused
3. 378 Greenwich Street, new application and temporary retail permit for 378 Greenwich Hospitality LLC for full liquor license (vote to table) – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 150 Greenwich Street, new application and temporary retail permit for WTC4 by Pontus Frithiof Corp for full liquor license – Resolution
Vote was passed by 37 in favor, 0 opposed, 0 abstained and 1 recused
2. 8 Park Place, new application and temporary retail permit for Wonder Bar LLC dba Wonder Bar for full liquor license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

Battery Park City area

1. 100 West Street, store #249, application for corporate change for Battery BBQ LLC dba Mighty Quinn's Barbeque for wine, beer & cider license - Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

Seaport/Civic Center area

1. 193 Front Street, Wines and Corks Inc dba Cork, new application for wine, beer and cider license – Resolution
Vote was passed by 38 in favor, 0 opposed, 0 abstained and 0 recused

G) Transportation & Street Permits Committee

B. Kay

1. Request to repave Little West Street between Battery Place and 2nd Place for improved pedestrian & cyclist safety - Resolution
Vote was passed by 32 in favor, 1 opposed, 0 abstained and 0 recused
2. Improving street safety around the Fulton Street/Cliff Street intersection - Resolution
Vote was passed by 30 in favor, 3 opposed, 0 abstained and 0 recused
3. Improving Street Safety & Delivery - Liberty Street around Nassau Street - Resolution
Vote was passed by 31 in favor, 2 opposed, 0 abstained and 0 recused
4. Canal Street Safety Following a Fatal Accident - Resolution
Vote was passed by 7 in favor, 20 opposed, 5 abstained and 0 recused - Vote to table (Failed)
Vote was passed by 27 in favor, 4 opposed, 1 abstained and 0 recused

H) Battery Park City Committee

J. Galloway

1. [A 4537/S1462](#) Relates to establishing ground rent rebates for eligible homeowners and renters in the Battery Park project area - Report
2. BPC Streetscape Enhancement Project Update – Report

3. Dog Run Working Group - Report
4. BPC Security Update – Report

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

1. Feasibility Study for a Contiguous East River Waterfront Park - Report
2. City's existing ground lease with Chung Pak Local Development Corporation - Resolution
Vote was passed by 31 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"