

The City of New York  
**Manhattan Community Board 1**

Tammy Meltzer CHAIRPERSON | Zach Bommer DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: OCTOBER 28, 2025

COMMITTEE OF ORIGIN: LICENSING & PERMITS

COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	0 Opposed	1 Abstained	0 Recused

RE: **85 West Broadway**, new application and temporary retail permit for Smyth Hotel Fee Owner LLC dba **Smyth Hotel/Smyth Tavern** for full liquor license

WHEREAS: The applicant, Smyth Hotel Fee Owner LLC dba Smyth Hotel/Smyth Tavern at 85 West Broadway, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The location is a hotel with a public restaurant, cocktail lounge on the ground floor and cellar lounge, with a total of 71,400 square feet. There will be 50 tables, 3 bars and 225 seats, 3 stand up bar, and 5 bathrooms, 3 of which are ADA compliant; and

WHEREAS: The establishment has been advised that a public capacity of 75 persons or more, according to the NYC Department of Building definition of indoor “public assembly,” is considered a “**large venue**” by the community board and will be subject to additional stipulations if capacity is exceeded; and

WHEREAS: The approved hours of operation for the restaurant is Sunday to Wednesday 7:00AM-10:00PM, Thursday to Saturday 7:00AM- 10:30PM. There will be no buyouts for the restaurant. The cocktail lounge area has same hours as the cellar; and

WHEREAS: The cellar is operated exclusively (by the Mercer entity) as a private dining room for private events and the approved hours of operation for the cellar is Sunday to Thursday 5:00PM-12:00AM, Friday to Saturday 5:00PM- 2:00AM; and

WHEREAS: The applicant will have only recorded background music from 26 speakers in the ceiling and wall and 2 TV in the restaurant and cellar; and

WHEREAS: DJ and live music will only be available in the cocktail lounge Thursday to Saturday, to provide ambience strictly as an amenity for hotel guests; and

WHEREAS: The applicant came before the community board in October 2024 for a DOT sidewalk cafe permit and the community board approved it with modifications\*.

\* Approval of Sidewalk cafe, October 2024. <https://www.nyc.gov/assets/manhattancb1/downloads/pdf/resolutions/24-10-22.pdf>

WHEREAS: The applicant has stated to the community board that they do not intend to pursue the sidewalk cafe liquor license until next year, due to the current season; and

WHEREAS: There will be no bicycle delivery and delivery of goods and services will be received throughout the day; and

WHEREAS: There will be no outside seating, no dancing or other types of entertainment and windows will be closed; and

WHEREAS: Valet parking is provided by the hotel using a nearby parking garage to alleviate potential traffic congestion; and

WHEREAS: The garbage will be stored in the lower back of the house near service elevator and picked up between 4:00AM - 7:00AM; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

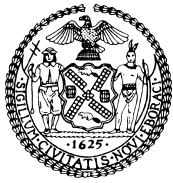
WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for Smyth Hotel Fee Owner LLC dba Smyth Hotel/Smyth Tavern at 85 West Broadway, **unless** the applicant complies with the limitations and conditions set forth above.



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COMMITTEE VOTE:	7 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	32 In Favor	0 Opposed	0 Abstained	0 Recused

RE: **378 Greenwich Street**, new application and temporary retail permit for 378 Greenwich Hospitality LLC dba Casa Luis and Freedmans for full liquor license

WHEREAS: The applicant, 378 Greenwich Hospitality LLC dba Casa Luis and Freedmans at 378 Greenwich Street, is applying for a new application and temporary retail permit for a liquor, wine, beer & cider license; and

WHEREAS: The building in which the establishment is located has approximately 1300 residential units; and

WHEREAS: The location is a full service restaurant establishment on the ground floor and basement, with a total of 4600 square feet with a maximum capacity of 121 persons; and

WHEREAS: There will be 37 tables and 90 seats, 2 stand up bars, 0 food counters and 2 ADA compliant bathrooms; and

WHEREAS: There is an outdoor area on the private property that is elevated and partially enclosed which will have an additional 17 tables and 34 seats. It is located on the North Moore street side of the building; and

WHEREAS: The indoor on-premise approved hours of operation 8:00AM-12:00AM daily Monday to Sunday; and

WHEREAS: The private outdoor seating hours are 8:00AM-10:00PM Monday to Saturday and 10:00AM-10:00PM Sunday; and

WHEREAS: The restaurant will have bicycle delivery; and

WHEREAS: The applicant will have only recorded background music from Proficient Audio 6 inch (125 W) speakers in the dining room and no TV; and

WHEREAS: Applicant has not indicated if there is any soundproofing available; and

WHEREAS: There will be no dancing or other types of non- musical entertainment, windows will be closed and a plan to manage noise and vehicular traffic was submitted; and

WHEREAS: The garbage will be stored near the side door on North Moore Street and picked up by private carting service daily at 10PM; and

WHEREAS: The applicant has represented that there are no buildings used exclusively as schools, churches, synagogues, or other places of worship within 200 feet of this establishment; and

WHEREAS: The applicant has represented that there are three or more establishments with on premises liquor licenses within 500 feet of this establishment; and

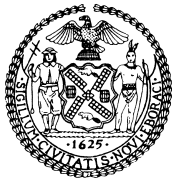
WHEREAS: The applicant has signed the stipulation sheet; now

THEREFORE

BE IT

RESOLVED

THAT: CB1 opposes the granting of a new application and temporary retail permit for on-premise Liquor, Wine, Beer and Cider license for 378 Greenwich Hospitality LLC dba Casa Luis and Freedmans at 378 Greenwich Street, **unless** the applicant complies with the limitations and conditions set forth above.



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COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: OCTOBER 28, 2025

COMMITTEE OF ORIGIN: EXECUTIVE

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	27 In Favor	0 Opposed	6 Abstained	0 Recused

RE: **Opposition to Proposed OCM Cannabis Showcase Event Regulations (9 NYCRR Part 117) Unless Amended to Address Community and Siting Concerns**

WHEREAS: The New York State Office of Cannabis Management (OCM) has proposed a new [Part 117 of Title 9 NYCRR](#) to establish Cannabis Showcase Event Permits, which would authorize adult-use cannabis licensees to sell cannabis and cannabis products at temporary events such as pop-ups, farmers’ markets, and public markets; and

WHEREAS: Community Board 1 supports the intent of creating a regulated framework for limited, temporary cannabis sales, but believes that the proposed rule lacks critical safeguards to protect public health, maintain local oversight, and ensure equitable use of public space; and

WHEREAS: The proposed rule limits siting restrictions near schools only to buildings “occupied exclusively as a school,” which fails to account for the dense, mixed-use nature of New York City where many educational institutions share facilities with other uses, leaving children unprotected from nearby cannabis retail activity; and

WHEREAS: The rule does not require advance notification to or review by local community boards prior to OCM approval, depriving communities of the opportunity to assess potential impacts on public safety, pedestrian congestion, and neighborhood character, unlike the public notice and hearing processes required for State Liquor Authority licenses; and

WHEREAS: The rule allows stand-alone, cannabis-only pop-up events at “temporary locations,” which could lead to proliferation of retail operations in public spaces and on city streets, effectively circumventing the State’s brick-and-mortar licensing requirements and creating enforcement confusion with illegal street sales; and

WHEREAS: Restricting cannabis showcase events to participation within broader, multi-vendor community or public markets would reduce the risk of uncoordinated pop-ups crowding sidewalks, ensure events serve a legitimate public purpose, and maintain consistency with City street-use management practices; and

WHEREAS: The rule does not require proof that New York City-based applicants have obtained approval through the City's Street Activity Permit Office (SAPO) for any use of public space, which is necessary to prevent conflicts with local street-closure, park, and plaza management regulations; and

WHEREAS: The regulation also lacks a clear visual certification or identification system for permitted cannabis showcase vendors and events, which would enable local law enforcement and City inspectors to quickly distinguish between permitted and illegal sales operations, improving public compliance and enforcement efficiency; now

THEREFORE  
BE IT  
RESOLVED

THAT: Manhattan Community Board 1 opposes the adoption of proposed 9 NYCRR Part 117 unless amended to:

1. Remove the phrase "occupied exclusively" so that the required 500-foot distance applies to *any* school, public or private, regardless of building co-tenancy;
2. Require advance notice and opportunity for comment from the local community board before OCM issues a permit;
3. Limit cannabis showcase events to participation as part of broader community or public markets that include non-cannabis vendors; and
4. Require all New York City applicants to submit proof of SAPO authorization prior to OCM approval.
5. Establish a uniform visual certification or permit display requirement for cannabis showcase vendors and event organizers to assist in enforcement and public awareness.



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BOARD VOTE:	33 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Capital and Expense Budget Requests for Fiscal Year 2027

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 recommends the attached funding of the following budget requests for **FY 2027**

Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
<b>CAPITAL</b>				
C	1	DEP	Plan for and construct long-term comprehensive resiliency infrastructure from North Moore Street-north. City needs to protect the West side of the Island and to be meaningful needs to connect with resiliency infrastructure north of Canal Street. This is especially timely as the federal government has not renewed funding for the NY & NJ Harbor & Tributaries Focus Area Feasibility Study (HATS) which was expected to address flood resiliency protection for this area.	
C	2	DEP	Integrate the remediation of the CSO system to reduce overflow into the East and Hudson Rivers by including them within resiliency projects, such as the Fidi/Seaport Climate Resiliency Master Plan.	
C	3	DEP	Design plan to introduce green infrastructure such as bioswales, rain gardens and resilient surfacing to green street at Barnett Newman Triangle; Include initial funding for trees and planters to define the edges of the site and crosswalk areas to be followed by completion of the greenstreet.	
C	4	DEP	Provide funding for capturing/managing stormwater runoff in connection with the Brooklyn Bridge elevated roadway downspouts.	
C	5	DEP	Joseph P Ward Street does not drain water properly and precipitation creates a consistent and sustained ponding condition in front of the ADA curb cuts across from the parking garage and prevents truly ADA compatible access to the West Thames Street Bridge elevator and overpass.	Washington Street from Joseph P Ward Street to Rector street does not drain water properly and precipitation creates a consistent and sustained ponding condition in front of the ADA curb cuts across from the parking garage and prevents truly ADA compatible access to the West Thames Street Bridge elevator and overpass. And there is consistent ponding on the west side of Washington Street.
C	1	DOE	Renovate or replace the elevators serving school facilities at 75 Broad Street.	
C	2	DOE	Renovate or replace the elevators serving school facilities at 81 New Street.	
C	3	DOE	SCA Renovate interior Repair elevators serving school facilities at 26 Broadway, Lower Manhattan	



Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
c	1	DOT	Develop and implement a comprehensive plan for capital improvements to Centre Street-from Chambers Street to at least City Hall Park and the Park row bike lane-that will (1) mitigate inter-model conflicts, (2) eliminate sharp bicycle turns, and (3) provide other changes that improve safety and mobility with a focus on pedestrians	
C	2	DOT	Appropriate capital funding for the installation of the approved public restroom on the Municipal Plaza of 1 Centre Street and site a second one South of the Brooklyn Bridge Entrance Area.	
C	3	DOT	Contribute funding to the expansion of Duane Park as proposed by the Friends of Duane Park in order to restore its historic footprint	
C	4	DOT	The street on Pearl St between Maiden Lane and Platt St needs to be resurfaced and repaved to correct the pitch and fill potholes and address ponding.	Mill and pave Pearl Street between Maiden Lane and Platt Street to correct the pitch, fill potholes, and address ponding
C	5	DOT	Add public restrooms in an around Brooklyn Bridge Arches and surrounding Park Space	
C	6	DOT	Reconstruct and restore Staple Street between Duane and Harrison Streets, a cobblestone street in one of Tribeca's historic districts. The Staple Street Skybridge is a significant attraction for visitors, bridal parties and film crews so restoring the historic cobblestone street below it is a priority to CB1.	
C	7	DOT	Study and creation of Shared Street to improve pedestrian and bicycle east west access between Church and West Street on Vesey Street with dedicated bike path, street furniture, paint and planters to create new public space.	Study the creation of Shared Street to improve pedestrian and bicycle east west access between Church and West Street on Vesey Street with dedicated bike path, street furniture, paint and planters to create new public space.
C	8	DOT	Review plans and designs related to the Beautification and resiliency of Holland Tunnel Rotary for including new green infrastructure	
C	9	DOT	Fund NYCs portion of any redesign and reconstruction of South End Avenue in Battery Park City.	

Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
C	10	DOT	Contribute funding to support the extension and completion of Barnett Newman Triangle which is included in both the city's Green Infrastructure and Plaza Programs. For over 15 years, CB1 and the community's electeds have urged that this plaza be completed as a critical need open green public community space.	Contribute funding to support the completion of the Canal South Plans (Part of Reimagining Canal Street) which includes the extension and completion of Barnett Newman Triangle, an area included in both the city's Green Infrastructure and Plaza Programs. Include initial funding for green infrastructure , i.e., trees, planters, rain gardens and bioswales to define the edges of the expanded pedestrian plaza
C	1	DPR	Bowling Green Park - Enlarge and make this major tourist destination safer. Now that the City has decided to keep the Charging Bull statue there, we need to find a way to separate visitors from vehicular traffic by enlarging this busy park.	
C	2	DPR	Renovate the pathway of Bowling Green Park, which currently pools with water after heavy rains.	
C	3	DPR	Provide required funding to repair all non-functioning water features in Delury Square, Collect Pond Park and Albert Capsouto Park	
C	4	DPR	New Public Pool in CD1: Neighboring community boards have outdoor public pools which are free for public use during the summer, whereas CD1 has none. CD1's indoor community pools, such as those at Manhattan Youth, BMCC and Stuyvesant High School, have fees to swim and are rarely if ever open to the general public. Swimming lessons are very expensive and few children can participate because there are limited spots even if one can afford to pay. Now that +Pool will not be designed for CD1, a local public pool must be considered for the CD1 area. For example, a small pop up pool in a shipping container as they have at Brooklyn Bridge Park in Brooklyn, or an above-ground pool to minimize costs. CD1 should have an outdoor summer pool that is free for all; as neighboring Community Districts do.	CD1 is the only district in Manhattan without a public pool facility. Build an above ground public pool in and around Brooklyn Bridge Arches and surrounding park space
C	5	DPR	Parks should work with CB1 and Friends of City Hall Park to review list of recommended repairs for City Hall Park including replacing the current pathway material with the more durable Bluestone, increase illumination, replace gas lights with LEDs, and repair the fountain.	Parks should work with CB1 and Friends of City Hall Park relevant volunteer organizations to review list of recommended repairs for City Hall Park including replacing the current pathway material with the more durable Bluestone, increase illumination, replace gas lights with LEDs, and repair the fountain, enhance wayfinding and signage, adding a public restroom and addressing the issue of Food Carts within the Park confines.

Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
C	6	DPR	Contribute funding to the expansion of Duane Park as proposed by the Friends of Duane Park in order to be more consistent with its historic footprint	Contribute funding to the expansion of Duane Park as proposed by the Friends of Duane Park in order to restore its historic footprint
C	7	DPR	Expand grant programs for restorations of landmarked structures located within parks	
C	8	DPR	Place youth recreational space at 5 World Trade Center when it opens	
C	9	DPR	Provide the Friends of Barnett Newman triangle with support that will facilitate them becoming plaza partners and moving forward with their proposal to increase the triangle's footprint.	Support the development of Barnett Newman triangle working with Friends of Barnett Newman Triangle to increase and beautify the footprint.
C	1	EDC	Rebuild the New Market Building for public use with community amenities.	
C	2	EDC	Contribute funding to complete buildout of the Pier 26 Estuarium	
C	3	EDC	Funding for the completion of the design and construction for the Fidi Seaport Resiliency Plans	
C	4	EDC	Complete construction of East River Waterfront Esplanade up to Brooklyn Bridge.	
C	5	EDC	Research potential along the East River for community and open passive and active park and green space along the waterside. Additional recreational space on the East Side waterfront including not limited to youth, fields, courts and activity spaces.	
C	6	EDC	Funding for completion of design and construction of Seaport Coastal Resilience Plan	
c	7	EDC	Renovation and repairs for unfettered access to Brooklyn Bridge Beach with access to the water and Maritime uses	
C	1	HHC	Expand public hospital services into CB1	Expand emergency public hospital services into CB1 A+ 2 WTC or Future 5 WTC
C	1	HPD	Build income restricted housing for a mix of family sizes. (multi-bedroom residential units)	
C	1	NYCTA	Study the construction of a Bus Stop in Front of P.S. 276 in Battery Park City	

Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
C	1	NYPL	Build a new library on the east side of CD1, where the residential population has been increasing rapidly with a particular increase in families and children. Potential sites include the Brooklyn Bridge vault arches which could accommodate other public uses as well as a library.	

## CONTINUING SUPPORT

CS	1	DOT	PS 150 lacks adequate outdoor gathering space and a safe place designated for buses to stop and let children on and off. Funds are needed to complete the Edgar Street project to close a lane and create an expanded sidewalk or pedestrian area on the south side of the school. Planning and approval of the needed bus stops are also requested that will accommodate the children before and after school.	
CS	2	DOT	Safety improvements to increase pedestrian visibility are needed for the intersections on Pearl Street under the Brooklyn Bridge. The on ramps for the Brooklyn Bridge and the FDR make the intersections on Pearl St from Ave of the Finest/Robert F Wagner Sr. Place to Frankfort St/Dover St are too complex, dark and challenging, especially for seniors and people with disabilities.	

## EXPENSE

E	1	DCAS	Funding for lead paint testing and remediation in all City owned properties.	
E	1	DCP	Staff INDIVIDUAL community boards with land use consultants to work directly for and with the community board staff and volunteers	
E	2	DCP	DCP should review development rights transfer zoning at the South Street Seaport Historic District, including an update and search for alternative receiving sites outside of the historic district.	
E	3	DCP	DCP and LPC should study and inform CB1 of any remaining air rights from any current, abandoned and ghost piers within CD1 and if they exist, how far can they be transferred inland.	
E	1	DDC	Funding for Independent Environmental Monitor during entirety of construction of Manhattan Detention Center	

Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
E	1	DEP	Funding for creation of the west side resiliency task force to research and plan for long term holistic comprehensive resiliency from Chambers Street to Canal Street - Chambers Street to Canal Street	Funding for creation of the west side resiliency task force to research and plan for long term holistic comprehensive resiliency from Chambers Street to Canal Street
E	2	DEP	Fund City's "Green Infrastructure Program" to ensure all Lower Manhattan parks and green streets have green space and adequate stormwater capture. Additionally, add rain gardens and bioswales where possible.	Funding to support the introduction of green infrastructure to all District 1 greenstreets, pedestrian plazas, roadway, bike and bus median strips
E	1	DFTA	Designate the Gateway Plaza residential complex as a Naturally Occurring Retirement Community to allow for enhanced services and funding streams for the aging in that location.	
E	2	DFTA	Provide higher quality food at Independence Plaza Senior Center, Greenwich House	
E	1	DHS	Increase funding for mental health and outreach to the population of homeless especially veterans in CB1. Fund additional programs with local outreach groups and taskforces to spread resources.	Increase funding for mental health and outreach to the population of homeless especially veterans in CB1. Fund additional programs in CB1
E	1	DOB	Funding for enforcement of existing lead paint regulations	
E	2	DOB	Fund financial assistance programs to assist buildings to reach compliance with local Law 97	
E	1	DOE	Decouple funding from class sizes: Reduce class size - , fund classroom by teacher or class instead of funding per pupil. This will ensure funding isn't reduced as a result of creating better teacher/student ratios.	Decouple funding from class sizes: Reduce class sizes as per the mandated class size reduction act, fund classroom by teacher or class instead of funding per pupil. This will ensure funding isn't reduced as a result of creating better teacher/student ratios.
E	1	DOT	Resurface Little West Street from Battery Place to 3rd Place, install pedestrian crossing markings and school crossing signs at 1st and 2nd Place, and enhance traffic calming methods-including refurbishing the speed humps	
E	2	DOT	Develop and implement a plan to improve safety for all users on Cliff St. and the Fulton St-Cliff St intersection including: a traffic control device(s), crosswalks, hardened daylighting and improved freight management	

Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
E	3	DOT	Develop a pedestrian priority pilot for the Financial District neighborhood as was originally funded by 500,000 by ex-council member, Margaret Chin and recently demanded by CM Chris Marte	
E	4	DOT	Implement traffic calming measures at ALL school zones, including but not limited to well marked and easily visible signage, colorful pavement, reduced speed limits and traffic lights.	Implement traffic calming measures and pedestrian mitigations for pedestrian safety at the school zone around PS 150, including but not limited to well marked and easily visible signage, colorful pavement, reduced speed limits and other needed traffic signals
E	5	DOT	Study and develop a plan for a protected bike lane to connect the Brooklyn Bridge bike lane with the Hudson River Greenway; including options for shared streets - such as Vesey Street	
E	6	DOT	Study potential shared street for Duane Street Between Broadway and Lafayette and Liberty between Greenwich and Church for pedestrian circulation improvements.	
E	7	DOT	Develop historic street design guidelines, policies and processes so that there is clarity and predictability regarding building and maintaining historic streets. Manhattan Community District One has ten historic districts with a long history of disrepair of the cobblestone (i.e., Belgian block) streets. Historic streetscape design guidelines are needed that addresses the special design needs and context of historic streets, as well as accessibility and safety for all users so that maintenance and construction of our historic streets can be addressed.	
E	8	DOT	Develop a pilot project to improve pedestrian and cyclist safety and comfort on alley-like streets such as Liberty Pl. and others like it (e.g., Cliff St, Staple St) in CB's historic street grid	
E	9	DOT	The east side of CD1 has very little active recreation space for the growing youth population. "The Arches" project in Gotham Park has been designated as current/future open recreation space for a variety of community needs. Capital funding must be allocated to make it suitable for recreational use and to convert it into a green play space.	Additional Funding for Gotham Park Programs and Services
E	10	DOT	Open Dining: Increase staffing for oversight by DOT for sidewalk/roadbed regulations.	

Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
E	1	NYPD	Traffic Enforcement Agents During high-volume hours Intersections along Hudson Street	
E	1	DPR	The City has reduced the number of DPR staff and Parks Enforcement (PEP) officers. Our parks are not being properly maintained and rules are not enforced. Hire additional staff to replace those eliminated. For example, 4 additional full time PEPS for The Battery Conservancy to help enforce the vending and quality of life issues.	The City has reduced the number of DPR staff and Parks Enforcement (PEP) officers. Our parks are not being properly maintained and rules are not enforced. Hire additional staff to replace those eliminated, specifically allocating . For example, 4 additional full time PEPS for The Battery Conservancy to help enforce the vending and quality of life issues.
E	2	DPR	Repair playscape at Battery Conservancy including turf, metal columns on stage and remove graffiti	
E	3	DPR	Rat mitigation for Jerry Driscoll Walk in the South Street Seaport	
E	4	DPR	Finn Square Park is currently in a state of disrepair and is need of attention with particular emphasis on the perimeter sidewalk, which in its current state is a safety hazard. Additionally we request a study of potential expansion opportunity of the current park footprint	Request a study of potential expansion opportunity of the current footprint at Finn Square Park
E	1	EDC	Fund a feasibility study on repurposing the Coast Guard building site for public/community use in conjunction with the FIDI SEAPORT MASTERPLAN	
E	2	EDC	Add LaGuardia Airport as a destination on NYC Ferry from Pier 11 in Manhattan	
E	1	HPD	Fund affordable housing protections in Battery Park City and establish a program with the aim of increasing and preservation of permanent affordable housing in Battery Park City. Gateway Plaza QRS expires in June 2030; The affordable units in rental Buildings (including but not limited to 50 & 70 Battery Place) are diminishing. Stop the conversion of buildings from rental to co-op in order to maintain rental stock and affordable housing.	

Capital or Expense	New Rank	Agency Acronym	Explanation of Request	Modified Explanation
E	2	HPD	Request veteran specific Section 8 housing vouchers for WTC #5 and other housing opportunities	Request veteran specific Section 8 housing vouchers for housing opportunities in the community
E	1	LPC	Increase the budget of the enforcement division to hire more inspectors and analysts to better levy violations for property owners that disregard landmarks law protections.	
E	2	LPC	Increased enforcement of Landmarked Facades against illicit advertising uses	
E	1	NYCTA	Bus route on Rt 9A to serve commercial and residential development that has occurred along the westside of Lower Manhattan as well as to connect the many piers and amenities located in Hudson River Park (HRP)	
E	1	NYPD	Add additional hours to enable benefits and increase the pay rate for school crossing guards or add job responsibilities to include work inside each school in between school crossing guard hours in order to offer full-time positions in addition to part-time jobs.	
E	1	OEM	Create, and make public, a plan for safe, accessible mobility for all road users, including pedestrians with disabilities, during states of emergency when private building deployables are activated and make the sidewalks inaccessible. Start with the Financial District neighborhood where deployables are being added to protect buildings from flood damage that block clear path and pedestrian flow. Most directions ask to use other side of street for traffic flow. When more buildings have deployable plans this solution will no longer be viable.	
E	1	OMB	Increase Community Board budget to \$400,000 which would be the first increase in over 20 years. Budget needs to include the technology and equipment required for hybrid and/or virtual meetings, new platforms for updated websites and processes are new monthly expenses.	





The City of New York  
**Manhattan Community Board 1**

**Tammy Meltzer** CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: OCTOBER 28, 2025

COMMITTEE OF ORIGIN: TRANSPORTATION & STREET ACTIVITY PERMIT

COMMITTEE VOTE:	4 In Favor	1 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	31 In Favor	1 Opposed	1 Abstained	0 Recused

RE: **Intro. 1380-2025 to prohibit the sale and rental of class three bicycles with electric assist**

WHEREAS: Intro. 1380-2025 is pending legislation before the New York City Council that would amend the Administrative Code of the City of New York (NYC) to prohibit the sale, lease, or rental of Class III electric bicycles within the five boroughs;<sup>1</sup> and

WHEREAS: The bill states that “no person shall distribute, sell, lease, rent or offer for sale, lease, or rental a class three bicycle with electric assist, as defined in subdivision (c) of section 102-c of the vehicle and traffic law or any successor provision”; and

WHEREAS: Section 102-c of the vehicle and traffic law states that Class II e-bikes are throttle-assisted bicycles with a maximum speed of 20 miles per hour (mph), while Class III e-bikes can reach speeds of up to 25 mph, and are currently legal only in NYC;<sup>2</sup> and

WHEREAS: If this legislation is enacted, the sale of Class II e-bikes would remain legal. Because Manhattan Community Board 1 (MCB1) is a “regional slow zone,” with a speed limit of 20 MPH, the practical effect of the legislation would be to outlaw the sale of e-bikes which are capable of exceeding the speed limit in MCB1; and

WHEREAS: Class III e-bikes have soared in popularity, particularly amongst delivery workers.

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<sup>1</sup> <https://www.nyc.gov/html/dot/html/bicyclists/ebikes.shtml>

<sup>2</sup> <https://dmv.ny.gov/registration/electric-scooters-and-bicycles-and-other-unregistered-vehicles>

The desire (and oftentimes, need)<sup>3</sup> for these individuals to travel at high speeds is understandable, but the prevalence of Class III e-bikes in bike lanes and on greenways present real safety and quality of life concerns, especially for seniors and children, and makes the use of bike lanes less desirable for other cyclists; and

WHEREAS: The legislation, however, includes a potential loophole. Recently, companies have begun manufacturing e-bikes that are marketed as Class II e-bikes but have separate “modes” that increase the speed capacity of the vehicle to well above 20 MPH;<sup>4</sup> and

WHEREAS: A recent e-bike collision in Brooklyn, which killed a 60-year-old pedestrian, included one such device. The bike involved was manufactured by [Movcan](#) and can reach speeds up to about 30 MPH, beyond the limit of even a Class III e-bike; and

WHEREAS: It is not clear whether these devices fall within the prohibition proposed in Intro. 1380-2025. In any case, the legislation does not provide separate penalties for companies that improperly market e-bike devices, or seek to subvert regulations by offering separate “modes” to increase speed; and

WHEREAS: The need to better regulate our public spaces, and the vehicles that traverse them, is clear. However, such regulatory efforts will fail if manufacturers continue to engage in predatory and misleading marketing tactics, potentially misleading consumers or allowing individuals to take advantage of loopholes; now

THEREFORE  
BE IT  
RESOLVED

THAT: Manhattan CB1 supports passage of [Intro. 1380-2025](#), which would amend the city of New York (NYC) administrative code in relation to prohibiting the sale and rental of class three bicycles with electric assist; and

BE IT  
FURTHER  
RESOLVED

THAT: Intro. 1380-2025 should be amended, or new legislation should be introduced, to provide separate penalties for companies that market e-bike devices improperly, either through the use of separate “modes” or otherwise.

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<sup>3</sup> While outside the scope of this legislation, further regulation of food delivery apps (which oftentimes penalize workers for not traveling at maximum speeds) is necessary to meaningfully reign in speeding by e-bikes. In addition, people who prefer to travel faster than 20 mph on an electric device could still choose to use a Class B moped, which can travel up to 30 mph.

<sup>4</sup> The [Infinite Machine Olto](#) and the [Beachman '64 e-bike](#) are two examples of such devices.