

COMMUNITY BOARD 1-MANHATTAN
MONTHLY BOARD AGENDA

DATE: Tuesday, November 28, 2023

TIME: 6:00 PM

PLACE: Manhattan Borough President's Office
1 Centre Street, 19th Floor - Southside
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)

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

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: [City of Yes for Economic Opportunity proposal](#) ([N240010ZRY](#) and [N240011ZRY](#))
Zoning Text Amendment

Business Session

- A) Adoption of October 2023 minutes
- B) Updates from Elected Officials
- C) District Manager's Report – Z. Bommer
- D) Chairperson's Report – T. Meltzer

Committee Reports

A) **Executive Committee**

T. Meltzer

1. Application for a new license for an adult use retail dispensary license or CAUD or ROD or MicroBusiness by applicants at the following locations - Resolution
 - 40 Water Street, Sadar Adil Khan
 - 80 John Street, GSEBAT Inc.
 - 80 John Street, NSEBAT Inc.
 - 80 John Street, Canna Dreams
 - 80 John Street, DTPFF Enterprises
 - 96 Greenwich Street, Happy123NYC LLC

- 110 Greenwich Street, Happy123NYC LLC
 - 120 Greenwich Street, OMG NY Retail Holdings LLC
 - 176 Broadway, Broadway NY Canna Ventures LLC
 - 176 Broadway, Encore Retailer II LLC
 - 312-322 Canal Street, Jordan Forrester
 - 111 Fulton Street, New York THC Company
 - 161 Hudson Street, Good Day Flower LLC
 - 161 Hudson Street, Nicole Polsinelli
 - 88 Nassau Street, Mailk Zindani
 - 386 Canal Street, Jordan Forrester
2. Applicants that have notified CB1 they have withdrawn their application for an adult use retail dispensary license or CAURD or ROD or MicroBusiness - Resolution
 3. 35 Wall Street, application for a new application for an adult use retail dispensary license for 35 WS TH LLC dba TBD - Resolution
 4. BBJ/Lippman Commission 2.0 Local Community Appointees - Resolution
 5. Proposed rule change: Open Dining NYC, DiningOutNYC - Report
 6. CB1 Guidelines on Review of Cannabis Applications - Report

B) Quality of Life & Service Delivery Committee P. Moore

1. Shelter Updates in MCB1: 41-43 Beekman Street and 105 Washington Street - Report
2. Alexander Hamilton U.S. Custom House construction - Report
3. Residential Waste Containerization - Report
4. Demolition & Environmental Updates - Report
5. DDC/Street Reconstruction Updates - Report
6. The Flea Theater - Report

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

1. Downtown Alliance, Neighborhood Quarterly Update - Report
2. [City of Yes for Economic Opportunity proposal \(N240010ZRY and N240011ZRY\)](#) Zoning Text Amendment – Report

D) Landmarks & Preservation Committee J. Friedman

1. Docket #24-00195 - 32-34 Walker Street in the Tribeca East Historic District and include 32-s demolition of the one-story building at the corner (32 Walker), construction on the lot of a new building, and a rooftop addition - Resolution
2. Docket # 24-00099 - 70 Franklin Street, rooftop garden and elevator bulkhead - Resolution
3. Docket #24-00782 - 55 Hudson Street, proposed replacement windows at Staples Street Facade - Resolution
4. Docket #23-11765 - 134-140 Duane Street, facade restoration rehabilitation – Resolution
5. Streets in Landmarked Historic Districts, request for guideline development - Report

E) Waterfront, Parks & Cultural Committee A. Zelter

1. Duane Street Park, Restoration & Expansion - Resolution
2. The Midtown Equities team, access to the Battery Maritime Building Great Hall - Report
3. Hudson River Park Trust (HRPT) Quarterly Update - Report
4. Gotham Park Planting - Updates, Rosa Chang, Co-Founder Gotham Park - Report

- F) **Environmental Protection Committee** A. Blank
1. Lower Manhattan Coastal Resiliency (LMCR) quarterly update - Report
 2. Battery Park City Authority update on the North West Battery Park City Resiliency Project - Report
- G) **Transportation & Street Activity Permits Committee** B. Kay
1. Thames Street Pedestrian Plaza - Resolution
 2. New NYC Ferry Contract with Hornblower Group - Report
 3. Proposed rule change: Prohibition of Vending on Elevated Pedestrian Walkways and Bicycle Lanes on a Bridge or Bridge Approaches – Report
 4. Proposed rule change: Open Culture Program, Open Street Events and Extension of Street Fair Moratorium - Report
- H) **Battery Park City Committee** J. Cuccia
1. BPC Greenway Playscape/ Pataki Parkway Activation – Report
 2. Senator Brian Kavanagh’s Bill NY State Senate Bill 2023-S2963 - Report
 3. Wagner Park Task Force Membership and MOU creation and structure – Report
 4. BPC Security Update – Report
 5. Programming, Construction and Event Updates - Report
- I) **Licensing & Permits Committee** S. Cole
- Financial District area**
1. 108 Greenwich Street, JRZAC LLC, application for a new license and a temporary retail permit for full liquor license - Resolution
 2. 100 Broad Street, LLC to be formed by Tsion Besusan, application for a new license and a temporary retail permit for full liquor license - Resolution
 3. 10-12 Cortlandt Street, Barcade WTC LLC d/b/a Barcade - Resolution
 4. 133 Greenwich Street 1st floor, 133 Greenwich LLC, new application for full liquor license and temporary retail permit for wine, beer & cider license - Resolution
 5. 133 Greenwich Street 6th floor, 133 Greenwich LLC, method of operation change on full liquor license - Resolution
- Tribeca area**
1. 39 Avenue of Americas, York Street Lssee DE LLC, York Street LLC, Hersha Hospitality Management LP d/b/a Hilton Garden Inn Tribeca, Corporate change on a full liquor license - Resolution
 2. 70-72 Laight Street, Taylor Collective LLC d/b/a Sub Rosa, new application and temporary retail permit application for full liquor license - Resolution
 3. 456 Greenwich Street, BCS Washington Street LP and Hotel Barrier Management USA LLC, method of operation change to extend closing hours on full liquor license - Resolution

New Business

Old 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"