



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, April 28, 2026
6:00 PM

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

The public is welcome to attend in person or on Webex

Tammy Meltzer, Chairperson
Alice Blank, Vice Chairperson
Zach Bommer, District Manager
Lucy Mujica Diaz, Community Coordinator
Onedeige James, Community Associate



"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.](#)"

MANHATTAN COMMUNITY BOARD 1

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 noon the same day and close at 5:45 PM.

OFFICE CONTACT

Manhattan Community Board 1
1 Centre Street, Room 2202 North New York, NY 10007
Tel: (212) 602-6300

Website: nyc.gov/mcb1 Email: Man01@cb.nyc.gov

**The Manhattan Community Board 1 office is open,
but you must email us to set up an appointment.
Please use man01@cb.nyc.gov as the principal
means of communication with staff.**



MANHATTAN COMMUNITY BOARD 1

Public Hearing (7:00 PM – 7:15 PM)

Topic: Comments on the NYC Council
Preliminary Budget Response



MANHATTAN COMMUNITY BOARD 1

Business Session

- . Adoption of March 2026 minutes
- . Updates from Elected Officials
- . Treasurer's Report - M. James
- . District Manager's Report – Z. Bommer
- . Chairperson's Report – T. Meltzer

Treasurer's Report

Community Board #1 Treasurer's Report - Fiscal Year 2026 as of March 31, 2026 July 1, 2025 to June 30, 2026

OMB Budget Submitted by Mariama James, Treasurer on April 28, 2026						
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance
Telephone	\$1,245.00	\$1,245.00	\$0.00	\$0.00		\$0.00
General Supplies	\$2,000.00	\$9.99	\$281.36	\$115.06		\$1,593.59
Food	\$5,260.00	\$732.53	\$993.65	\$1,541.99		\$1,991.83
Cleaning Supplies	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Data Supplies	\$4,000.00	\$979.88	\$599.12	\$522.51		\$1,898.49
Office Equipment	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Data Processing Equipment	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Printing	\$400.00	\$0.00	\$0.00	\$0.00		\$400.00
Travel	\$3,000.00	\$102.97	\$390.56	\$348.79		\$2,157.68
Leasing	\$800.00	\$476.45	\$59.79	\$59.79		\$203.97
Service Contract/Office Equipment Maintenance	\$2,500.00	\$1,125.00	\$0.00	\$0.00		\$1,375.00
Office Services	\$1,700.00	\$0.00	\$0.00	\$706.14		\$993.86
Training	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Furniture	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Rental Space	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Consultant Contract	\$14,500.00	\$0.00	\$0.00	\$0.00		\$14,500.00
News subscriptions	\$140.00	\$0.00	\$140.00	\$0.00		\$0.00
Advertising	\$200.00	\$0.00	\$0.00	\$0.00		\$200.00
Personnel Services	\$260,560.00	\$57,009.58	\$68,185.71	\$59,215.84		\$76,148.87
Totals	\$296,305.00	\$61,681.40	\$70,650.19	\$62,510.12		\$101,463.29
Street Fair Fundraising						
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance
To be scheduled	\$169,194.00	\$500.00	\$0.00	\$0.00		\$168,694.00
Data Processing Equipment	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Donation	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
General Supplies	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Food	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Temp. Service	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Totals	\$169,194.00	\$500.00	\$0.00	\$0.00		\$168,694.00
Grants						
Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	3rd Qtr. 1-1 to 3-31	4th Qtr. 4-1 to -6-30	Unexpended Balance
To be determined	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Office Equipment	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Consultant Contract	\$6,000.00	\$0.00	\$2,546.25	\$0.00		\$3,453.75
Totals	\$6,000.00	\$0.00	\$2,546.25	\$0.00		\$3,453.75

District Manager's Report April 2026

EVTOL Demo
at Downtown
Skyport - Pier 6



District Manager's Report April 2026

CUNY Interns
Meet
Landmarks
Preservation
Commissioner
Wellington
Chen

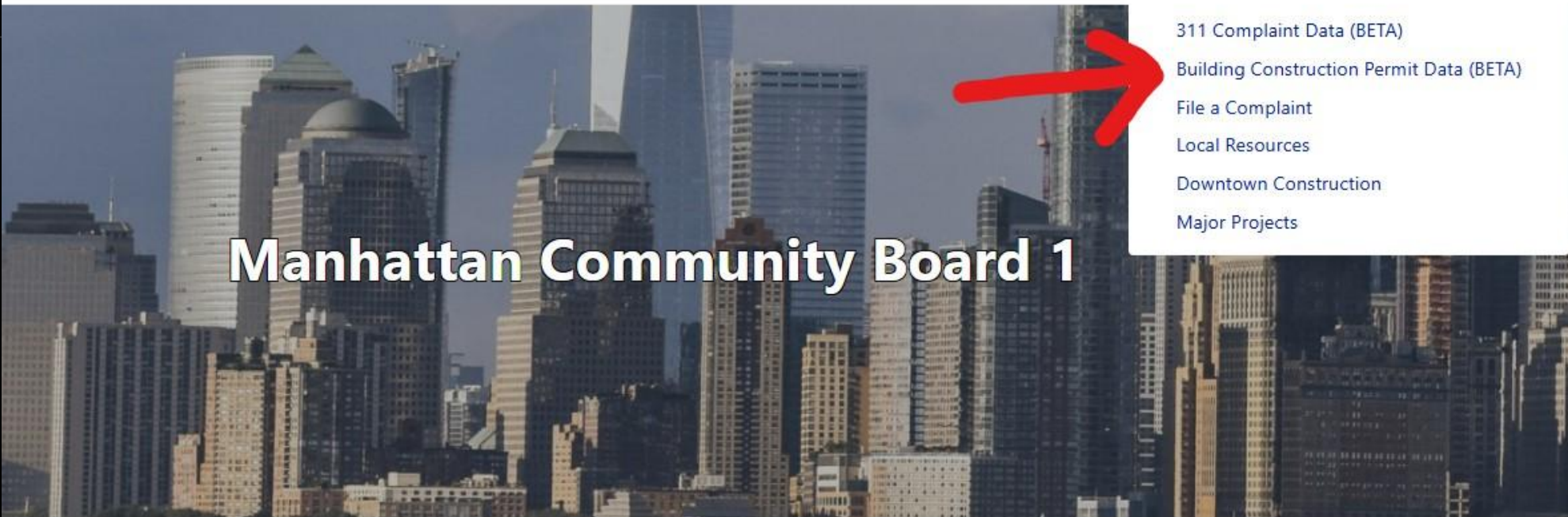


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MAY 2026
COMMUNITY BOARD #1 – MANHATTAN
SCHEDULED MEETINGS

LOCATION OF MEETINGS listed on the preliminary agendas.

Sun.	Monday	Tuesday	Wednesday	Thursday	Fri.	Sat.
					1	2
3	4	5 6:00 PM Nominating Committee	6 6:00 PM Transportation & Street Activity Permits Committee	7 6:00 PM Battery Park City Committee	8	9
10	11 6:00 PM Land Use, Zoning & Economic Development Committee	12	13 6:00 PM Licensing & Permits Committee	14 6:00 PM Landmarks & Preservation Committee	15	16
17	18 6:00 PM Environmental Protection Committee	19 6:00 PM Joint Committees: Waterfront, Parks & Cultural and Youth & Education Committees	20 6:00 PM Quality of Life & Service Delivery Committee	21 6:00 PM Executive Committee	22	23
24	25 Office Closed – Memorial Day	26 6:00 PM CB 1’s Monthly Board Meeting	27	28	29	30
31						

**WE RECOMMEND THAT YOU CHECK OUR [WEBSITE](#) AT FOR ANY CHANGES TO AGENDAS
PRIOR TO THE MEETING DATES.**



- 311 Complaint Data (BETA)
- Building Construction Permit Data (BETA)
- File a Complaint
- Local Resources
- Downtown Construction
- Major Projects



Join A Live Meeting
Information to join current and upcoming public meetings

Calendar & Agendas
See upcoming and past meetings

Resolutions
View resolutions passed by Manhattan Community Board 1

Applications
Find licensing and permit applications for liquor, cannabis, outdoor dining, and more

Projects
Stay informed about ongoing and major projects in Lower Manhattan

Meeting Recordings
Watch recorded meetings on the CB1 YouTube channel

Manhattan Community Board 1

Approved Date

4/1/2026

4/13/2026

Work Type

All

Street Name

All

House Number

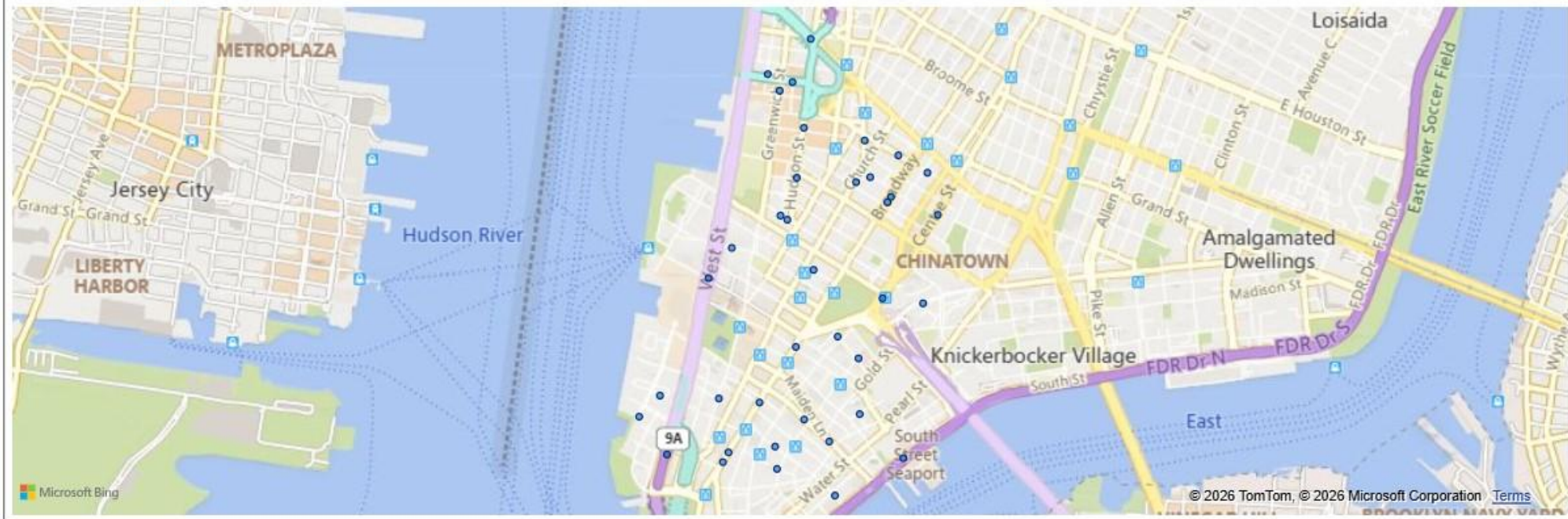
All

Top 10 Work Type



Permit Status

Permit Issued



	owner_name	owner_business_name	permit_status	street_name	house_no
	John Boniberger	RUDIN MANAGEMENT CO., INC.	Permit Issued	6 AVENUE	32
DOR FRAMING UNDER EXISTING	Marta Bueno	Aire Ancient Baths	Permit Issued	FRANKLIN STREET	88
in use, egress and/or occupancy	SHANNON STAPLETON	NYPD	Permit Issued	POLICE PLAZA	1
	ARON WEBER	CAMMEBY'S MANAGEMENT COMPANY LLC	Permit Issued	BROADWAY	42

Permit Status Permit Issued

latitude 40.713001

longitude -74.004181

Job Description INSTALLATION OF TEMPORARY PIPE SCAFFOLD AS PER PLANS. PIPE SCAFFOLD SHALL COMPLY WITH CHAPTER 33 OF THE 2022 NYC BUILDING CODE. NO CHANGE IN USE, EGRESS OR OCCUPANCY UNDER THIS APPLICATION.

Approved Date 4/6/2026 12:00:00 AM

Earliest expired_date 8/1/2026 12:00:00 AM

Work Type Supported Scaffold

Owner Business Name DCAS

Permittee License Type GC

Work Permit M01382388-I1-SF

owner_name	owner_business_name	permit_status	street_name	house_no	filing_reason	Average Estimated Job Cost
DCAS	JOSEPH WAGNER P.E	Permit Issued	CENTRE STREET	1	Initial Permit	15,000.00
						15,000.00

Chairperson's Report April 2026



NYC Blooms

Spring in full swing!

Our April Community Council meeting will be held on Thursday, April 30, 2026 at New York Law School - 185 West Broadway



1st Precinct Community Council Meeting

Get involved. Be heard.
Strong partnerships make safer communities.

 **When**
Last Thursday of each month, 6:00 PM
*Except July and August

 **Where**
**NEW YORK
LAW SCHOOL**
185 West Broadway, New York, NY 10013

 **Meet**
Commanding Officer Deputy Inspector Robert Fisher
Community Council President Sarah El-Batanouny

For language or disability accommodations, please contact Det. Iordanou at (212) 334-0640



SINCE LAST MEETING -WHERE'S THE CHAIR?

- 03/25 Old Seaport Alliance/ Impacts on Small Businesses
- 03/26 Interviews for LZE Part time person
- 03/26 1st Precinct CC - Lucy/Pat
- 03/30 Kavanaugh Bill Discussion
- 03/31 9/11 MM & CB1 Meeting re: 1993 Memorial, 25th Anniversary
- 03/31 MBPO Legal & CB2 Proposed OCM Event Rules
- 04/06 Battery Press Conference - Rep Goldman and Electeds
- 04/06 Mtg with Merchants Hospitality re: Public Space
- 04/06 2nd round interviews LZE /EPC Part Time person
- 04/08 World Cup SLA Discussion
- 04/09 Who Can afford NYC? A Conversation with THE CITY
- 04/15 Washington Street CAB
- 04/16 Borough Board
- 04/16 Tour and Coffee at NYSE
- 04/20 Interviews for Trainers in June (not May)
- 04/21 HRP AC Meeting
- 04/23 219 Water Street - SEG Walkthrough
- 04/27 BBJ PFA Artist Selection Panel 1
- 04/28 Joby Electric Air Taxi Demo Flights in NYC -Skyport Pier 6

APRIL UPDATES





Turn up the heat 2026!!

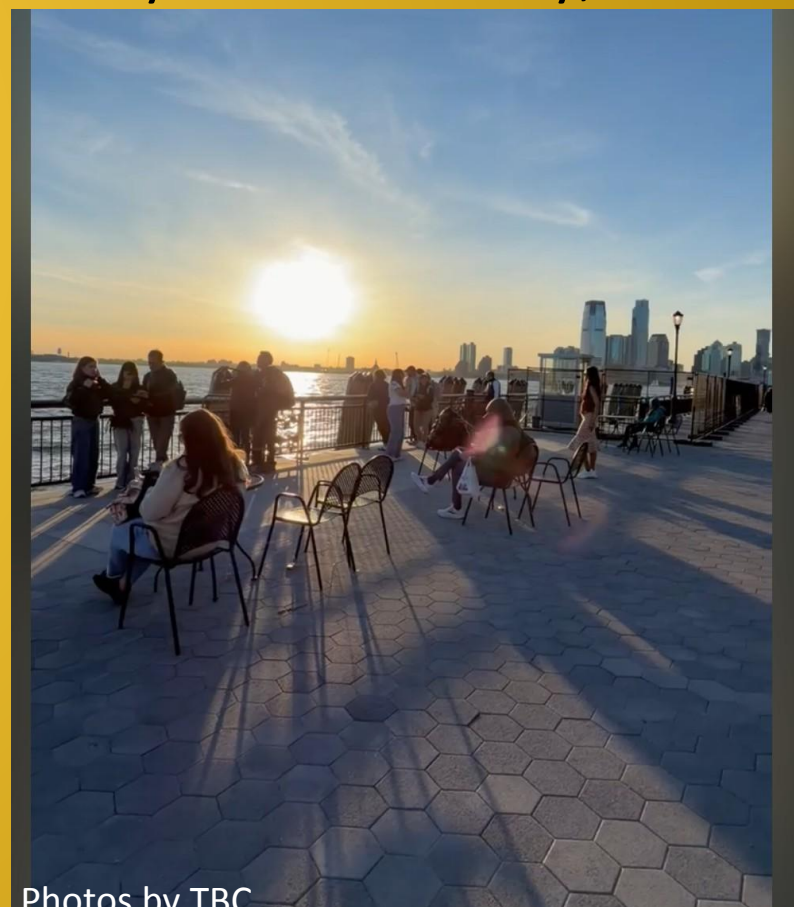
Advocacy works!! When we make good trouble! Before and after photos! Thank you for showing up!

UPDATES Near term:

- MBPO = Final appointments to be made by the end of May; Interviews start soon
- PA/1993 Memorial Group
- FULL Board CB Training- JUNE 23 to be confirmed

Working on:

- MBPO Training starts in the Fall
- Land Use/Housing Group
 - CB1 Report before the end of June
- Committee Leadership/Changes continue
- need volunteers for so many things
 - What's your availability and skill?



Photos by TBC



In and Out and About

1. Check Calendar for Additional Meetings

- May 19 is joint committee meeting Y&E and WPC
- EPC - BBJ Environmental Construction Impact Discussion
- Exec - Next Chinatown Connections Update
- May training may be in June after all appointments confirmed
- Full Board Meeting in June moved to June 30!

Stay up to date with New Administration - many changes!

If you see something - say something!

Report it all to 311...

BEFORE posting on Social Media

This is how agencies know &
we can affect budgets!



Lower Manhattan is ...beautiful, Complicated and Fantastic!



History & Beauty
Inside and out



Survivor Tree
Blooms Like CB1



Waterfront
Public Space is
not for parking
or storage!



Board Room, 1903
Designed by Frank Lloyd Wright
1903-1904. The Board Room is a masterpiece of Wright's Prairie School style, featuring a central sunburst motif and a symmetrical, organic design.

Motion to Limit Debate

- Move to limit debate: Set period of time or set number of speakers
 - “Madame Chair, I move to limit to debate on the resolution to a total of 10 minutes.”
- It can be made at any time in the debate
 - Right after the resolution is introduced if a member feels the issue will likely go on too long
 - Later in the debate if a member feels the debate is going on too long
- Motion to limit debate is not debatable
 - It takes immediate precedence over debatable motions (*i.e.*, the main motion / resolution or any motion to amend)
- Requires a two-thirds vote to limit debate
- Motion to limit debate can be amended
 - *E.g.*, another member wants debate to be longer or shorter than originally proposed

See, Robert's Rules of Order Revised, Fourth Edition, at Art. V, § 30,
accessible at <http://www.rulesonline.com/rror-05.htm#30>

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer



- 1. Pier 15: DOCKNYC Operator - Resolution**
- 2. 87-89 Greenwich Street, application for sidewalk cafe for George's – Resolution**
- 3. 157 Duane Street, application for roadway cafe for Casa Restaurant – Resolution**
- 4. Assembly Bill A10339 - Relates to outdoor alcohol service for certain special events - Report**

MANHATTAN COMMUNITY BOARD 1

Street Fairs Committee - D. Charkoudian

1. Report on upcoming CB1's street fairs



MANHATTAN COMMUNITY BOARD 1

Joint Waterfront, Parks & Cultural and Youth & Education Committees - A. Zelter/T. Joyce

Waterfront, Parks & Cultural Committee

1. Perelman Performing Arts Center - Report
2. Hudson River Park Trust updates - Report
3. Northeast Plaza for the Community Fellowship program – Report
4. Unsanitary conditions at Water & Wall Street Dog Run - Report



Youth & Education Committee

1. Sammy's Law - Location Notification, Speed Limit Reduction Street, Water Street between Beekman St and Peck Slip (NYC Charter School of the Arts) - Resolution
2. Updates by Superintendent Kelly McGuire District 2 - Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole



Outdoor Dining

1. **66 Pearl Street, application for roadway cafe for 66 Pearl Street LLC dba Lucky Tiger NYC – Resolution**

Tribeca area

1. **200 Chambers Street, new application for Carnegie Diner 200 LLC dba Carnegie Diner for full liquor license – Resolution**
2. **75 Murray Street, application for removal and temporary retail permit for Italia Like Locals Inc dba Same for wine, beer and cider license – Resolution**
3. **431 Washington Street, new application and temporary retail permit for Sebadoh Inc dba Anotherroom for full liquor license – Resolution**

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Financial District area

1. 1 Fulton Street, application for alteration to add a customer bar and a service bar, relocate an existing service bar and a customer bar for HHC Fulton Retail LLC, HHC Lawn Games LLC & The Lawn Club NYC LLC dba Bar Snack /The Lawn Club/Snack Out for full liquor license – Resolution
2. 100 Church Street, unit 2 and unit 100, entrance on 63 Barclay street, application for a corporate change on both licenses for IFNOTNOW LLC for full liquor license – Resolution

Seaport/Civic Center area

1. 170 John Street aka 87 South Street, new application and temporary permit for Old Mates 170 John NY LLC for wine, beer & cider license – Resolution

Governor's Island area

1. 146 Carder Road, new application and temporary retail permit for Six Coats Smorgasburg LLC for full liquor license – Resolution

MANHATTAN COMMUNITY BOARD 1

Quality of Life & Service Delivery Committee - P. Moore

1. Report on NYPD 1st Precinct updates
2. Former Radisson Hotel (FIDI), Adult Families Shelter - Report



27 GOOD NEIGHBOR POLICY

The following list is examples of behaviors that would be considered violations of our Good Neighbor Policy.

panhandling

disorderly conduct

the illegal use, sale, or distribution of drugs

harassment of neighbors

defacing or damaging of property

trespassing

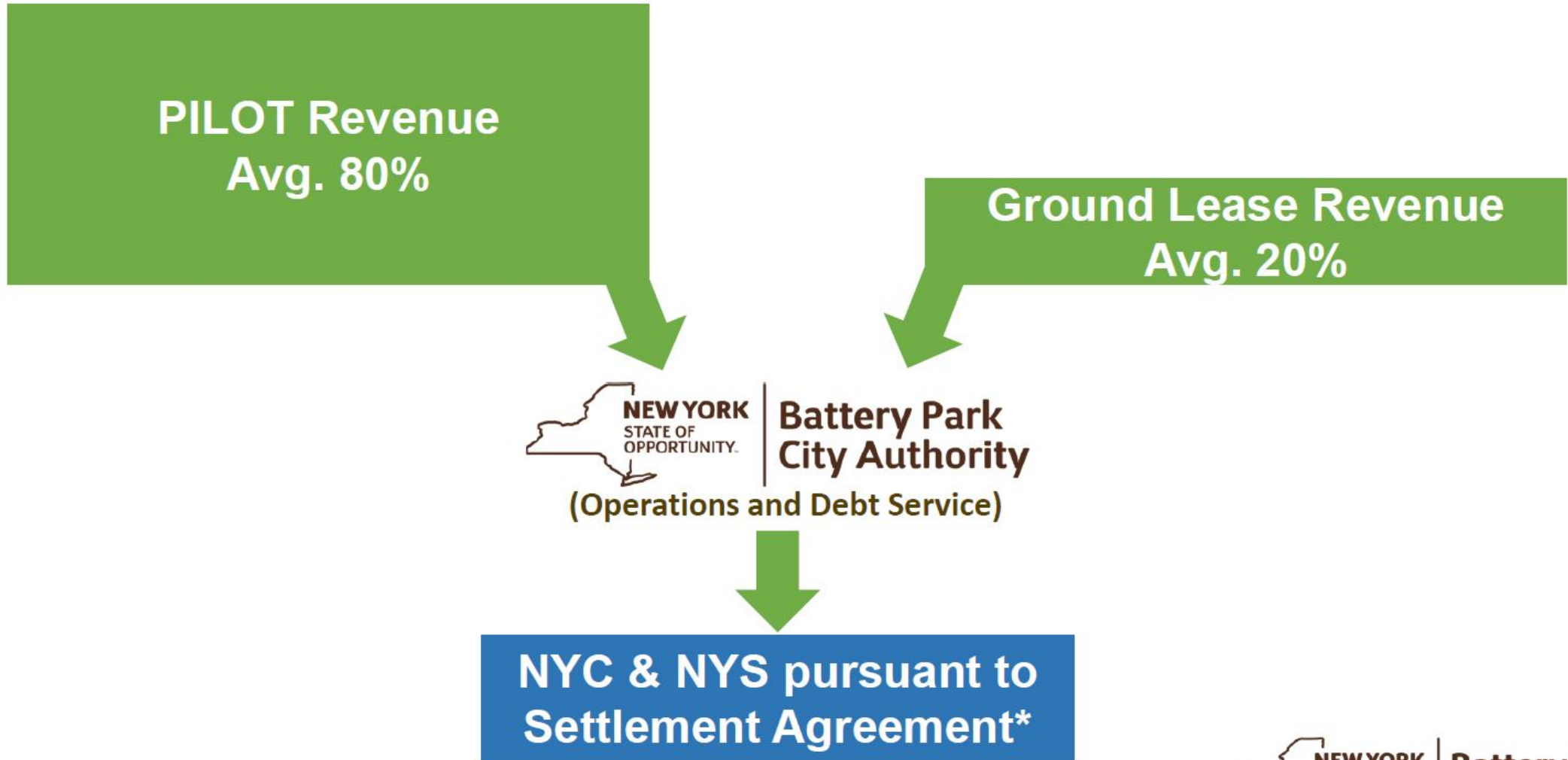
MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee - J. Galloway

1. NYS Senate and Assembly Bills S1462/A4537 Relating to establishing ground rent rebates for eligible homeowners and renters in Battery Park City - Resolution
2. Battery Park City Authority Financial Highlights – Report
3. Albany Street and Rector Place Street Ends Design Options Update - Report
4. South Battery Park City Resiliency Project Bi-Monthly Construction Update – Report
5. BPC Security Update – Report
6. Programming, Construction and Event Updates – Report



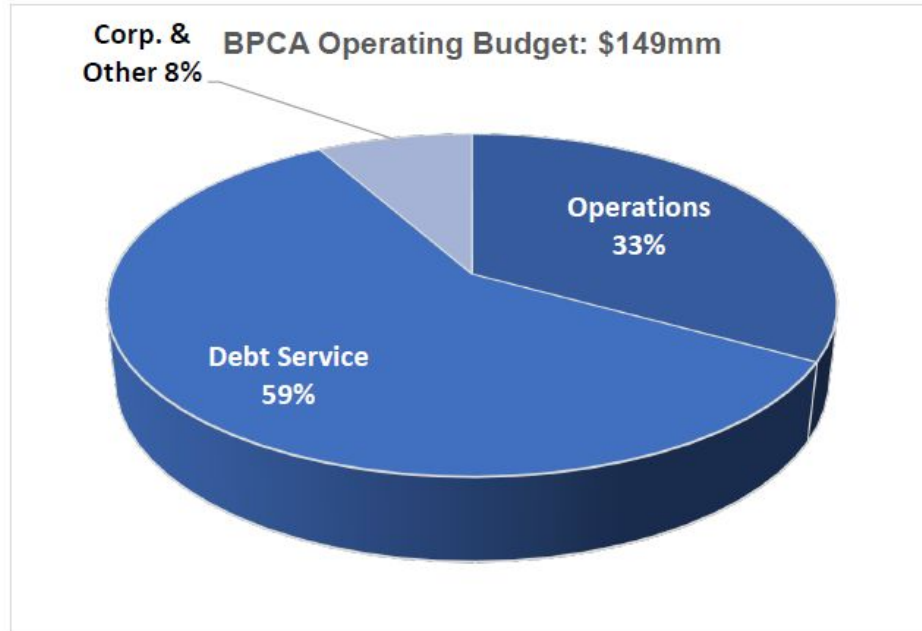
BPCA Funding Framework



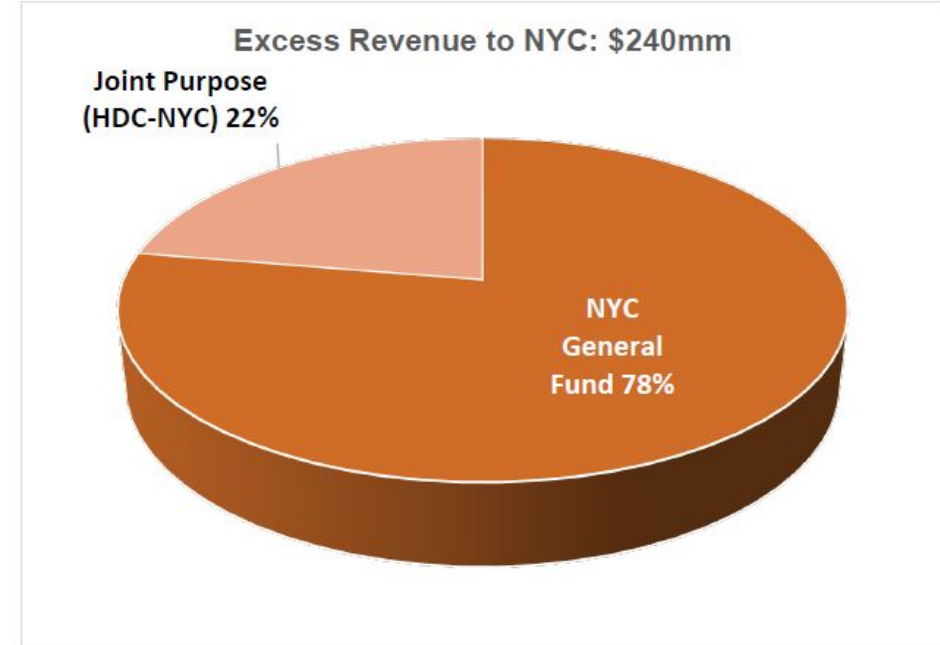
* As amended

FY Actual 2025 Expenditures \$389 million

38% of Total



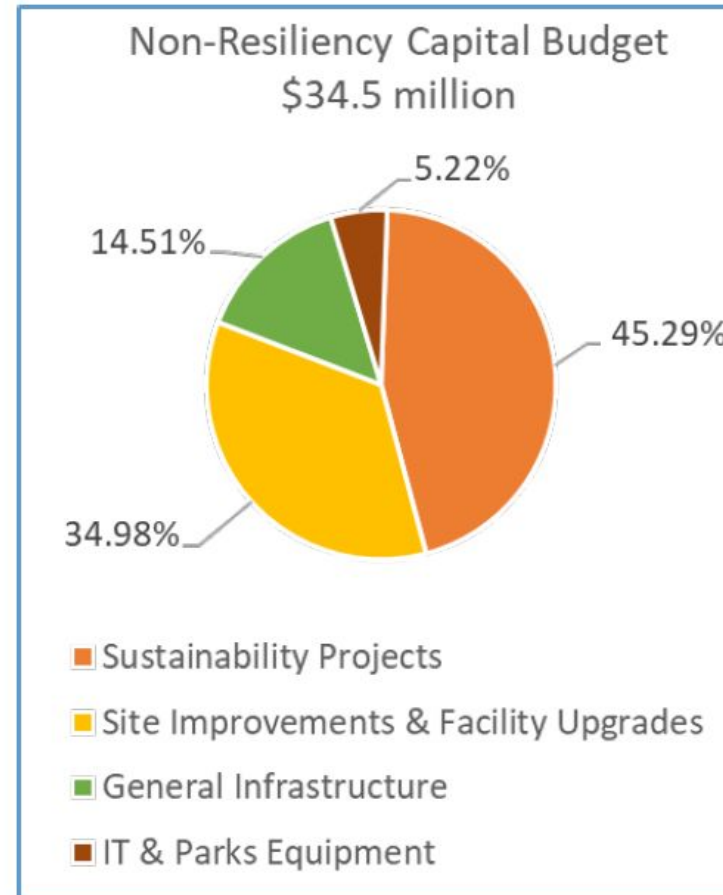
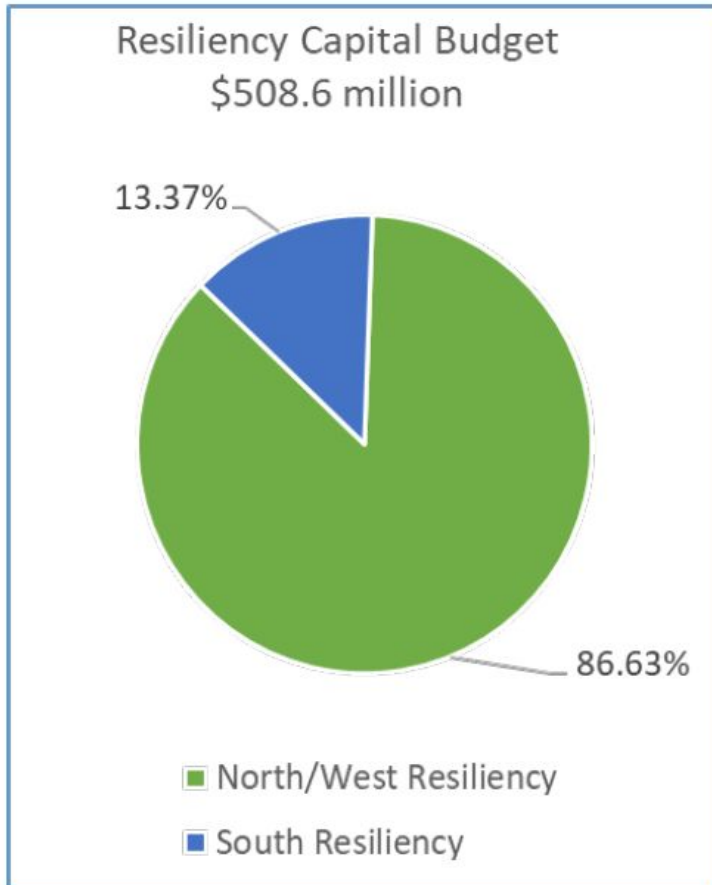
62% of Total



Expenditures increased from \$382 million in 2024 to \$389 million in 2025, due primarily to an increase in excess revenues and to personnel and security costs.

* Note: Cash basis. Other includes reserves and noncore items.

FY 2026 Capital Budget: \$543.1 million





Progress

Wagner Park/MJH Sitework: 99% Complete

- Punch List Work
- Administrative Closeout

Wagner Park Pavilion: 98% Complete

- Punch List Work
- Administrative Closeout

Pier A/The Battery: 80% Complete

- Pier A Plaza
- The Battery
- Near Surface Isolation
- Flood Wall Construction

Package 4 Completion (Mid 2026)

- Pier A Plaza & The Battery

Wagner Park Lawn Reopening (Spring 2026)

Albany Street End- Proposed

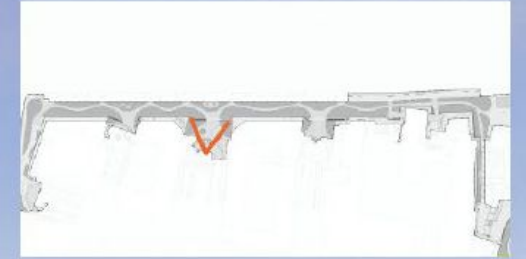


Rector Place Street End- Proposed

Rector Pl. "Conversation Room" | View from Street end

Proposed

NORTHWEST BATTERY PARK CITY RESILIENCY PROJECT



+11.50'

FBS Wall

Wall Height:
8' from Path
(DFE +19.5')

8'

SOUTH
TERRACE

+19
+18
+17
+16
+15

STATE OF NEW YORK

1462

2025-2026 Regular Sessions

IN SENATE

January 10, 2025

Introduced by Sen. KAVANAGH -- read twice and ordered printed, and when printed to be committed to the Committee on Corporations, Authorities and Commissions

AN ACT to amend the public authorities law, in relation to establishing ground rent rebates for eligible homeowners and renters in the Battery Park project area

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

1. Responses to CB1 District Needs Assessment - Report



MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development – N. Pourshakouri

1. **Small Business Data Briefing and Resources - Report**
2. **Fund for the City of NY, CB1 Fellow Owen Elton, CB1 Land Use Mapping Project - Report**
3. **65 Franklin Street - Report**
4. **Borough Based Jail Manhattan - Resolution**



MANHATTAN COMMUNITY BOARD 1

Old Business



MANHATTAN COMMUNITY BOARD 1

New Business



MANHATTAN COMMUNITY BOARD 1

Adjournment



MANHATTAN COMMUNITY BOARD 1

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"

