



The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Tuesday, February 24, 2026**  
**6:00 PM**

1 Centre Street, 19<sup>th</sup> 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](https://nyc.gov/mcb1) Email: [Man01@cb.nyc.gov](mailto: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](mailto: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: Mayor's Preliminary Budget



# MANHATTAN COMMUNITY BOARD 1

## Business Session

- . Adoption of January 2026 minutes
- . Updates from Elected Officials
- . District Manager's Report – Z. Bommer
- . Chairperson's Report – T. Meltzer and A. Blank
- . Request for members to serve on the Nominating Committee



# MANHATTAN COMMUNITY BOARD 1



## District Manager's Report February 2026

NYC  
Department of  
Social Services

HOPE 2026  
ALERT!

**HOPE Count - Moved to Tuesday March 10th**  
The Homeless Outreach Population Estimate

**BBJ Design Workshop 3**

**Date: Wednesday, March 11, 2026**

**Time: 6:00 pm to 8:00 pm (doors open at 5:45 pm)**

**Location: Surrogate's Court Lobby, 31 Chambers Street, New York, NY 10007**

NYC  
DDC  
Department of  
Design and  
Construction

PUBLIC  
MEETING  
ANNOUNCEMENT

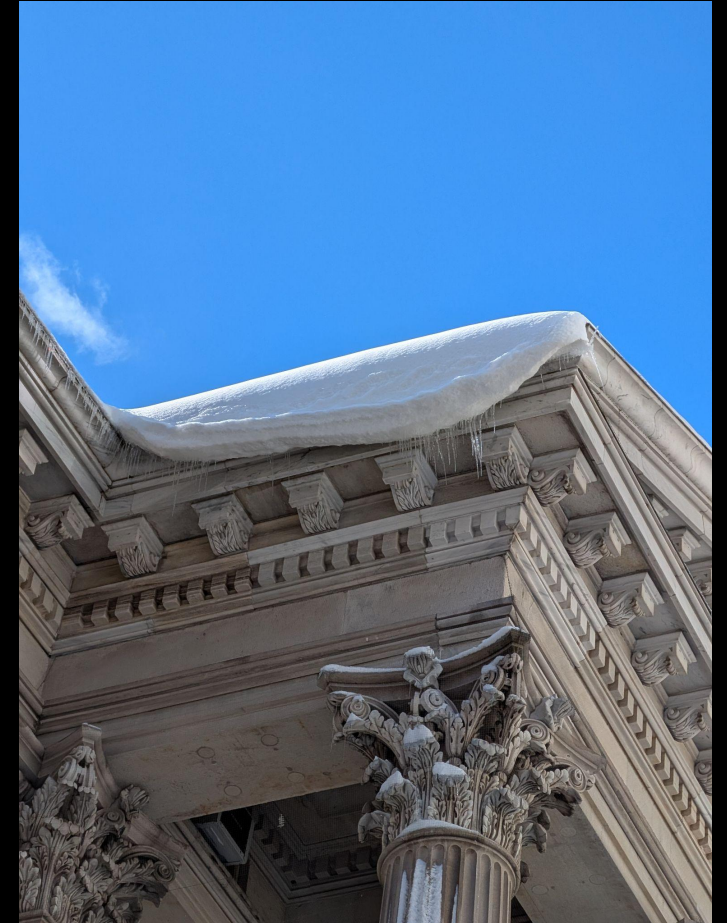
**Community Design  
Workshop #3: Manhattan  
Borough-Based Jail Facility**

# MANHATTAN COMMUNITY BOARD 1



# MANHATTAN COMMUNITY BOARD 1

## Watch For Falling Ice



# MANHATTAN COMMUNITY BOARD 1



# MANHATTAN COMMUNITY BOARD 1

---

CB1 Fellow Julia Qian

Report on CB1 Project -  
311 Complaint Data Tracker

CB1 Website

<https://manhattancb1.cityofnewyork.us/>

# MANHATTAN COMMUNITY BOARD 1

## Chairperson's Report February 2026



## SINCE LAST MEETING -WHERE'S THE CHAIR?

- 02/03 LMCR quarterly planning call
- 02/05 Town Hall Meeting AM Lee and Senator Kavanaugh
- 02/06 AHA Update information - TY Zach and Betty
- 02/09 HRP AC Meeting
- 02/4, 11 Staff Meetings
- 02/11 Washington Street CAB Meeting
- 02/11 Meeting with MBPO
- 02/11 Peck Slip/Deputy Mayor/ CMMarte Meeting
- 02/11 Chinatown Connections Working Group Meeting
- 02/12 Personnel
- 02/19 Borough Board - TY Alice Blank
- 2/20 BPCA re: GPTA
- 02/23 SEG re: New Tin Building
- 02/24 PANYNJ Call
- 02/24 Personnel Meeting

## February UPDATES



Photos by ZB and  
AMNY

# Turn up the heat 2026!!

- UPDATES:
  - Tin Building has closed; new concept including Balloon Museum by Lux Entertainment. Many more updates to come.
  - GFP has offered a tour of 25 Water Street for the board
  - Please review the new Mayor's budget!!!
- Working on:
  - Land Use/Housing Group - CB1 Report
  - Committee Leadership/Changes
  - May - FULL CB Training- Date TBD
  - need volunteers for
    - Q1 New Year get together
    - Survey creators
    - newsletter



Photos by TAM

# Upcoming and Outgoing

## 1. Check Calendar for Additional Meetings

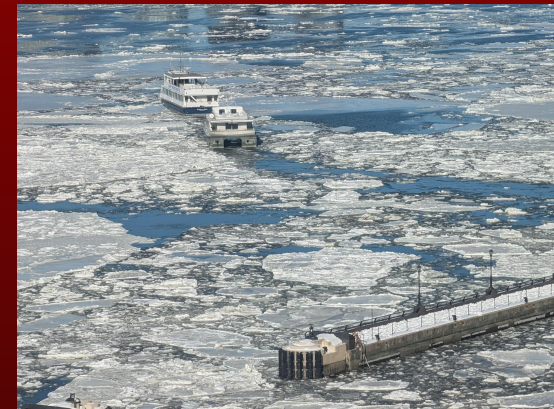
- a. March 16 EPC AND CPC Training
- b. MBPO Training opportunities

## 2. Stay up to date with New Administration - many changes!

PLEASE REPORT IF YOU SEE ANYONE  
UNHOUSED ON THE STREETS TO 311!!



Hudson under ice



# 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 – A. Blank

1. 113 Reade Street, Serafina Tribeca, application for roadway cafe – Report



# MANHATTAN COMMUNITY BOARD 1

---

Personnel Committee - E. Lewinsohn

## 1. Report and possible resolution



# MANHATTAN COMMUNITY BOARD 1

---

## Quality of Life & Service Delivery Committee - P. Moore

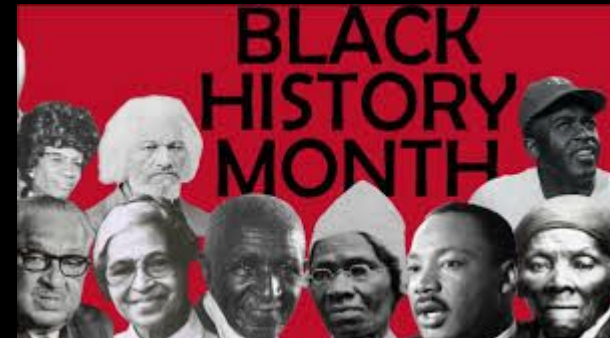
1. **City Legislation Establishing a Security Perimeter for Places of Religious Worship, Int 0001-2026 - Report**
2. **Scaffolding and Sidewalk Shed Laws Update - Report**
3. **Update on facade work from 86 Trinity Place (aka 123 Greenwich Street) former American Stock Exchange Building - Report**
4. **Water Street Streetscape Improvements Project - Report**
5. **Fellow Report Public Displaying 311 Complaint Data - Report**



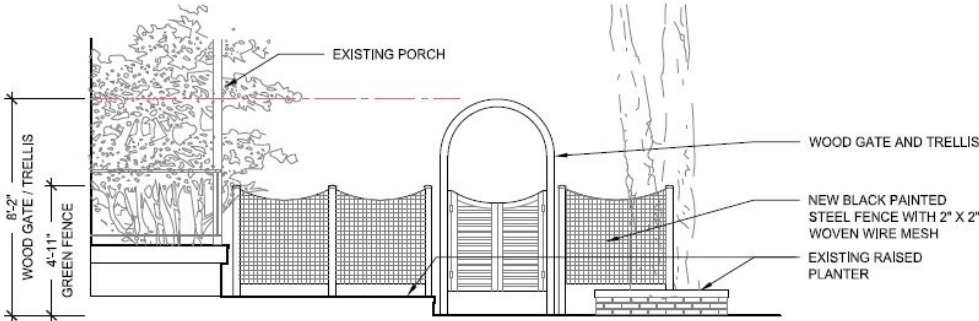
# MANHATTAN COMMUNITY BOARD 1

## Landmarks & Preservation Committee - J. Friedman

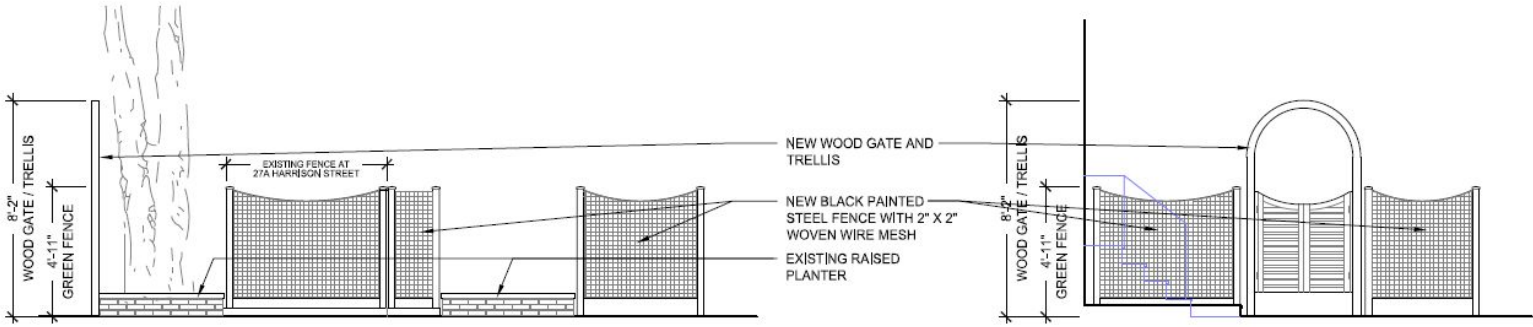
1. Docket # LPC-26-03445 - 37 Harrison Street - Application to build a low fence in the backyard where there is a pedestrian easement - Resolution
2. Docket # LPC-26-03326 - 6 Varick Street - Installing new handicap access ramps and platforms on the sidewalk fronting the Varick Street side of the building and upgrading the existing steps and landings with handicap accessible ramps and platforms over the sidewalks fronting the Franklin Street and West Broadway sides of the building - Resolution
3. Docket # LPC-26-06268 - 385 Greenwich Street - Repairing and restoring roof facades, storefront infill, and constructing a rooftop addition - Resolution
4. Docket #LPC-26-00925 - The description of work is a proposed LPC Master Plan for pedestrian improvements within the individual landmark "Street Plan of New Amsterdam and Colonial New York". The pedestrian improvements include modifications at existing curbs and roadbeds to shorten the crossing distances for pedestrians - Resolution



# 37 Harrison Street



1 ELEVATION LOOKING NORTH  
SCALE: 1/4" = 1'-0"



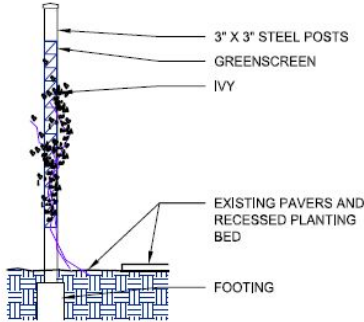
2 ELEVATION LOOKING EAST  
SCALE: 1/4" = 1'-0"

3 ELEVATION LOOKING NORTH  
SCALE: 1/4" = 1'-0"

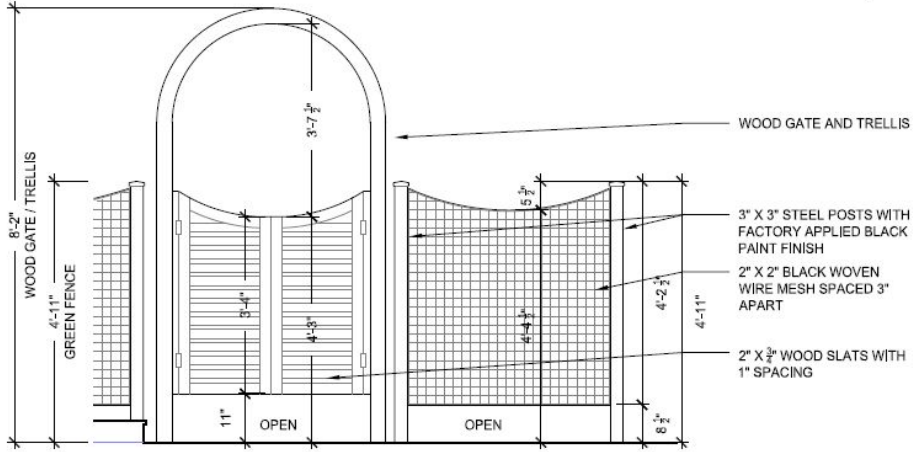
# 37 Harrison Street



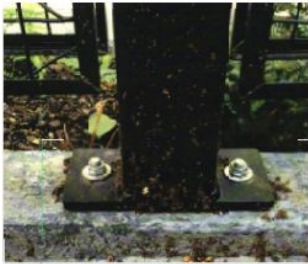
1 WOOD GATE POST DETAIL  
AT BLUESTONE PAVERS



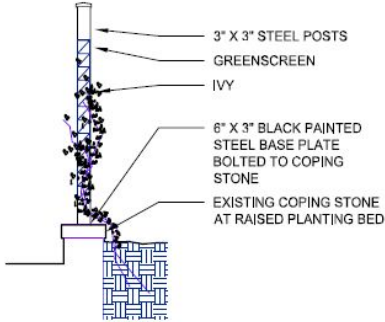
2 DETAIL AT GREENSCREEN  
AT RECESSED PLANTING BED



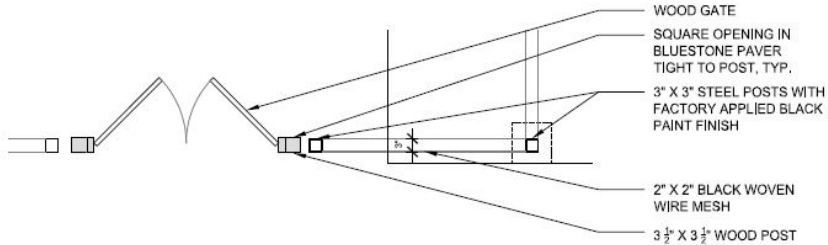
3 WOOD GATE AND GREENSCREEN TRELLIS ELEVATION  
SCALE: 1/2" = 1'-0"



4 METAL POST DETAIL  
AT COPING STONE



5 DETAIL AT GREENSCREEN  
AT COPING STONE

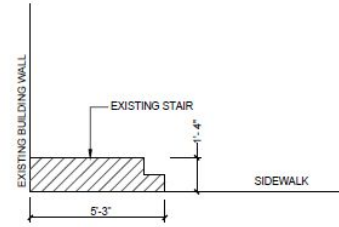


6 WOOD GATE AND GREENSCREEN TRELLIS PLAN  
SCALE: 1/2" = 1'-0"

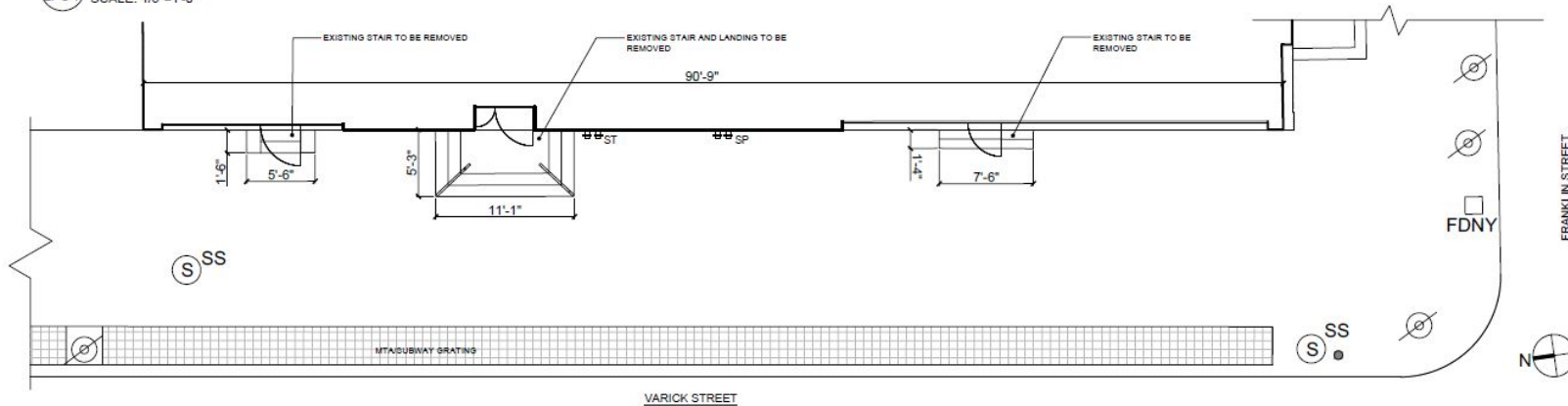
# 6 Varick Street



**1** EXISTING ELEVATION @ VARICK ST  
LPC-7 SCALE: 1/8"=1'-0"



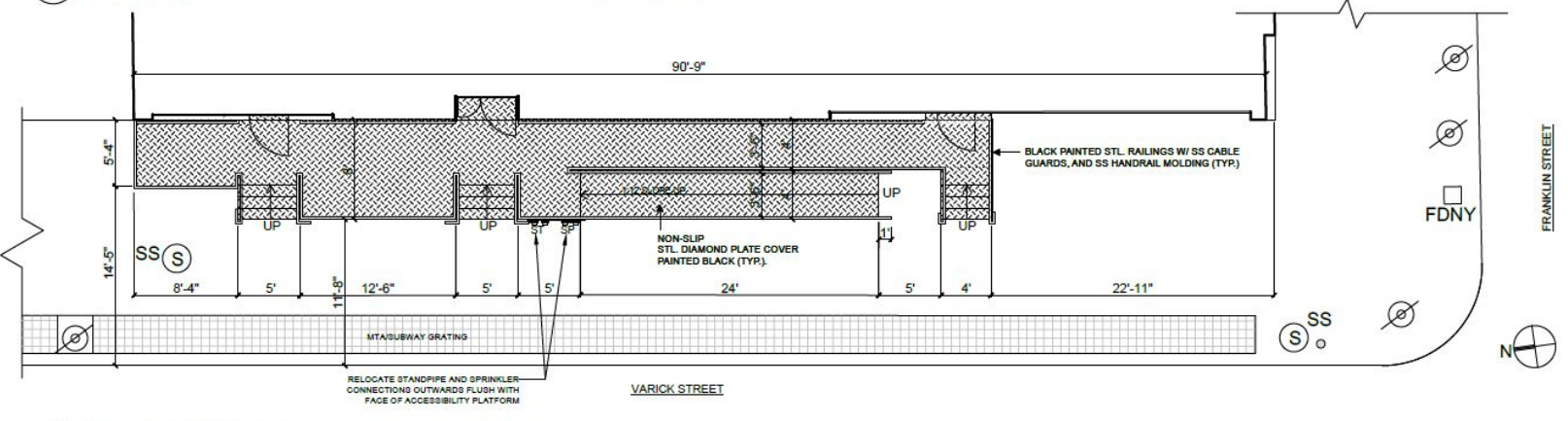
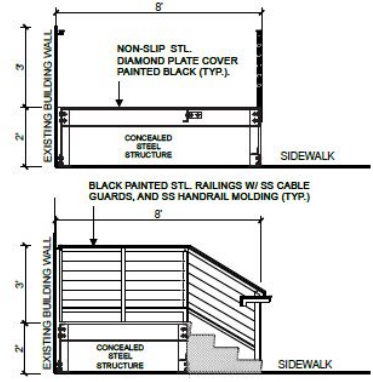
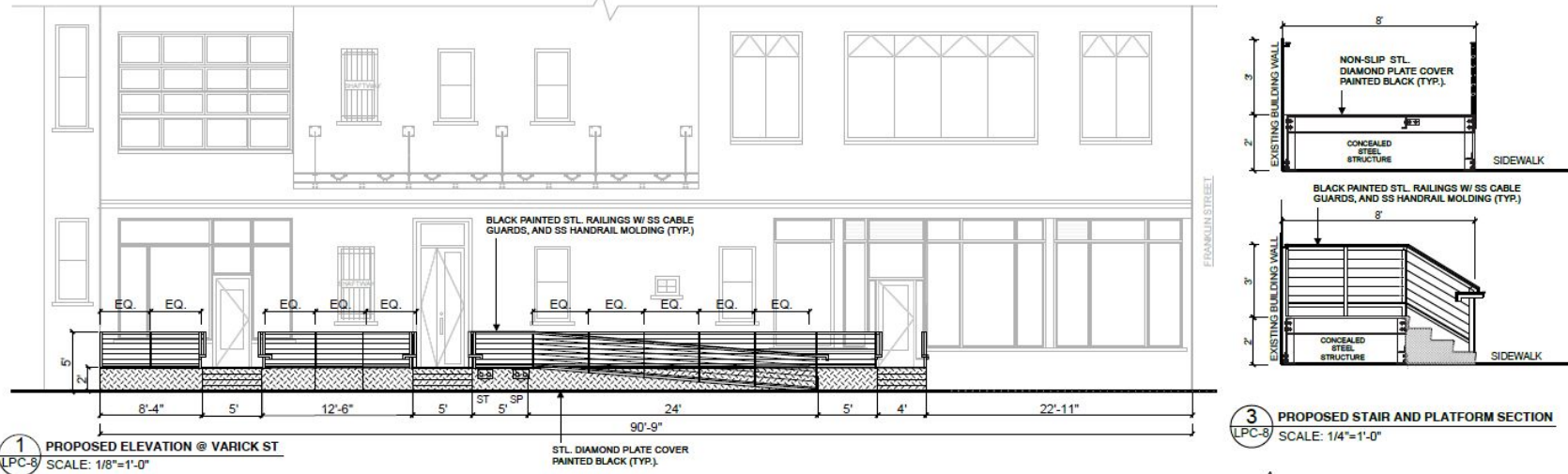
**3** EXISTING STAIR SECTION DIAGRAM (VARICK ST)  
LPC-7 SCALE: 1/4"=1'-0"



**2** EXISTING PLAN @ VARICK ST  
LPC-7 SCALE: 1/8"=1'-0"

<b>BONE / LEVINE ARCHITECTS</b> 561 BROADWAY, No. 8D NEW YORK, NY 10012 TEL: 2 12 -2 19-1038 FAX: 2 12-2 26-8 05 6	<b>ACCESS RAMP AND PLATFORM HANDICAP ACCESSIBILITY UPGRADES</b> <small>PROJECT NAME</small> 6 VARICK ST., NEW YORK, NY, 10013	<b>EXISTING PARTIAL PLAN AND ELEVATION (VARICK ST)</b> <small>DRAWING TITLE</small>	DATE 02/04/26	AS INDICATED	LPC-7
			REV 1	SCALE	
			REV 2	OA	
			REV 3	DRAWN BY	<small>©COPYRIGHT BONE/LEVINE ARCHITECTS 2026</small>

# 6 Varick Street

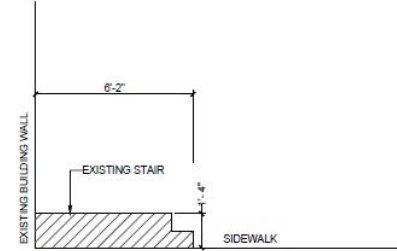


<b>BONE / LEVINE ARCHITECTS</b> 561 BROADWAY, No. 8D NEW YORK, NY 10012 TEL: 212-219-1038 FAX: 212-226-8056	<b>ACCESS RAMP AND PLATFORM                  HANDICAP ACCESSIBILITY UPGRADES</b> PROJECT NAME: 6 VARICK ST., NEW YORK, NY, 10013	<b>PROPOSED PARTIAL PLAN AND                  ELEVATION (VARICK ST)</b> DRAWING TITLE	DATE: 02/04/26	AS INDICATED	LPC-8
			REV 1:	SCALE:	
			REV 2:	OA	
			REV 3:	DRAWN BY:	©COPYRIGHT BONE/LEVINE ARCHITECTS 2026

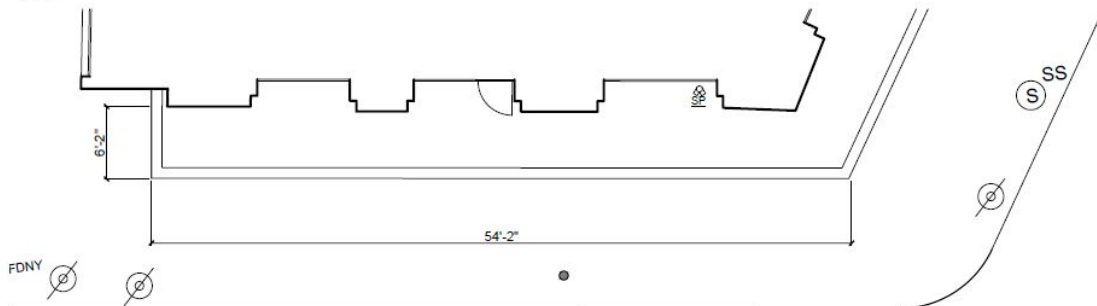
# 6 Varick Street



1 EXISTING ELEVATION @ FRANKLIN ST  
LPC-9 SCALE: 1/8"=1'-0"



3 EXISTING STAIR SECTION DIAGRAM (FRANKLIN ST)  
LPC-9 SCALE: 1/4"=1'-0"



2 EXISTING PLAN @ FRANKLIN ST  
LPC-9 SCALE: 1/8"=1'-0"

**BONE / LEVINE ARCHITECTS**  
561 BROADWAY, No. 8D NEW YORK, NY 10012  
TEL: 212-219-1038 FAX: 212-226-8056

**ACCESS RAMP AND PLATFORM  
HANDICAP ACCESSIBILITY UPGRADES**  
PROJECT NAME: 6 VARICK ST., NEW YORK, NY, 10013

**EXISTING PARTIAL PLAN AND  
ELEVATION (FRANKLIN ST)**

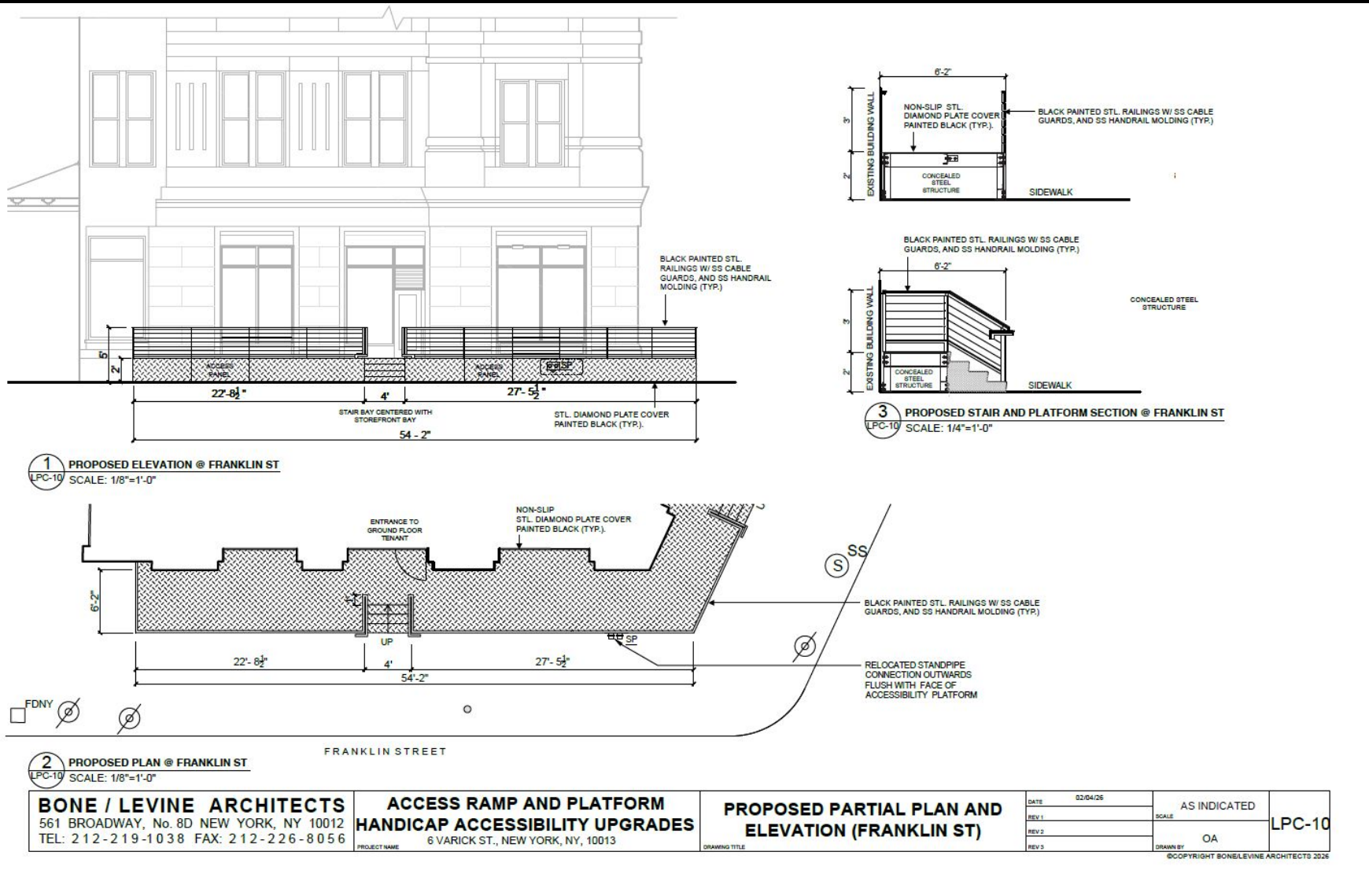
DATE: 02/04/26  
REV 1  
REV 2  
REV 3

SCALE: AS INDICATED  
DRAWN BY: OA

LPC-9

©COPYRIGHT BONE/LEVINE ARCHITECTS 2026

# 6 Varick Street



**BONE / LEVINE ARCHITECTS**  
 561 BROADWAY, No. 8D NEW YORK, NY 10012  
 TEL: 212-219-1038 FAX: 212-226-8056

**ACCESS RAMP AND PLATFORM  
 HANDICAP ACCESSIBILITY UPGRADES**  
 PROJECT NAME 6 VARICK ST., NEW YORK, NY, 10013

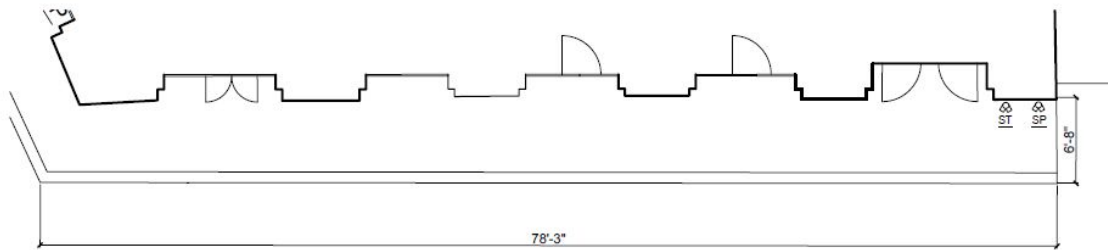
**PROPOSED PARTIAL PLAN AND  
 ELEVATION (FRANKLIN ST)**  
 DRAWING TITLE

DATE	02/04/26	SCALE	AS INDICATED	LPC-10
REV 1				
REV 2				
REV 3		DRAWN BY	OA	
<small>©COPYRIGHT BONELEVINE ARCHITECTS 2026</small>				

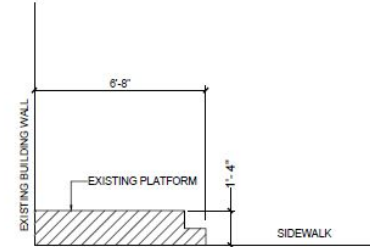
# 6 Varick Street



1 EXISTING ELEVATION @ WEST BROADWAY  
LPC-11 SCALE: 1/8"=1'-0"



2 EXISTING PLAN @ WEST BROADWAY  
LPC-11 SCALE: 1/8"=1'-0"



3 EXISTING SECTION DIAGRAM @ WEST BROADWAY  
LPC-11 SCALE: 1/4"=1'-0"

**BONE / LEVINE ARCHITECTS**  
561 BROADWAY, No. 8D NEW YORK, NY 10012  
TEL: 212-219-1038 FAX: 212-226-8056

**ACCESS RAMP AND PLATFORM  
HANDICAP ACCESSIBILITY UPGRADES**  
PROJECT NAME 6 VARICK ST., NEW YORK, NY, 10013

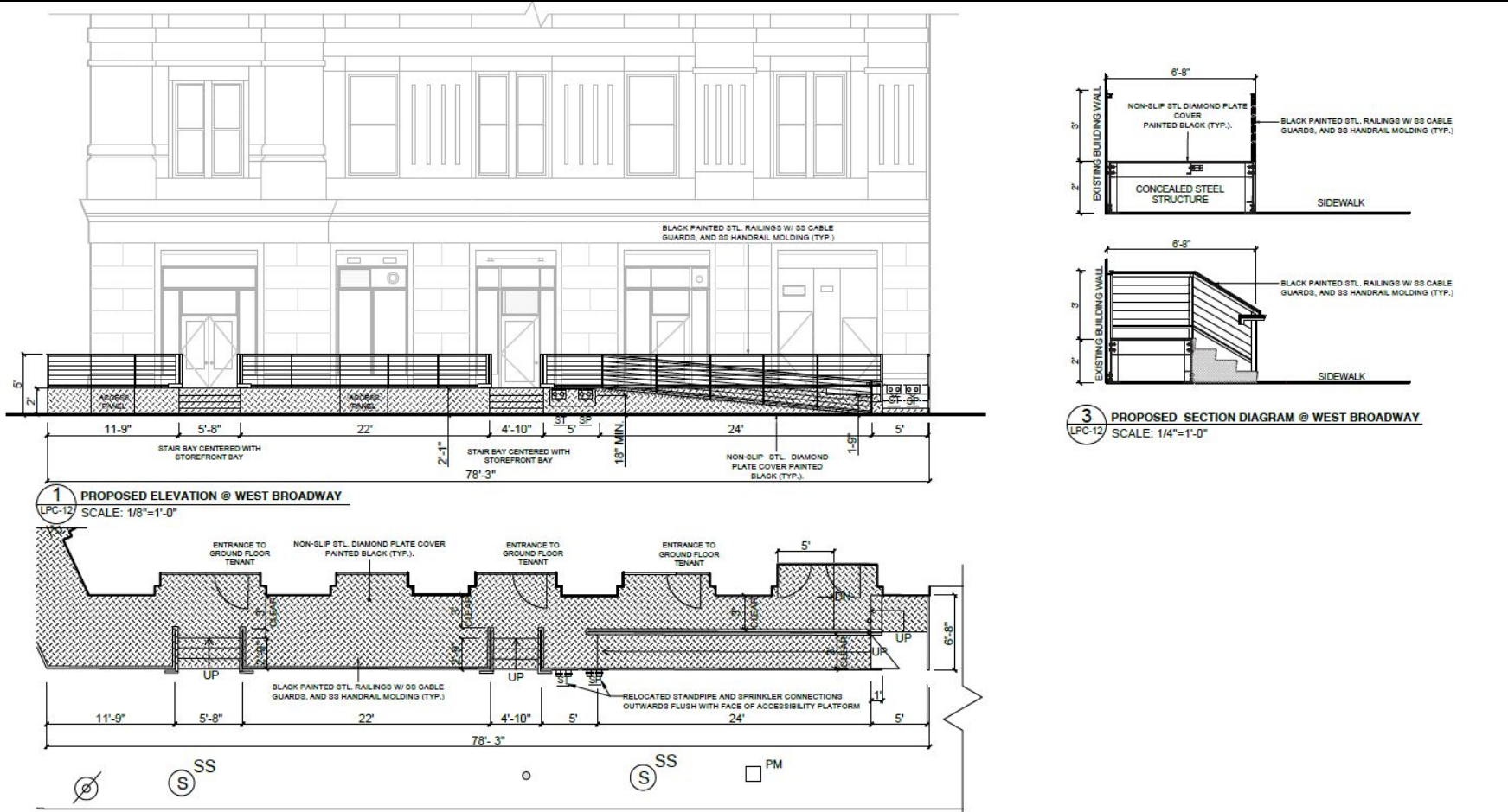
**EXISTING PARTIAL PLAN AND  
ELEVATION (WEST BROADWAY)**  
DRAWING TITLE

DATE	02/04/25
REV 1	
REV 2	
REV 3	

AS INDICATED
SCALE
OA
DRAWN BY

LPC-11  
©COPYRIGHT BONELEVINE ARCHITECTS 2025

# 6 Varick Street



<b>BONE / LEVINE ARCHITECTS</b> 561 BROADWAY, No. 8D NEW YORK, NY 10012 TEL: 212-219-1038 FAX: 212-226-8056	<b>ACCESS RAMP AND PLATFORM HANDICAP ACCESSIBILITY UPGRADES</b> PROJECT NAME 6 VARICK ST., NEW YORK, NY, 10013	<b>PROPOSED PARTIAL PLAN AND ELEVATION (WEST BROADWAY)</b> DRAWING TITLE	DATE 02/04/26	AS INDICATED	LPC-12
			REV 1	SCALE	
			REV 2	OA	
			REV 3	DRAWN BY	©COPYRIGHT BONE/LEVINE ARCHITECTS 2026

# 385 Greenwich Street



385 Greenwich — PROPOSED DESIGN



**DXA studio**

[dxastudio.com](http://dxastudio.com)

894 6th Avenue  
5th Floor  
NYC 10001  
T 212 674 0567

PROJECT NUMBER 25.59  
DATE February 12, 2026

# 23

# 385 Greenwich Street



PROPOSED N. MOORE ELEVATION

385 Greenwich — PROPOSED DESIGN



**DXA studio**  
894 8th Avenue  
5th Floor  
NYC 10001  
T 212 874 0567  
dxastudio.com

PROJECT NUMBER 25.59  
DATE February 12, 2028

**25**

# 385 Greenwich Street



VIEW FROM N. MOORE

385 Greenwich — PROPOSED DESIGN



**DXA studio**  
594 6th Avenue  
5th Floor  
NYC 10001  
T 212 874 0587  
dxastudio.com

PROJECT NUMBER 25.59  
DATE February 12, 2026

**26**

# 385 Greenwich Street



1. CORNER VIEW

385 Greenwich – PROPOSED STOREFRONT DESIGN



**DXA studio**  
894 6th Avenue  
5th Floor  
NYC 10001  
T 212 874 0567  
dxastudio.com

PROJECT NUMBER 25.59  
DATE February 12, 2028

**27**

# Department of Design and Construction

## CURRENT: – STREET PLAN OF NEW AMSTERDAM AND COLONIAL NEW YORK



Current Aerial View, Oct. 2025 – Source: Nearmap

# Department of Design and Construction

## PROJECT TIMELINES

Project ID	Street 1	Street 2	Borough	Status	Community Board
HWP2021TA	Broadway	Rector Street	Manhattan	MM1	1
HWP23MC1	Hanover Square	Pearl Street	Manhattan	SGD	1
HWP24MC1	Broadway	Beaver Street	Manhattan	TBD	1
HWP24MC1	Bridge Street	Whitehall Street	Manhattan	TBD	1
HWP24MC1	Broadway	Wall Street	Manhattan	TBD	1

MM1 – MASS MAILING NO. 1  
SGD - SCHEMATIC GEOMETRIC DESIGN  
TBD – TO BE DETERMINED

# MANHATTAN COMMUNITY BOARD 1

## Battery Park City Committee - J. Galloway

1. South Battery Park City Resiliency Project Bi-Monthly Construction Update – Report
2. North West Battery Park City Resiliency - Report
3. BPC Security Update – Report
4. Programming, Construction and Event Updates – Report



# MANHATTAN COMMUNITY BOARD 1

---

## Transportation & Street Permits Committee - J. Coleman

- 1. Blue Highways Action Plan - Report**
- 2. Low Traffic Neighborhoods - Report**
- 3. Request to make Leonard Street between Hudson and West Broadway one-sided parking - Report**



# MANHATTAN COMMUNITY BOARD 1

---

Land Use, Zoning & Economic Development – N. Pourshakouri

## 1. “Re-Store” Program and Downtown Alliance Quarterly Update - Report



# MANHATTAN COMMUNITY BOARD 1

---

## Youth & Education Committee – T. Joyce

1. PS 234 food truck issues - Report



# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – S. Cole

### Financial District area

11 Hanover Square - Suite 0101 aka 76 Beaver Street, new application and temporary retail permit, Dunmoreen Corp dba Evelyn for full liquor license – Resolution

### Tribeca area



39 Avenue of the Americas, new application and temporary retail permit for AMTD Hotels Group (USA) LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribeca for full liquor license – Resolution

# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – S. Cole

### Governor's Island area

125 Carder Road, application for a method of operation change to amend hours of operation to 4AM, extend seasonal closing dates and allow ticketed events for ABC&E Joint Venture LLC dba Taco Vista for full liquor – Resolution



### Seaport/Civic Center area

119 Peck Slip aka 42 Peck Slip aka 119 South Street, Paris Cafe Management 1 LLC for full liquor license – Resolution

1A & 1B Centre Street, new application and temporary retail permit for The Kiosk Pasta Bar LLC dba The Kiosk Pasta bar for full liquor license – 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](mailto:man01@cb.nyc.gov)**

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