



The City of New York

# Manhattan Community Board 1

**Monthly Board Meeting**  
**Tuesday, January 27, 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

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## 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

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**Public Hearing** (7:00 PM – 7:15 PM)

Topic: Comments on [New York State Executive Budget](#)

# MANHATTAN COMMUNITY BOARD 1

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## Business Session

- . Adoption of December 2025 minutes
- . Updates from Elected Officials
- . Treasurer's Report – M. James
- . District Manager's Report – Z. Bommer
- . Chairperson's Report – T. Meltzer

# MANHATTAN COMMUNITY BOARD 1

## Treasurer's Report – M. James

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

OMB Budget

Submitted by Mariama James, Treasurer on January 27, 2026

Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	Unexpended Balance
Telephone	\$1,245.00	\$1,245.00	\$0.00	\$0.00
General Supplies	\$2,000.00	\$9.99	\$281.36	\$1,708.65
Food	\$2,000.00	\$732.53	\$993.75	\$273.72
Cleaning Supplies	\$1,860.00	\$0.00	\$0.00	\$1,860.00
Data Supplies	\$4,000.00	\$979.88	\$599.12	\$2,421.00
Office Equipment	\$0.00	\$0.00	\$0.00	\$0.00
Data Processing Equipment	\$4,200.00	\$0.00	\$0.00	\$4,200.00
Printing	\$400.00	\$0.00	\$0.00	\$400.00
Travel	\$2,000.00	\$102.97	\$390.56	\$1,506.47
Leasing	\$800.00	\$476.45	\$59.79	\$263.76
Service Contract/Office Equipment Maintenance	\$2,500.00	\$1,125.00	\$0.00	\$1,375.00
Office Services	\$0.00	\$0.00	\$0.00	\$0.00
Training	\$0.00	\$0.00	\$0.00	\$0.00
Furniture	\$0.00	\$0.00	\$0.00	\$0.00
Rental Space	\$0.00	\$0.00	\$0.00	\$0.00
Consultant Contract	\$0.00	\$0.00	\$0.00	\$0.00
News subscriptions	\$140.00	\$0.00	\$140.00	\$0.00
Advertising	\$100.00	\$0.00	\$0.00	\$100.00
Personnel Services	\$275,060.00	\$57,009.58	\$68,185.71	\$149,864.71
Totals	\$296,305.00	\$61,681.40	\$70,650.29	\$163,973.31

# MANHATTAN COMMUNITY BOARD 1

## Treasurer's Report – M. James

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

Street Fair Fundraising Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	Unexpended Balance
To be scheduled	\$169,194.00	\$500.00	\$0.00	\$168,694.00
Data Processing Equipment	\$0.00	\$0.00	\$0.00	\$0.00
Donation	\$0.00	\$0.00	\$0.00	\$0.00
Travel	\$0.00	\$0.00	\$0.00	\$0.00
General Supplies	\$0.00	\$0.00	\$0.00	\$0.00
Food	\$0.00	\$0.00	\$0.00	\$0.00
Temp. Service	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$169,194.00	\$500.00	\$0.00	\$168,694.00

# MANHATTAN COMMUNITY BOARD 1

## Treasurer's Report – M. James

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

Grants

Spending Category	Budget	1st Qtr. 7-1 to 9-30	2nd Qtr. 10-1 to 12-31	Unexpended Balance
To be determined	\$0.00	\$0.00	\$0.00	\$0.00
Office Equipment	\$0.00	\$0.00	\$0.00	\$0.00
Consultant Contract	\$6,000.00	\$0.00	\$2,546.25	\$3,453.75
Totals	\$6,000.00	\$0.00	\$2,546.25	\$3,453.75
Totals	\$296,305.00	\$61,681.40	\$70,650.29	\$163,973.31

# MANHATTAN COMMUNITY BOARD 1

## District Manager's Report January 2026

### **Key Dates, FY 2027: Intro 1503**

- **February 17:** Mayor Releases Preliminary Budget
- **March 1:** Independent Budget Office Publishes Report on Preliminary Budget
  - Specific to: Revenues and Expenditures
- **March 15:** Community Board Submits Statement on Preliminary Budget
  - Assesses Responsiveness of Prelim Budget to CB's (earlier submitted) Statement of Budget Priorities
    - Public Hearing requirement for CBs' Statements of Budget Priorities
- **March 25:** Borough Board Submits Statement of Budget Priorities
  - Public Hearing Requirement
- **March 25:** Borough President Submits Proposed Modifications to Preliminary Budget
- **March 25:** Independent Budget Office Publishes *Full* Report on Preliminary Budget

# MANHATTAN COMMUNITY BOARD 1

## Key Dates, FY 2027

- **March 25:** City Council Concludes Preliminary Budget Hearings and Submits Response to Preliminary Budget
  - Council might extend deadline given adjustments this year
- **May 1:** Mayor Releases Executive Budget
- **May 13:** Borough President Submits Proposed Modifications to Executive Budget
- **May 10-31 (6-25?):** City Council Holds Executive Budget Hearings
- **June 5:** City Council to Adopt City Budget
  - Deadline is typically missed
- **June 30:** Last Day of FY2026, Hard Deadline for Budget Adoption

# MANHATTAN COMMUNITY BOARD 1

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EDC follow-up workshop focused on The Battery's key role in the Financial District & Seaport Climate Resilience Plan (FiDi-Seaport)

**Workshop Details:**

Date: February 2nd, 2026

Time: 9:00 – 11:00 AM

Location: NYC Economic Development Corporation Office, 1 Liberty Plaza, 14th Floor, New York, NY, in Conference Center A (14-21)

**Your voice matters to us.** The input and ideas from the Battery Working Group have been and will continue to be essential to the success of this project. NYC Economic Development Corporation (NYCEDC) and the Mayor's Office of Climate and Environmental Justice (MOCEJ) invite you to participate in a follow-up workshop focused on reviewing progress for the Southern Tie-In segment of the FiDi and Seaport Climate Resilience Plan. This session is designed to ensure we have captured your key feedback to help guide the next phase of design when additional funding becomes available.

The workshop is a chance to:

- **Provide a review and lookback at progress** on the Southern Tie-In portion of the FiDi and Seaport Climate Resilience Plan
- Confirm key **stakeholder feedback**
- Build a **collaborative bridge** to bookmark this phase and set us up to **progress the design in future phases**

This workshop is for the public, and we'll have light refreshments for you to enjoy. We hope you can join us on February 2nd at 9am!

**RSVP REQUIRED** to [dswitaj@edc.nyc](mailto:dswitaj@edc.nyc)



CB1 Website:  
  
Launch  
Tomorrow!



# Manhattan Community Board 1

**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

# Resolutions are now ONLY on Airtable

The screenshot shows the website for the NYC Manhattan Community Board 1. The header includes the NYC logo and 'Manhattan Community Board 1' on the left, and '311 Search all NYC.gov websites' on the right. A navigation menu below the header contains links for Home, About, Committees, Meetings, Board Actions, Applications, Reports, and Resources. The main content area features a sidebar with a 'Resolutions' link highlighted in purple, and sub-links for 'Liquor Licenses Summaries', 'Cannabis Licenses', and 'Special Announcements'. The main heading is 'Resolutions', followed by a paragraph explaining that the board maintains a comprehensive database of resolutions on Airtable for public access. A second paragraph notes that Airtable provides an intuitive interface for filtering resolutions by topic, date, or committee, with tutorials available for users unfamiliar with the platform. At the bottom, two buttons are provided: 'CB1 Resolutions Database' and 'Airtable Tutorials'.

NYC | Manhattan Community Board 1 311 | Search all NYC.gov websites

NYC Manhattan 1  
Community Board 1

Home About Committees Meetings **Board Actions** Applications Reports Resources

**Resolutions**

- Liquor Licenses Summaries
- Cannabis Licenses
- Special Announcements

## Resolutions

Community Board 1 maintains a comprehensive database of resolutions on Airtable. This database allows the public to easily search and access resolutions passed by the Board, offering transparency and a user-friendly way to stay informed about the Board's decisions. Resolutions cover a wide range of topics, including land use, licensing, and community concerns, reflecting the priorities and needs of Lower Manhattan.

Airtable provides an intuitive interface where users can filter resolutions by topic, date, or committee. For those unfamiliar with Airtable, tutorials are available to help you navigate and make the most of this resource.

To view Community Board 1's resolutions database, click below

[CB1 Resolutions Database](#) [Airtable Tutorials](#)

# What you see when you open the resolutions table

Airtable

Report abuse Open App

MCB1 Resolutions - PUBLIC CBI Resolutions - Public

Go to MCB1 website

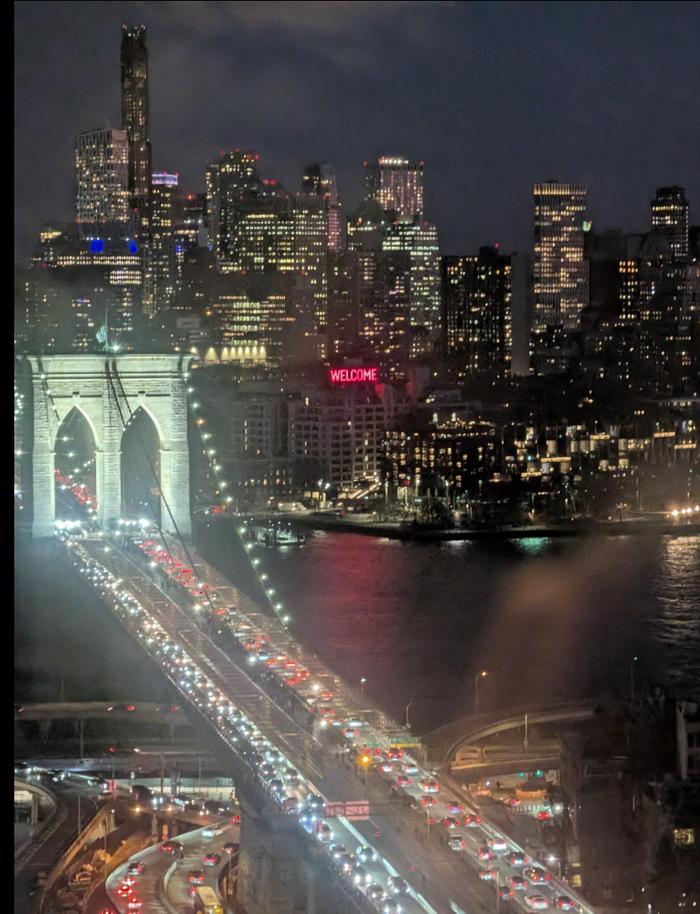
Date Filter Sort 1

Resolution Title	Date ↓	Committee	Topic Tags	Resolution Public URL	Resolution Document (PDF)	Resolution Do
16 Desbrosses Street	3/18/2003	EXECUTIVE COMMITTEE	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
90 South Street, liquor license agreement to allow...		QUALITY OF LIFE, HEALTH, HOUSI...	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
214-224 Front Street, 236 Front Street, 213-235		LANDMARKS & PRESERVATION C...	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
40 Hudson Street, application to construct a one		LANDMARKS & PRESERVATION C...	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
Coordinated Street Furniture Franchise		EXECUTIVE COMMITTEE	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
83 Walker Street, application to construct a new seven...	3/18/2003	LANDMARKS & PRESERVATION C...	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
Designation of 92 nd Street Y as Community Center...	2/25/2003	EXECUTIVE COMMITTEE	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
Block 97 Project, application for Liberty Bond financing	2/25/2003	EXECUTIVE COMMITTEE	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
313 Church Street, liquor license application for Zenana...	2/25/2003	QUALITY OF LIFE, HEALTH, HOUSI...	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
203-204 Front St., application to install a bracket sign a...	2/25/2003	LANDMARKS & PRESERVATION C...	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
NYC's 350 th Anniversary Celebration	2/25/2003	EXECUTIVE COMMITTEE	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
111-115 Broadway, application to install light fixtures	2/25/2003	LANDMARKS & PRESERVATION C...	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT
Reburying victim remains at the WTC site	2/25/2003	LAND USE, ZONING & ECONOMIC ...	-	<a href="https://web.miniextensions.com/...">https://web.miniextensions.com/...</a>		COMMUNIT

This is the view bar which allows you to control your view

# MANHATTAN COMMUNITY BOARD 1

## Chairperson's Report January 2026



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

- 12/22 CECM re: Inaugural Block Party
- 01/06 Tour of 25 Water
- 01/07 Staff
- 01/08 HRP AC - Exec Meeting
- 01/13 HRP AC Meeting and Networking
- 01/14 Staff
- 01/15 Manhattan Detention Center Working Group
- 01/16 and 1/21 Housing Working Group
- 01/21 Staff/ Orientation-Y&E New Public Member - Stacey Burt
- 01/22 Borough Board MBP Holyman-Siigal
- 01/22 SLA/NYCDOT re: Outdoor Dining
- 01/22 BBJ Community Meeting
- 01/23 BPCA Construction Meeting
- 01/26 HRP AC EC Meeting (2/9)

## January UPDATES



Photos by TM

# Happy 2026!!

- UPDATES:
  - 2nd Fair Share Analysis Received for 320 Pearl Street - Councilman Marte is following up.
  - GFP has offered a tour of 25 Water Street for the board
  - Hope Count to be done this month by NYC
  - Congratulations Former CB1 Chair Julie Menin, new City Counsel Speaker

- 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 and B Kay



# Upcoming and Outgoing

## 1. Check Calendar for Moving Meeting Dates

- a. February 16 Holiday - Office is closed
- b. Environmental Protection Committee meeting is moved to 2/23
- c. Tammy OOO week of 2/16 - reach out to Alice and the office



## 2. 2/2 - In person FIDI Seaport Southern Tie In Public Meeting - TRY TO ATTEND AND SHARE INFORMATION!

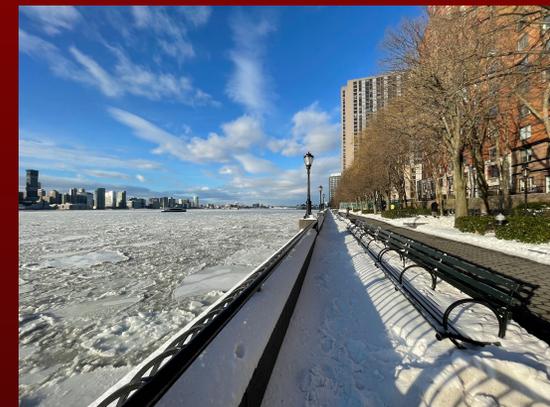
## 3. 2/22 Inauguration Celebration MBP Hoylman-Sigal and Borough Convention 1-4pm

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

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

Hudson under ice

BPC Photos by J Cuccia





Assemblymember  
Grace Lee



State Senator  
Brian Kavanagh

# COMMUNITY TOWN HALL

Hosted by State Senator Brian Kavanagh  
& Assemblymember Grace Lee

**THURSDAY, FEBRUARY 5, 2026**

**6PM - 7:30PM**

**P.S. 20 - 166 Essex Street**

- ✓ Ask questions
- ✓ Discuss important issues
- ✓ Share ideas and suggestions

Mandarin, Cantonese, Spanish,  
and ASL interpretation will be  
provided.

The venue is ADA accessible.



**TO REGISTER**

Scan the QR code  
or visit [bit.ly/TownHall2-5-26](https://bit.ly/TownHall2-5-26)

## INVITED SPECIAL GUESTS

Manhattan  
Borough President  
Brad Hoylman-Sigal

Congress  
Member  
Dan Goldman

Assembly  
Member  
Deborah Glick

Assembly  
Member  
Charles Fall

Council  
Member  
Christopher Marte

Council  
Member  
Harvey Epstein

Questions? [leeg@nyassembly.gov](mailto:leeg@nyassembly.gov) | [kavanagh@nysenate.gov](mailto:kavanagh@nysenate.gov) | 212-298-5565

*Save the Date!*

**Inauguration  
Celebration**  
*and* **Borough  
Convention**



*Sunday, February 22, 2026, 1-4 pm*



*Alice Tully Hall, Lincoln Center (Broadway at 65th St.)  
Use this QR code to RSVP, or visit [bpbhs.com/convention](http://bpbhs.com/convention)*

JOIN OUR NEW  
MANHATTAN BOROUGH PRESIDENT  
BRAD HOYLMAN-SIGAL



# Thursday, January 29, 2026 - NY Law School- 6:00 PM



## 1<sup>st</sup> 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 Captain Robert Fisher  
Community Council President Sarah El-Batanouny

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



# 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

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## Executive Committee – T. Meltzer

- 1. Community Board Leadership - Officer Term Date Changes in Bylaws - Resolution**
- 2. Downtown Skyport/ EDC Follow Up - Pilot Increase in capacity with change in operating hours - Resolution**
- 3. Independent Budget Office (IBO) City Budget overview and Analysis of the November 2025 Financial Plan Fiscal Years 2026 - 2029 - Report**
- 4. Microhub Location Review West Side of South Street between Fulton and John - Report**

# MANHATTAN COMMUNITY BOARD 1

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## Landmarks & Preservation Committee - J. Friedman

- 1. Docket # LPC-26-05605 - 143 Franklin Street - Conversion of existing 6 story commercial building and cellar to condominiums - Resolution**

# 143 Franklin Street

LANDMARK PRESENTATION

PART II: PROPOSED WORK - BUILDING FACADES



EXISTING NORTH ELEVATION RENDERING



PROPOSED NORTH ELEVATION RENDERING

143 FRANKLIN ST  
FOR  
143 FRANKLIN OWNER LLC

NEW YORK, NEW YORK

03/19/25

NORTH ELEVATION - RENDERING

T202.00

studioMDA

SCALE

PROJECT NO: 941

# 143 Franklin Street

LANDMARK PRESENTATION

PART II: PROPOSED WORK - BUILDING FACADES



1 ENLARGED NORTH ELEVATION 3D - EXISTING  
SCALE:

2 ENLARGED NORTH ELEVATION 3D - PROPOSED  
SCALE:

143 FRANKLIN ST  
FOR  
143 FRANKLIN OWNER LLC

NORTH ELEVATION - ENLARGED RENDERING

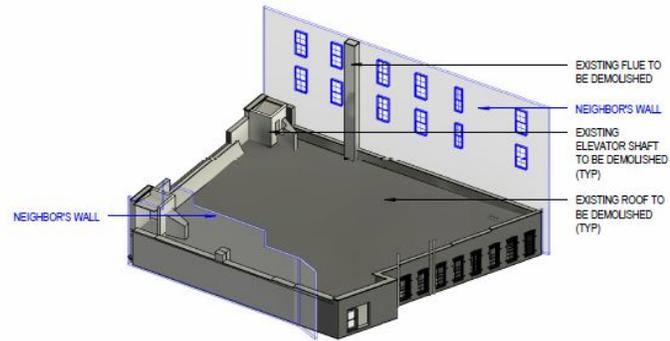
T204.00

studioMDA

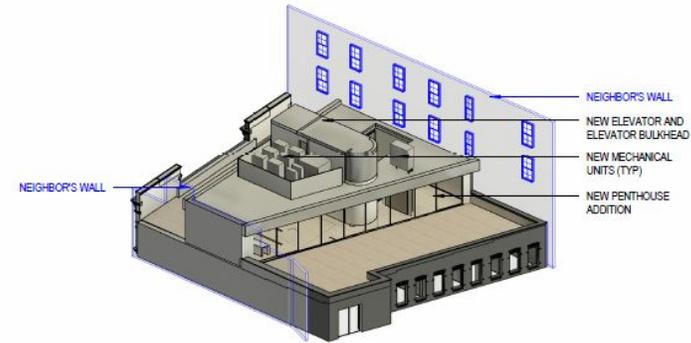
# 143 Franklin Street

LANDMARK PRESENTATION

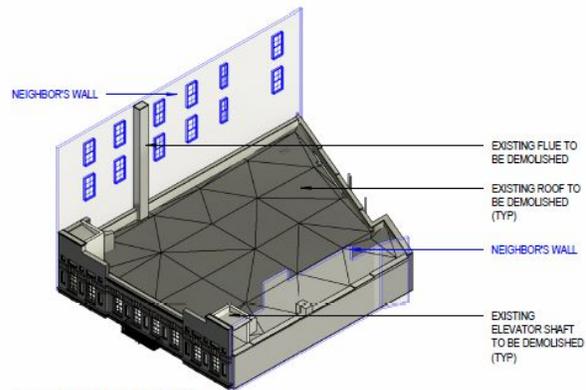
PART III: PROPOSED WORK - ROOFTOP ADDITION



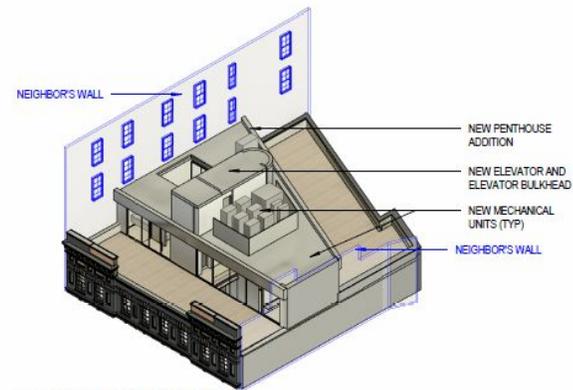
C1 EXISTING ROOF 3D VIEW Copy 1  
SCALE:



C3 PROPOSED PENTHOUSE 3D VIEW Copy 1  
SCALE:



A1 EXISTING ROOF 3D VIEW  
SCALE:



A3 PROPOSED PENTHOUSE 3D VIEW  
SCALE:

143 FRANKLIN ST  
FOR  
143 FRANKLIN OWNER LLC

EXISTING AND PROPOSED PENTHOUSE AXO

T307.00

studioMDA

# MANHATTAN COMMUNITY BOARD 1

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## Transportation & Street Permits Committee - B. Kay

- 1. Street Activity Permit - 32nd Taste of Tribeca for 5/16/2026, Greenwich Street between Duane and Jay Streets - Taste of Tribeca, Chair, Phil Chenery - Resolution**
- 2. Request for Shuttle bus stop for NYU Shuttle, Lafayette Street between Walker and White Street - Resolution**
- 3. Request MTA to improve conditions at Fulton Station - Resolution**
- 4. Demo Day Connecting Hunts Point and Pier 16 - Report**



Annual Food Festival held on the 3<sup>rd</sup> Saturday of May each year.

**32<sup>nd</sup> year: May 16 2026**

Features ~50 Tribeca Restaurants plus additional local business sponsors and community partners

# Taste of Tribeca

Raises \$100-\$160K split evenly between the two schools

Attendance to the event activities is free, tickets are sold to partake in tastings

2025

Sold ~1500 tickets

(~3000+ attendees)

42 Vendor Booths

6 Activity Zones





**Green Initiatives to minimize our environmental impact:**

- Street Sweeping before and after the event
- Garbage, Recycling and Composting pickup
- All plates and eating utensils are compostable
- Refillable drinking water station
- Electric Generator



### **Adjustments regarding feedback regarding noise:**

- Begin setup with larger structures located alongside Washington Market Park
- Host local performance groups in place of a live band
- Utilize Duane park as family seating
- Electric (Silent) Generator

# Therefore Be It Resolved That

Manhattan Community Board One (CB1) does not oppose a street activity permit for the Taste of Tribeca to be held on May 16, 2026; and

BIFRT: CB1 recognizes the importance of this event and thanks the organizing committee for its 32nd year of planning, setting up, and overseeing a neighbor and environment friendly event that helps to fund arts and enrichment programs for students at PS 234 and PS 150.

Request for bus stop for NYU Shuttle  
Lafayette Street between Walker and  
White Street

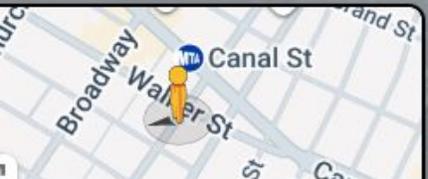


Resolution

← 100 Lafayette St  
New York

 Google Street View

Oct 2025 [See more dates](#)



CB1 approved Academy Express, LLC's use of this bus stop for NYU shuttle service 44-1 on April 26, 2022

# Therefore Be It Resolved That

Manhattan Community Board 1 (MCB1) does not oppose the NYU shuttle bus doing drop offs and pickups at the existing bus stop located on the west side of Lafayette Street between Walker Street and White Street - closer to Walker Street.

Request that the MTA improve  
conditions at Fulton Station

Resolution

# Therefore Be It Resolved That

Manhattan Community Board One (CB1) urges the governor and mayor to Fulton Center to address safety and quality of life issues before “America 250” and World Cup fans come July 2026. Millions of tourists are expected in Lower Manhattan and use of mass transit will be encouraged

Update on Pilot Project for Sustainable  
Transport Between Red Hook and  
Governors Island & December's Demo  
Connecting Hunts Point and Pier 16

# Primary Partners

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**Funder (\$999k grant)**



**Project lead**



**Consultant**



**Consultant**



**Cargo bike importer**

(Sustainable Cargo Solutions  
formerly The Hub)



**Carrier**



**Workforce  
development**

# Sustainable Last-Mile Delivery in Dense Metros

## Timeline 2024 - 2027

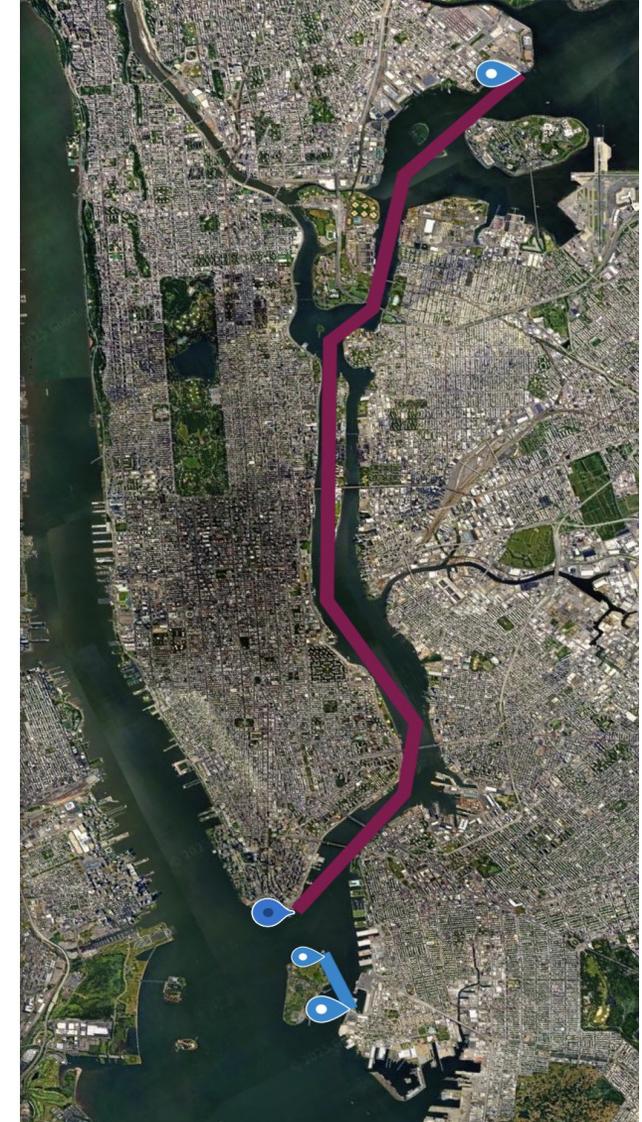
Phase 1: Utilize electric cargo bikes to move commodities from Brooklyn to Governors Island via ferry ✓

Phase 2: Expand delivery routes between Hunts Point in the Bronx and Lower Manhattan ✓ *Demonstration 12/17/25*

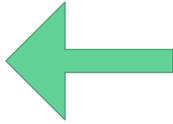
Phase 3: Scale to other warehousing neighborhoods throughout NYC overwhelmed by truck traffic

## Social and Environmental Impact

- Reduce traffic congestion, noise pollution, and harmful emissions from delivery vehicles
- Improve road safety
- Create training program and living wage W2 jobs

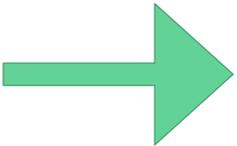


# Delivery between Brooklyn and Governors Island



Pick up in Sunset Park

Drop off on Governors Island



# Carreau Club



- Car/van/truck from BK to MN
- RoRo (roll on roll off) via the TFGI (Trust for Governors Island) ferry
- Deliveries on Governors Island
- Ferry returns to Manhattan
- Vehicle returns to BK



- Cargo bike delivery from Carreau Club's BK location to BK ferry pier.
- Transload items onto ferry.
- Governors Island based cargo bike meets ferry and completes deliveries on the island.

# Phase 1 Lessons Learned

## Find the Right Receivers

- Early pilots will be loss leaders until the route and market is well-established
- Low volume, high value is ideal
- Nimble partners/companies are the best fit

## Consider strategies to disrupt the supply chain

- One of the biggest challenges
- Small companies are more flexible
- Highlight cost and environmental value

## Lean into partnerships

- Ongoing communication with maritime operators, EDC, NYC DOT and The Trust for Governors Is.



# Phase 2: Launching 2026

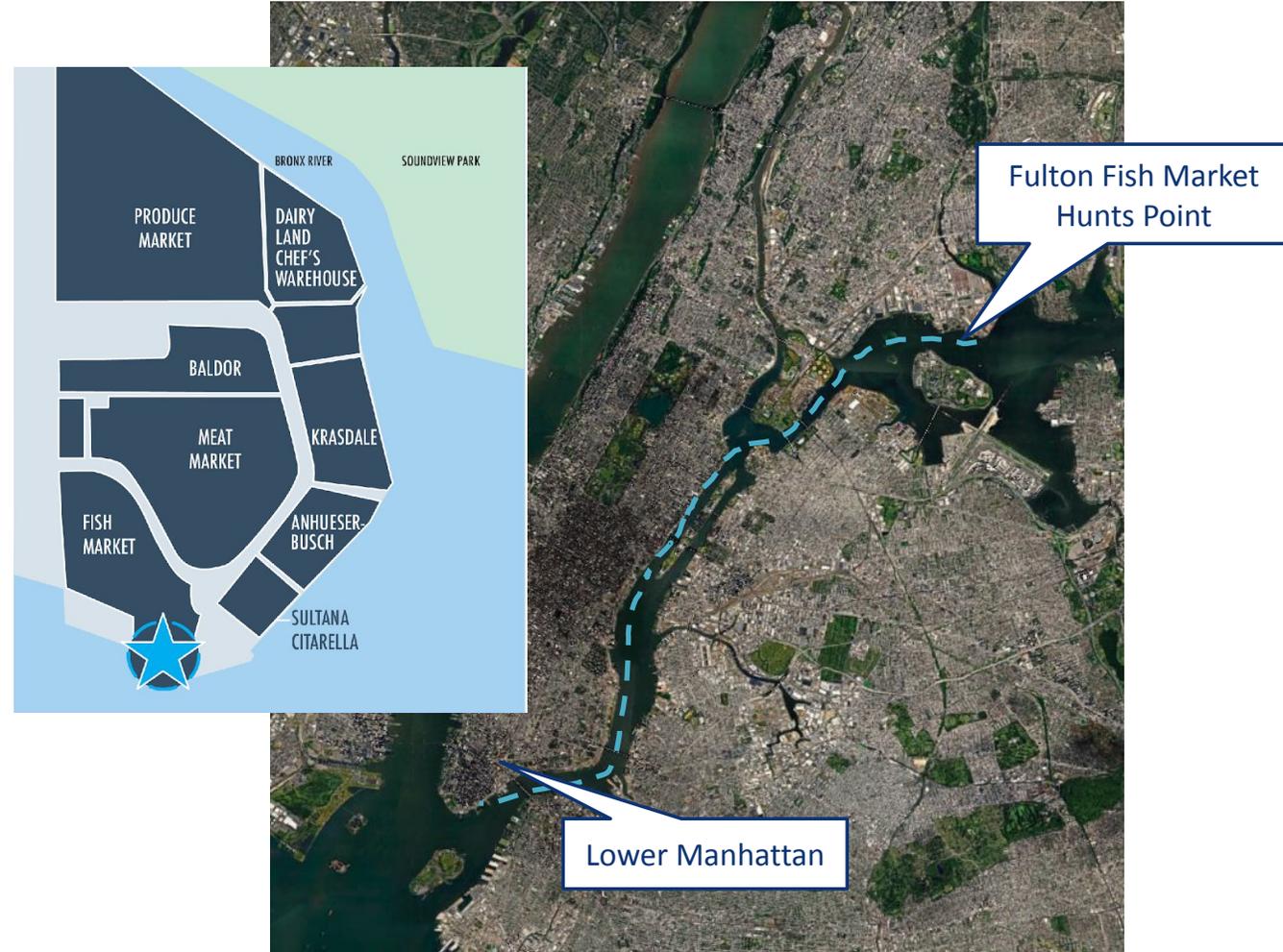
## Blue Ribbon seafood deliveries to lower Manhattan



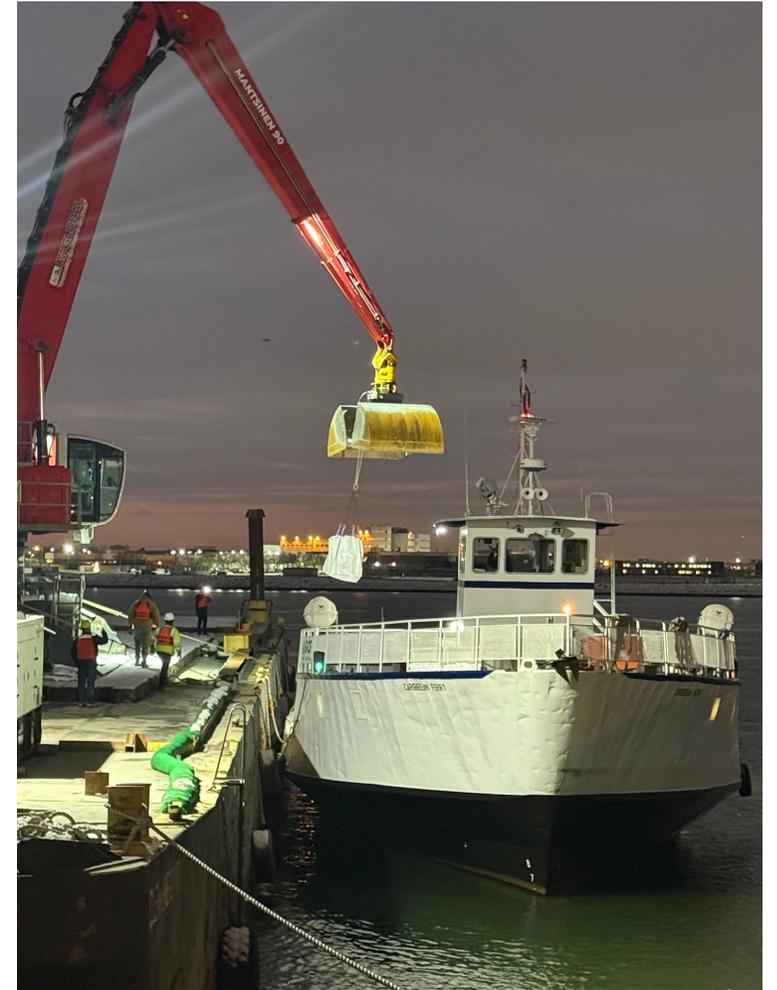
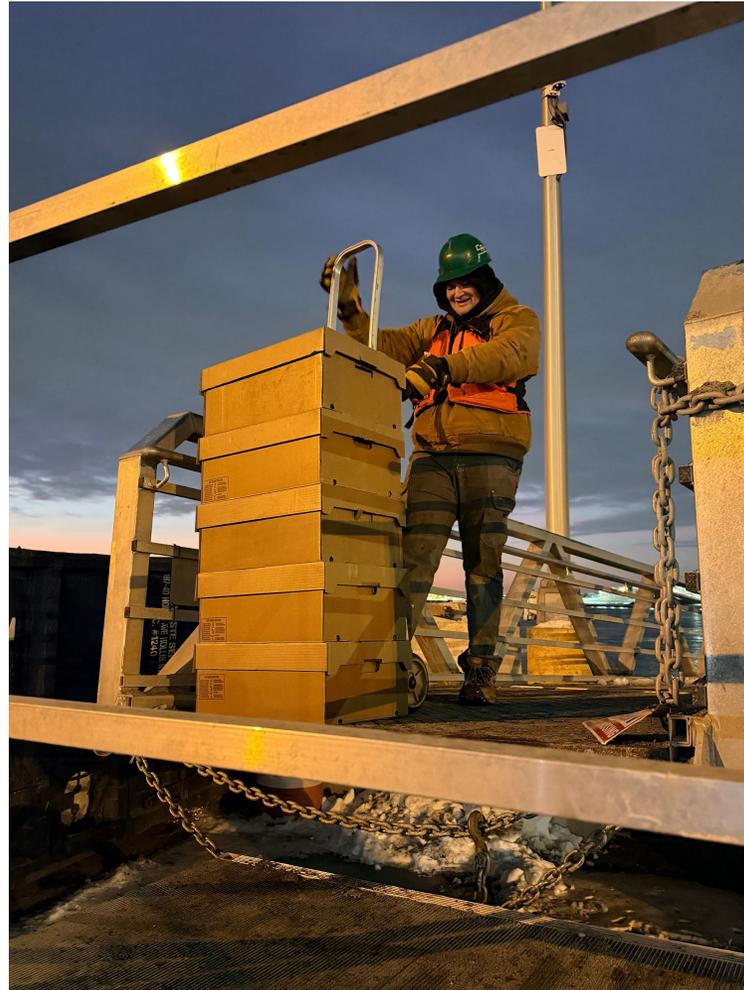
### PILOT

- Barge from Hunts Point along the East River to lower Manhattan pier
- Deliveries to lower Manhattan
- Return via barge to market in Hunts Point

No congestion pricing toll, no traffic



# Phase 2: 12/17/25 Delivery Demonstration



# Next Steps

- Get shipping and receiver customers for our routes: Brooklyn to Governors Island and Hunts Point, Bronx to Lower Manhattan
- Try different commodity types
- Scale deliveries
- Collect lessons learned, input and data on delivery costs, time and emissions
- Make recommendations to scale



The NYCEDC & NYCDOT are scheduled to speak about the Blue Highways Action Plan - that these pilots are part of - at the February transportation committee meeting

# MANHATTAN COMMUNITY BOARD 1

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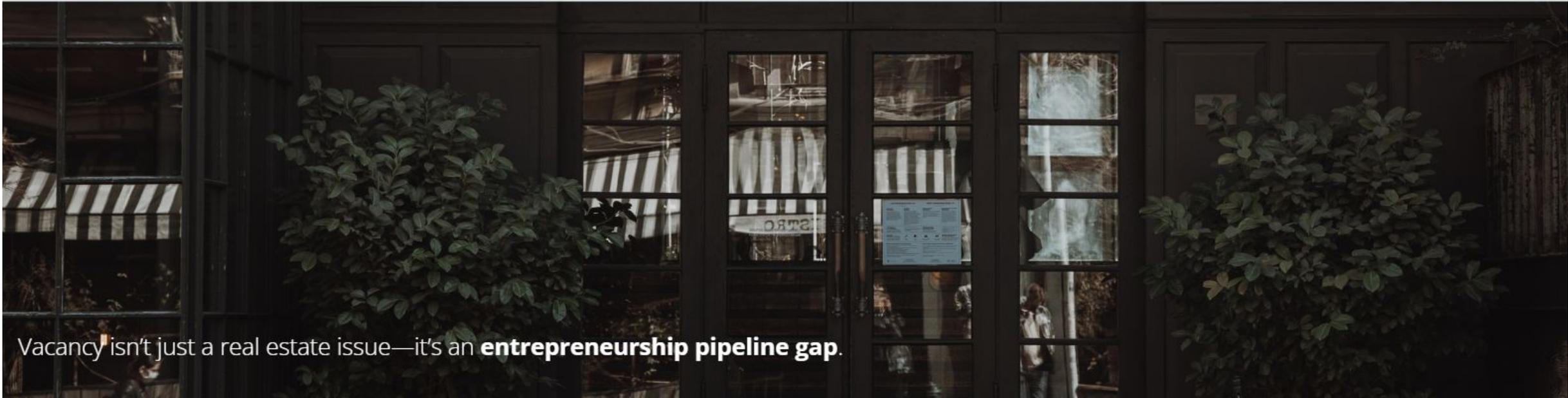
**Land Use, Zoning & Economic Development – N. Pourshakouri**

- 1. Quay Accelerator, Programming to address Downtown Retail Vacancy Rates - Resolution**
- 2. 50-58 Cliff Street Proposed Affordable Housing Development Project, Settlement Housing Fund - Report**

# Quay Accelerator

## THE OPPORTUNITY IN LOWER MANHATTAN

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Vacancy isn't just a real estate issue—it's an **entrepreneurship pipeline gap**.



Persistent retail  
vacancies and  
uneven post-COVID  
recovery

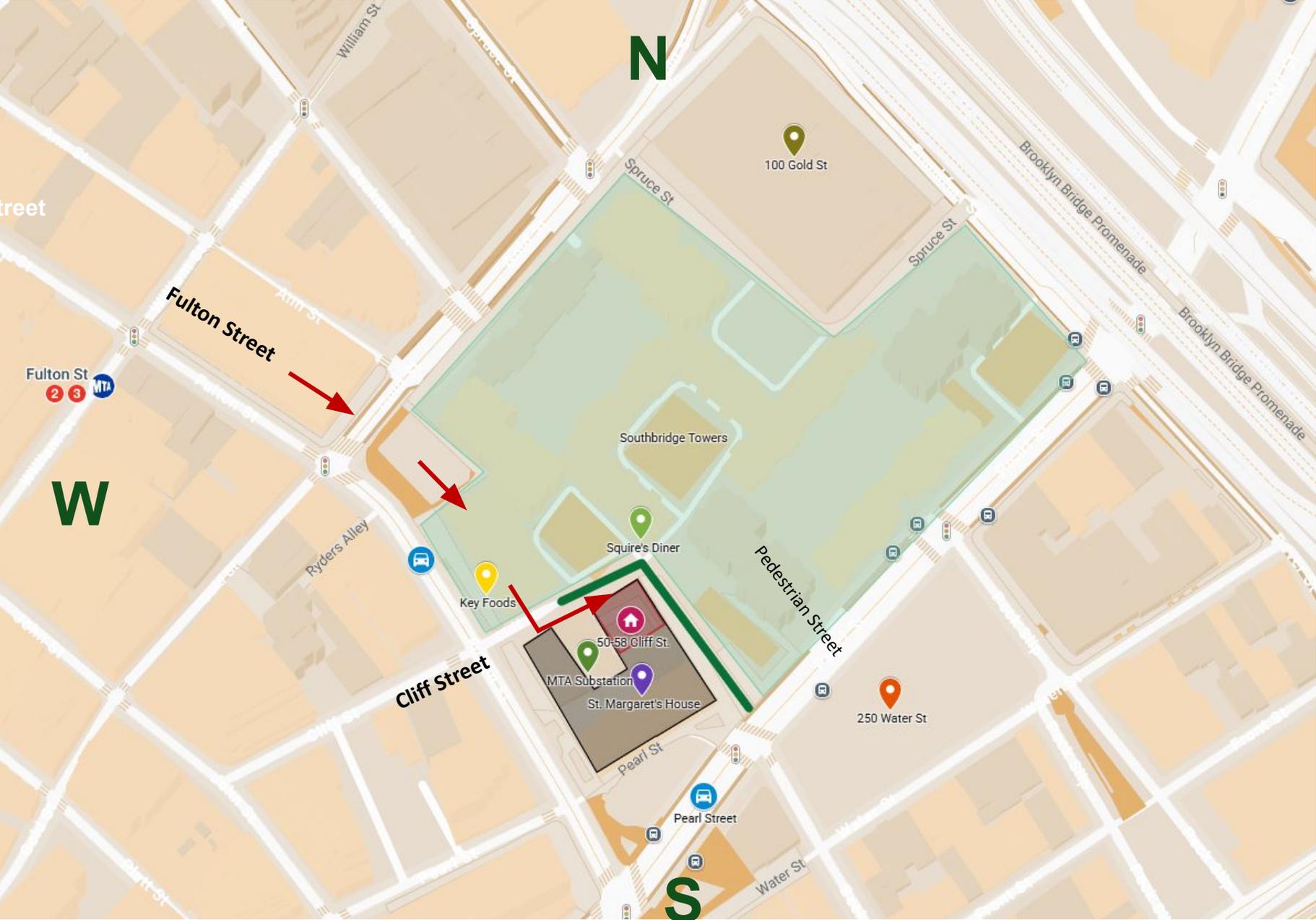


Strong pedestrian  
corridors +  
underutilized side  
streets



Major upcoming demand  
drivers (tourism, office  
return, global events)

# 50-58 Cliff Street



### Buildings

- 50-58 Cliff St.
- St. Margaret's House
- MTA Substation
- Southbridge Towers
- 100 Gold St
- 250 Water St
- Key Foods
- Squire's Diner

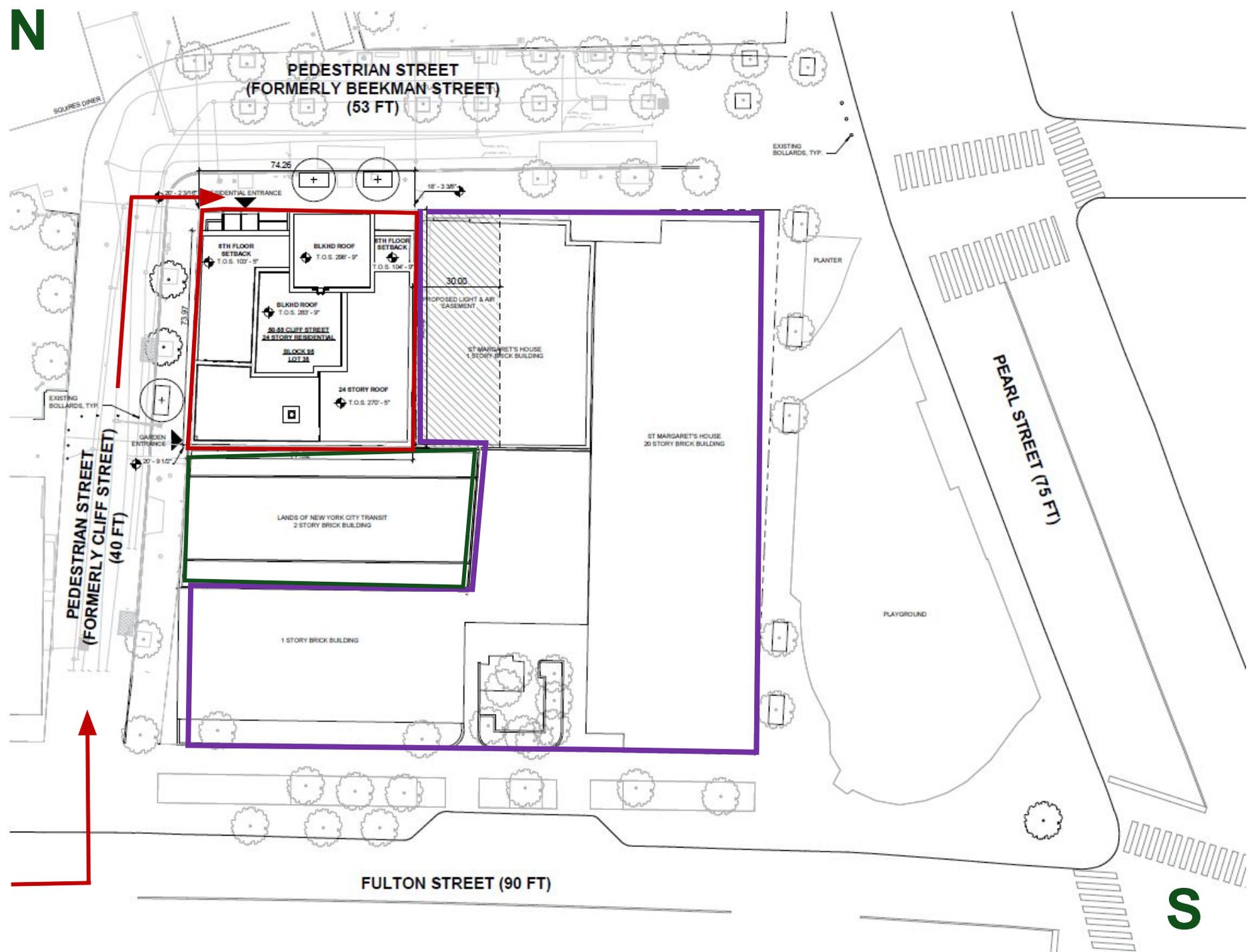
### Lots

- Tax Lot
- Zoning Lot

### Streets

- Pearl Street
- Fulton Street
- Pedestrian Street

N



S

50-58 Cliff St Rendering



SMH

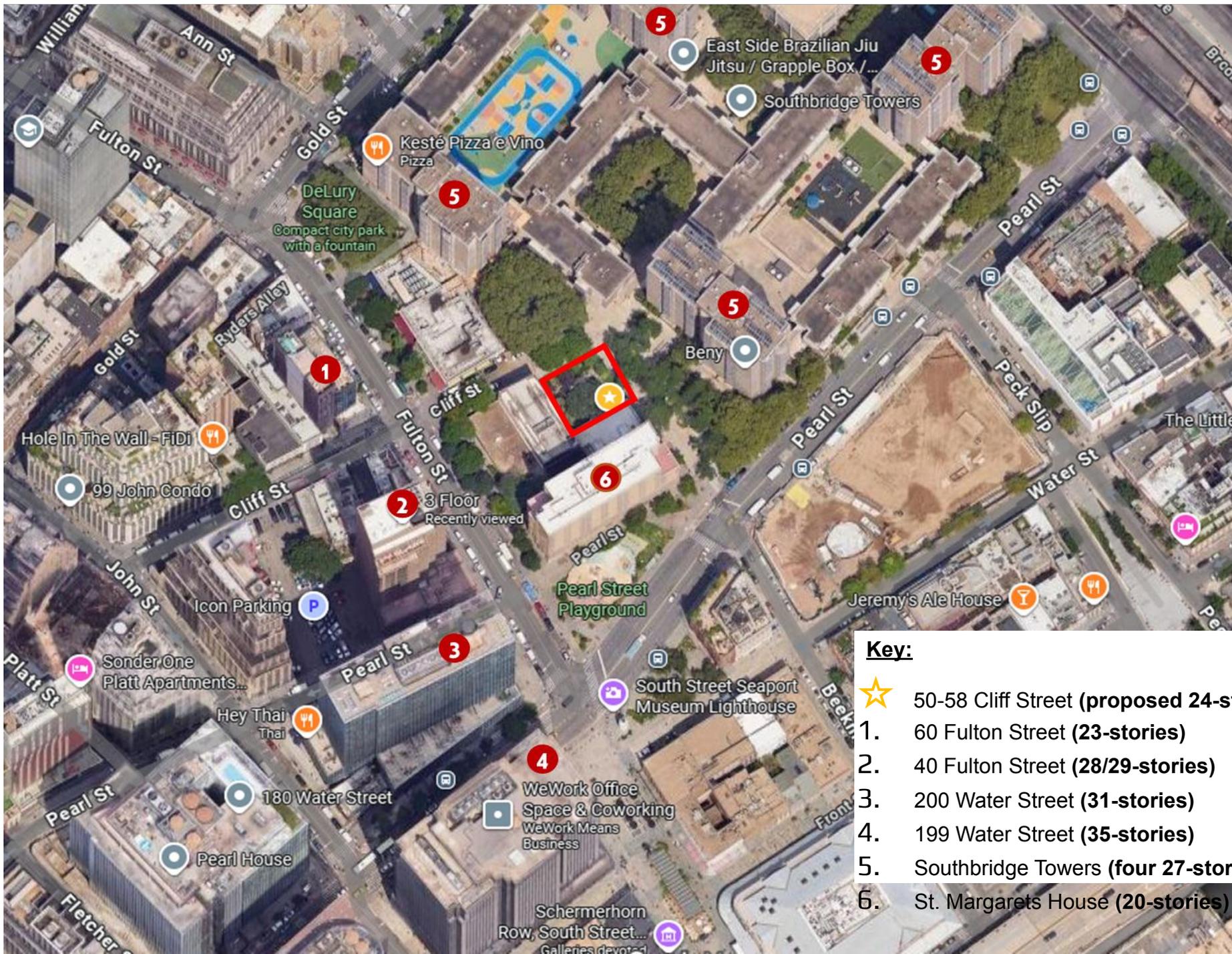
Fulton St.

Pearl St.

Beekman St.\*

St. Margaret's House





**Key:**

- ★ 50-58 Cliff Street (**proposed 24-stories**)
- 1. 60 Fulton Street (**23-stories**)
- 2. 40 Fulton Street (**28/29-stories**)
- 3. 200 Water Street (**31-stories**)
- 4. 199 Water Street (**35-stories**)
- 5. Southbridge Towers (**four 27-story towers**)
- 6. St. Margarets House (**20-stories**)

# MANHATTAN COMMUNITY BOARD 1

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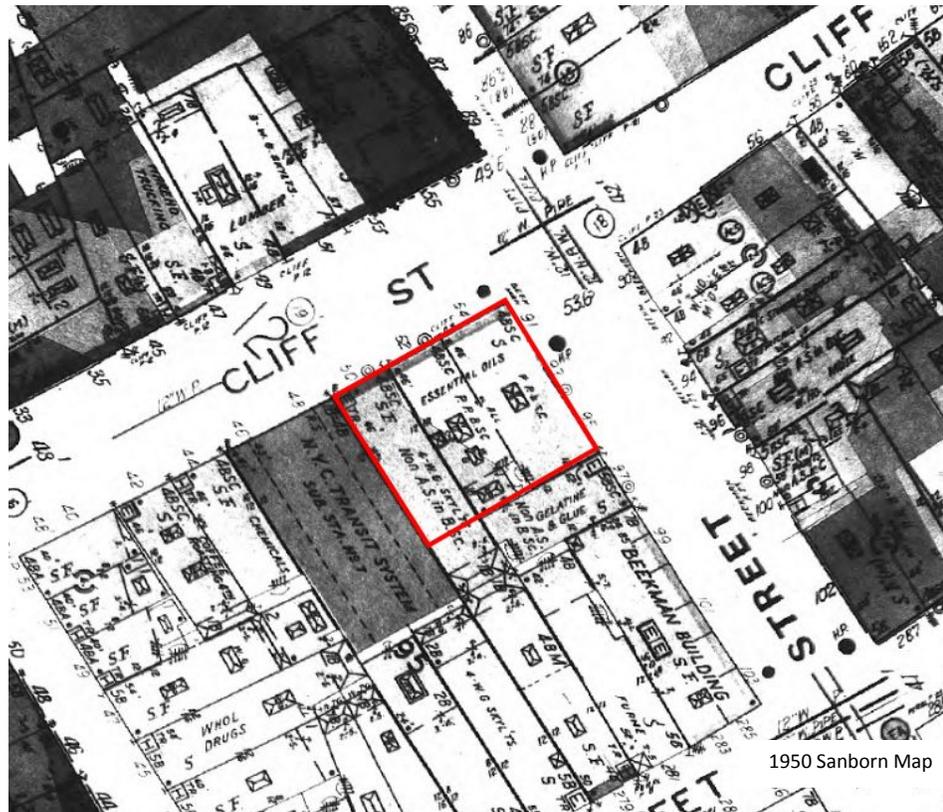
**Joint Land Use, Zoning & Economic Development – N. Pourshakouri**  
**Environmental Protection Committee – A. Blank**

- 1. Brownfield Cleanup Program Application 50-58 Cliff Street - Report**
- 2. Moving FIDI Seaport Forward plan - Report**

# Brownfield Cleanup Program Application

## Brownfield Cleanup Program:

- Typical NYC fill; no severe contamination
- DEC-regulated investigation + cleanup
- Air monitoring, public notice, oversight



Phase I Environmental Site Assessment



Limited Phase II Environmental Subsurface Investigation

Southern Tie-In



Flood protection is integrated through The Battery and connects to South Battery Park City Resilience to create a continuous line of flood defense.

A new pump station prevents inland flooding by managing stormwater.

Floodgates are stored during normal conditions and deployed during coastal storms.

Eight acres of new public open space and a continuous elevated esplanade provide increased public access to the waterfront.

The shoreline is extended into the East River by up to one city block (90-200 feet) to accommodate flood defense infrastructure.

Ferry terminals are reconstructed and elevated.

Ferry Hub



Elevated two-level waterfront provides protection against sea level rise and coastal storms.

Harbor View Park



Seaport Piers



# Ferry Hub

## Extensive Green Roof

The expansive roof areas present an opportunity to incorporate green roofs, which can help manage stormwater runoff, function as an effective passive cooling strategy, and foster biodiversity on the site.

## Staten Island Ferry Terminal

The western wing of the Ferry Hub accommodates the Staten Island Ferry Terminal, incorporating four ferry slips designed for efficient two-level passenger boarding.

## Civic Gateway

The central atrium extends the proposed continuous pedestrian access to the second level of the Ferry Hub, creating a green connection that continues toward the waterfront.

## Governors Island Ferry Terminal

The eastern wing of the Ferry Hub houses the Governors Island Ferry Terminal, providing two slips with two-level boarding and one slip with single-level boarding.

Conceptual rendering of the Ferry Hub from the East River.

# Ferry Hub: Looking from South Street

## Defining the Street Edge

The buildings are aligned along South Street to create a clear unobstructed pedestrian pathway into Peter Minuit Plaza and The Battery.

## Continuous Pedestrian and Bicycle Access

Continuous pedestrian and bicycle pathways provide uninterrupted movement through the site.

## Security Considerations

Potential site for a security booth and safety port to support controlled access and monitoring.

## Wayfinding

Clear signage and wayfinding directs passengers to the ferry terminal.

## Elevated Public Esplanade

An elevated esplanade extends from the East River waterfront to The Battery, offering second-level access to the ferry terminals.

## Rerouting Vehicular Access

A dedicated vehicular access loop integrated within the Ferry Hub building diverts traffic away from Peter Minuit Plaza, ensuring a safer, more pedestrian-friendly environment.

## Underpass Cap Extended

Extending the Battery Park Underpass cap improves multi-modal access, eases traffic congestion, enhances pedestrian safety, and provides better connections between surrounding open spaces.

Conceptual rendering of South Street, with the Battery Maritime Building and Ferry Hub at left.

# Harbor View Park

## New Open Space

Expansive lawns and plazas provide areas for exercise, outdoor learning, and community events.

## Upper-Level Esplanade

Concealed below the elevated waterfront, the floodwall protects against flooding from coastal storms while creating a public terrace that offers stunning city views.

## Riverfront Get-Downs

Lower esplanades lead visitors to the water's edge, offering immersive, multi-sensory experiences of the East River.

Conceptual rendering of the multi-level esplanade at Maiden Lane.

# Harbor View Park: Rebuilt Wall Street/Pier 11 Ferry

## Rebuilt Ferry Terminal

A new City and regional ferry terminal will provide more space for passengers and vessels, improving circulation and connectivity.

## Discreet Flood Protection

Floodgates are stored out of sight and rolled out during storms.

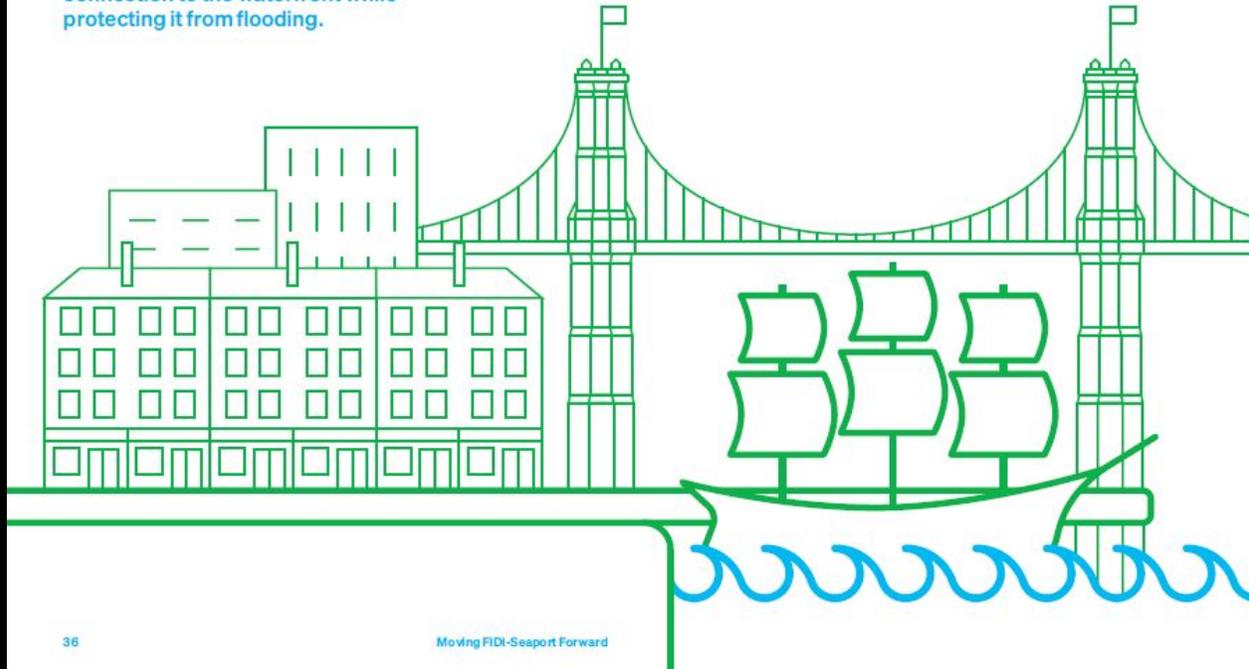
## Community-Serving Amenities

New buildings could provide opportunities for community-serving amenities.

Conceptual rendering looking towards the East River from Old Slip

# Seaport Piers

The Seaport Piers area will preserve the historic South Street Seaport's connection to the waterfront while protecting it from flooding.



## Today

The Seaport District is a vibrant cultural and historic neighborhood that is a destination for both residents and visitors. Pier 17 was elevated to protect against storms after Superstorm Sandy, but Piers 15 and 16 will experience monthly flooding by the 2080s.

## Our Solution

Historic uses in this area will be maintained and protected in the new design. Pier 16 will be elevated and Pier 15 will be replaced by a new Pier 19 to the north. Floodgates will provide direct access to the water from the city. A new small cove by the Brooklyn Bridge could create recreational and ecological opportunities. The floodwall will also connect to the adjacent Brooklyn Bridge-Montgomery Coastal Resilience project.



Multi-modal public access to and from the new waterfront will be provided through bike lanes and walkways. Source: Google Maps



The vibrant Seaport District is at risk of flooding which will disrupt programming and businesses. Source: Marvel

# Fulton Street Gateway at Pier 17

## Historic Vessel Docks

Docks for historic vessels remain and are integrated into the waterfront experience.

## Pathways and Slopes

Universally accessible pathways lead visitors between the lower- and upper-level esplanades.

## Active Upper-Level Spaces

Small plazas, lawns, and buildings create vibrant, welcoming areas across the elevated waterfront.

## Roller Floodgates

Floodgates remain open and provide direct physical and visual access to the water, closing only during a coastal storm.

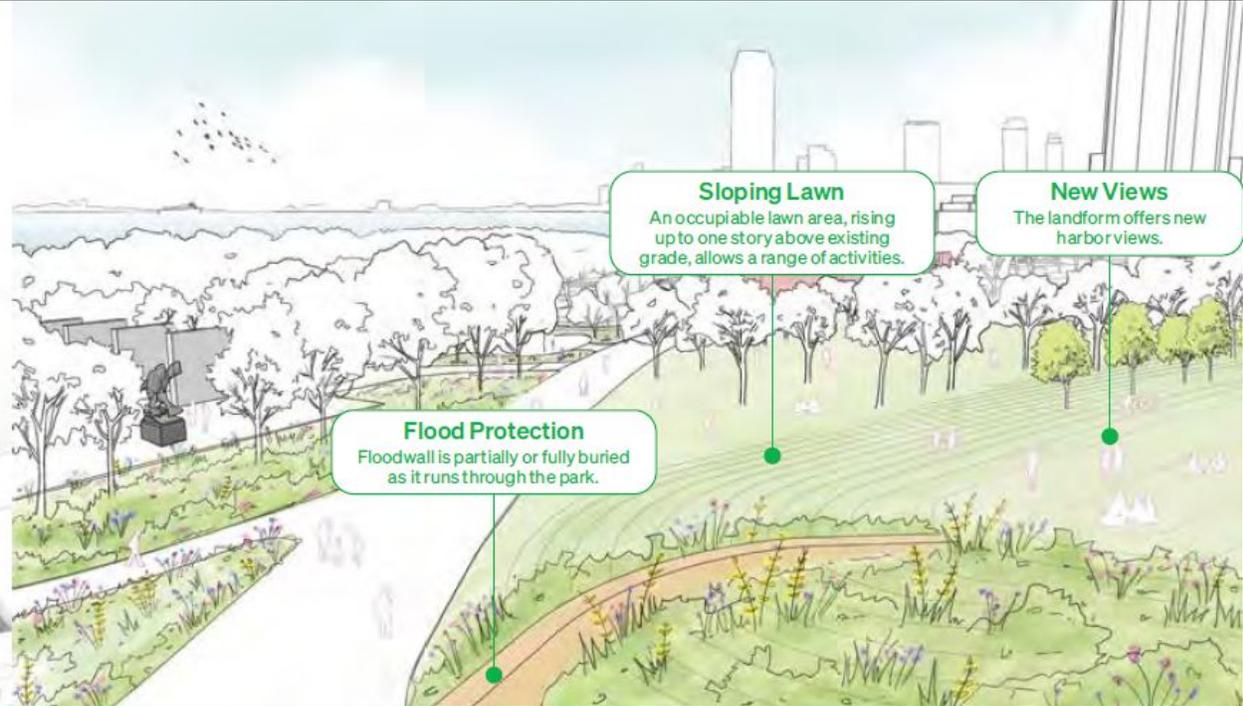
Conceptual rendering of the Fulton Street gateway looking south from Pier 17.

## Southern Tie-In



In the working concept design for the Southern Tie-In, a reconfigured oval lawn allows clear views to Castle Clinton and a passive gathering space, and an expanded, tree-shaded

plaza welcomes visitors at the main entrance and can be used for flexible events. An accessible path runs through large, gently sloping lawns for flexible gathering, and a hilltop ridge offers new harbor views.



This sketch shows a bird's-eye view of the landform. An accessible path brings visitors up and over the landform with moments to rest and look out. At its high point, the landform is approximately 15 feet

in height above the existing elevation, or about one story tall. Floodgates maintain at-grade pedestrian access and views along major axes to the water.

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

### Tribeca area

1. 277 Church Street, new application and temporary permit for A Slight Ache LLC for full liquor license – Resolution

### Financial District area

1. 33 Maiden Lane, new application and temporary retail permit for Carnegie Diner 33 LLC dba Carnegie Diner & Cafe for beer & wine license – Resolution
2. 19 South William Street, application for method of operation change to amend the daily 2AM closing hours to 4AM for Liam Street Venture LTD/Magic of Things LLC dba The Cauldron for full liquor license – Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Licensing & Permits Committee – S. Cole

### Seaport/Civic Center area

1. 19 Fulton Street, application for an alteration to add an outside bar to the premises HHC Cobblestones LLC dba Cobble & Co and Sunday in Brooklyn for full liquor license – Resolution
2. 1 Fulton Street, application for an alteration to remove the outside bar from the premises HHC Fulton Retail LLC, HHC Lawn Games & The Lawn Club NYC LLC dba The Lawn Club for full liquor license – Resolution
3. 89 South Street, ground floor, transfer application with temporary retail permit and no change to method of operation for Gitano NYC & Grupo LLC for full liquor license – Resolution

# MANHATTAN COMMUNITY BOARD 1

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## Youth & Education Committee – D. Robinson

1. PS 150 traffic safety – Resolution
2. Discussion of federal freezing of child care funds - Report

# MANHATTAN COMMUNITY BOARD 1

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## Waterfront, Parks & Cultural Committee - A. Zelter

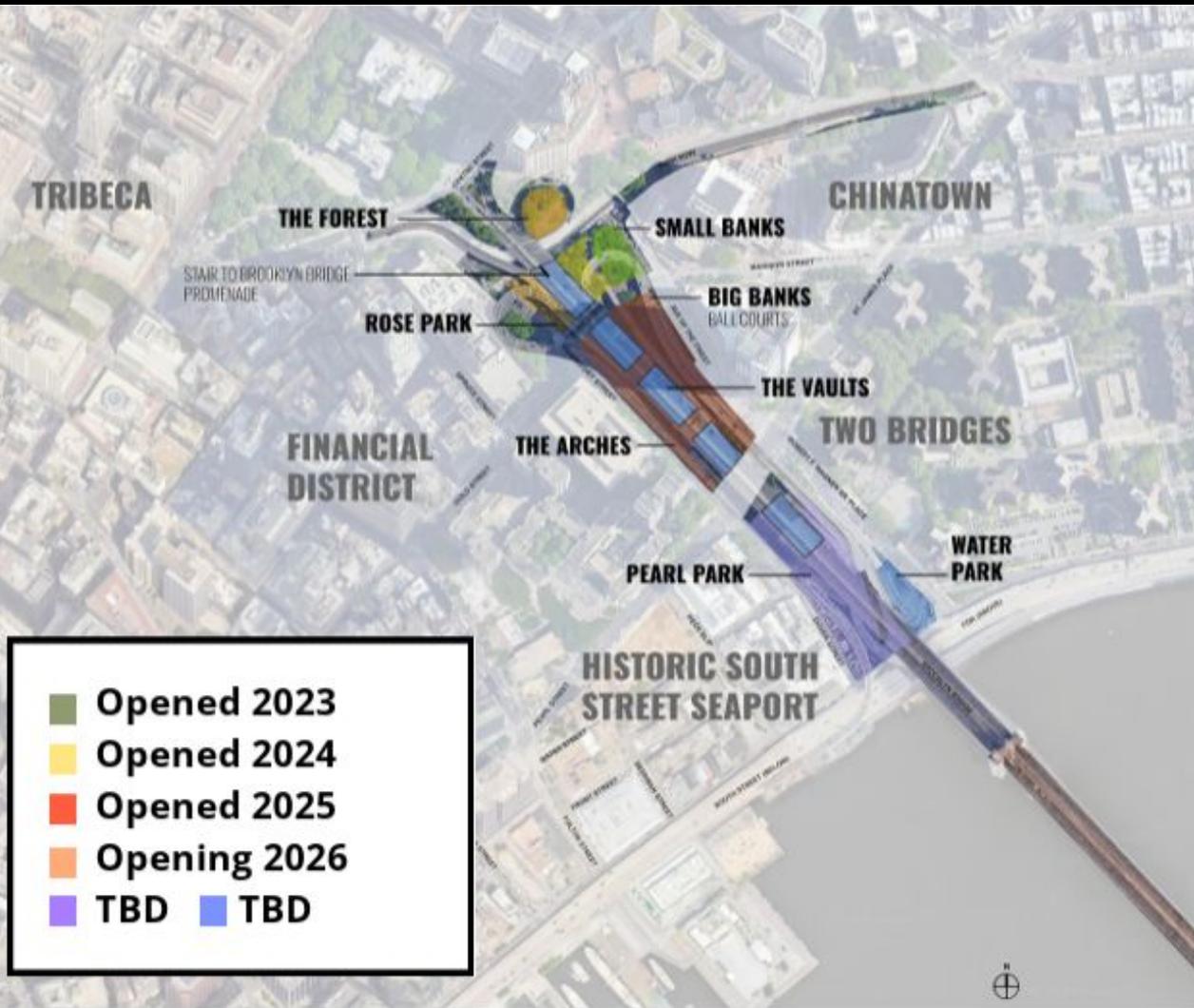
1. Gotham Park Updates - Report

# GOTHAM PARK

## 2025 brought our boldest leap yet!



- 4 acres under management since June 2025
- Formal Plaza Partner since 2025
- \$56 million in city, state and federal construction funding allocated to project through our advocacy (through DOT)
- Featured in NYT, Vote on the 17 Ways That Mayor Mamdani Could Improve New York. Over 20,000 voted "Love it!"



# MANHATTAN COMMUNITY BOARD 1

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

- 1. New York Health Act - Report**
- 2. Protest Buffer for Houses of Worship - (Tabled) Report**
- 3. Budget Priorities for Bellevue Hospital - Resolution**
- 4. Quality of Life Issues with 89 Trinity - Resolution**

# MANHATTAN COMMUNITY BOARD 1

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## Old Business

# MANHATTAN COMMUNITY BOARD 1

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## **New Business**

# MANHATTAN COMMUNITY BOARD 1

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## Adjournment

# MANHATTAN COMMUNITY BOARD 1

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**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"**