



The City of New York

# Manhattan Community Board 1

***Monthly Board Meeting***  
***Tuesday, July 28, 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: FY 2027 Adopted Budget





# MANHATTAN COMMUNITY BOARD 1

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## Business Session

- . Adoption of June 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 June 30, 2026

July 1, 2025 to June 30, 2026

| OMB Budget                                    |  | Submitted by Mariama James, Treasurer on July 28, 2026 |             |               |             |              |              |
|-----------------------------------------------|--|--------------------------------------------------------|-------------|---------------|-------------|--------------|--------------|
| Spending Category                             |  | Budget                                                 | 1st Qtr.    | 2nd Qtr.      | 3rd Qtr.    | 4th Qtr.     | Unexpended   |
|                                               |  |                                                        | 7-1 to 9-30 | 10-1 to 12-31 | 1-1 to 3-31 | 4-1 to 6-30  | Balance      |
| Telephone                                     |  | \$1,245.00                                             | \$1,245.00  | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| General Supplies                              |  | \$1,718.00                                             | \$9.99      | \$281.36      | \$115.06    | \$1,311.39   | \$0.20       |
| Food                                          |  | \$6,669.00                                             | \$732.53    | \$993.65      | \$1,541.99  | \$3,400.83   | \$0.00       |
| Postage                                       |  | \$60.00                                                | \$0.00      | \$0.00        | \$0.00      | \$59.75      | \$0.25       |
| Cleaning Supplies                             |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Data Supplies                                 |  | \$4,585.00                                             | \$979.88    | \$599.12      | \$522.51    | \$2,482.64   | \$0.85       |
| Office Equipment                              |  | \$10,400.00                                            | \$0.00      | \$0.00        | \$0.00      | \$10,396.00  | \$4.00       |
| Data Processing Equipment                     |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Printing                                      |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Travel                                        |  | \$1,222.00                                             | \$102.97    | \$390.56      | \$348.79    | \$379.68     | \$0.00       |
| Leasing                                       |  | \$676.00                                               | \$476.45    | \$59.79       | \$59.79     | \$79.72      | \$0.25       |
| Service Contract/Office Equipment Maintenance |  | \$1,125.00                                             | \$1,125.00  | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Office Services                               |  | \$707.00                                               | \$0.00      | \$0.00        | \$706.14    | \$0.00       | \$0.86       |
| Training                                      |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Furniture                                     |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Rental Space                                  |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Consultant Contract                           |  | \$9,198.00                                             | \$0.00      | \$0.00        | \$0.00      | \$9,198.00   | \$0.00       |
| News subscriptions                            |  | \$140.00                                               | \$0.00      | \$140.00      | \$0.00      | \$0.00       | \$0.00       |
| Advertising                                   |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Personnel Services                            |  | \$258,560.00                                           | \$57,009.58 | \$68,185.71   | \$59,215.84 | \$73,901.05  | \$247.82     |
| Totals                                        |  | \$296,305.00                                           | \$61,681.40 | \$70,650.19   | \$62,510.12 | \$101,209.06 | \$254.23     |
|                                               |  |                                                        |             |               |             |              |              |
| Street Fair Fundraising                       |  |                                                        |             |               |             |              |              |
| Spending Category                             |  | Budget                                                 | 1st Qtr.    | 2nd Qtr.      | 3rd Qtr.    | 4th Qtr.     | Unexpended   |
|                                               |  |                                                        | 7-1 to 9-30 | 10-1 to 12-31 | 1-1 to 3-31 | 4-1 to 6-30  | Balance      |
| To be scheduled                               |  | \$134,194.00                                           | \$500.00    | \$0.00        | \$0.00      | \$0.00       | \$133,694.00 |
| Data Processing Equipment                     |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Training                                      |  | \$4,000.00                                             | \$0.00      | \$0.00        | \$0.00      | \$4,000.00   | \$0.00       |
| Travel                                        |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| General Supplies                              |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Food                                          |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Temp. Service                                 |  | \$31,000.00                                            | \$0.00      | \$0.00        | \$0.00      | \$16,813.04  | \$14,186.96  |
| Totals                                        |  | \$169,194.00                                           | \$500.00    | \$0.00        | \$0.00      | \$20,813.04  | \$147,880.96 |
|                                               |  |                                                        |             |               |             |              |              |
| Grants                                        |  |                                                        |             |               |             |              |              |
| Spending Category                             |  | Budget                                                 | 1st Qtr.    | 2nd Qtr.      | 3rd Qtr.    | 4th Qtr.     | Unexpended   |
|                                               |  |                                                        | 7-1 to 9-30 | 10-1 to 12-31 | 1-1 to 3-31 | 4-1 to 6-30  | Balance      |
| To be determined                              |  | \$0.00                                                 | \$0.00      | \$0.00        | \$0.00      | \$0.00       | \$0.00       |
| Office Equipment                              |  | \$0.00                                                 | \$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   | \$0.00       |
| Totals                                        |  | \$6,000.00                                             | \$0.00      | \$2,546.25    | \$0.00      | \$3,453.75   | \$0.00       |

# District Manager's Report July 2026

## Community District Needs Online Survey - FY2028 - Public Input

### Community District Needs Survey for Gathering Public Input

#### Welcome to the FY28 Community District Needs Survey for Public Input!

Your community board is gathering input for the current Statement of Community District Needs and Budget Requests (CD Needs). By completing this survey, your thoughts and perspectives on your district's biggest needs and priorities will be shared with your community board.

In this survey, you'll be asked to select your Top 3 Pressing Issues for your district, as well as your Most Important Issue in 7 different policy areas.

For more information on CD Needs, please visit the Department of City Planning's website: <https://www.nyc.gov/content/planning/pages/planning/capital-planning#community-district-needs>

You can also find which district you live in, access data and information about your district, as well as current and former Community District Needs Statements, on the Community District Profiles tool:

<https://communityprofiles.planning.nyc.gov/>

Next

0%



## DISTRICT NEEDS TIMELINE

- **July** - Review items on Committees List and Remove Edit as Needed
- **August Break** - Independently Come up with New Items
- **September** - Review New Items and Continue Editing
- **October in Committee**- Finalize and Rank
- **October Executive** - Finalize All Items and Rankings
- **October Full Board** - Vote on Final list

# District Manager's Report July 2026



FUND FOR THE CITY  
OF NEW YORK



## Community Board Proposal

[Home](#) » [Community Planning Fellowship](#) » Community Planning Fellowship: Project Proposal

### Participation

All Community Boards throughout the five boroughs and select nonprofits are eligible to participate. District Managers and nonprofit partners may submit a project proposal that is both valuable to their community and a substantive learning experience for Fellows over a two-semester timeframe. Complete the form below to submit your proposal. If you need assistance developing the proposal, email [communications@fcny.org](mailto:communications@fcny.org) .



# District Manager's Report July 2026



## Map of the collisions

crash\_date

1/1/2026

6/10/2026

person\_injury

☒ Injured

☐ Uninjured

person\_type

☐ Bicyclist

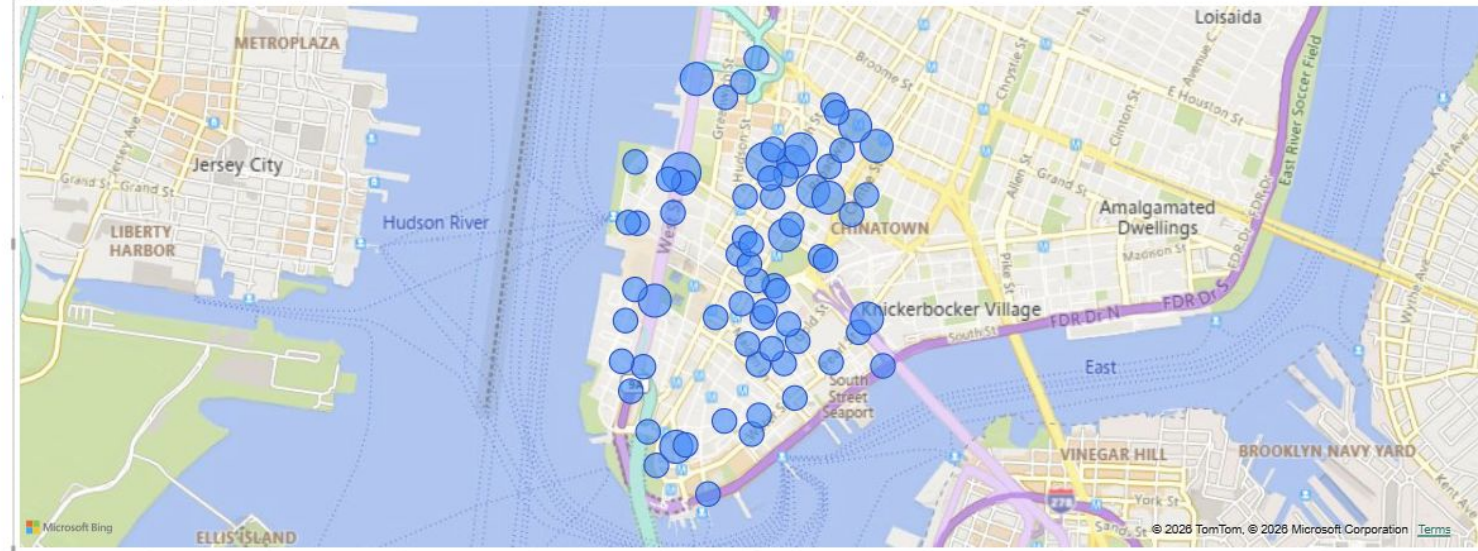
☐ Other Motorized

☐ Pedestrian

☐ Vehicle Occupant

Count of collision\_id by person\_injury, latitude and longitude

person\_injury ● Injured



| collision_id | crash_date                 | cross_street_name | off_street_name | on_street_name | vehicle_type_code1                  | person_type  | collision_id | vehicle_type                        |
|--------------|----------------------------|-------------------|-----------------|----------------|-------------------------------------|--------------|--------------|-------------------------------------|
| 4869152      | Friday, January 02, 2026   |                   | BROADWAY        | CANAL ST       | Sedan                               | Vehicle Occu | 4869152      | Sedan                               |
| 4869152      | Friday, January 02, 2026   |                   | BROADWAY        | CANAL ST       | Sedan                               | Vehicle Occu | 4869766      | Station Wagon/Sport Utility Vehicle |
| 4869766      | Tuesday, January 06, 2026  | 111 WORTH ST      |                 |                | Station Wagon/Sport Utility Vehicle | Pedestrian   | 4870847      | E-Bike                              |
| 4870847      | Saturday, January 10, 2026 |                   | CHAMBERS ST     | WEST ST        | Station Wagon/Sport Utility Vehicle | Bicyclist    | 4870847      | Station Wagon/Sport Utility Vehicle |
| 4870848      | Saturday, January 10, 2026 |                   | THEATER ALY     | BEEKMAN ST     | Box Truck                           | Bicyclist    | 4870848      | Bike                                |
| 4870963      | Saturday, January 10, 2026 | 90 WATER ST       |                 |                | Station Wagon/Sport Utility Vehicle | Pedestrian   | 4870848      | Box Truck                           |

St. Ann's Warehouse and The Walk Productions  
present  
**Return of the Buffalo: 50 Life-Size Buffalo Puppets to Roam,  
Graze, and Run Wild Through The Streets of Downtown  
Brooklyn and Lower Manhattan, September 19–20**



**Buffalo Ready to Move**





ENJOY AUGUST  
BREAK!

*Bogardus Plaza*



# Chairperson's Report July 2026





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

- 06/26 CECM - July 4th
- 06/27 Pride Parade with MBP Brad Hoylman-Sigel
- 06/28 CECM Update
- 07/02 Excel Environmental
- 07/06 100 Gold
- 07/09 American Express -2 WTC
- 07/09 Faces of Chinatown Art Exhibit- MBPO/ HRP AC Meeting
- 07/10 BBJ Artist Selection Panel Observation
- 07/16 Borough Board
- 07/17 BPC CAC Meeting
- 07/17 9/11 Museum Memorial re: Community event
- 07/20 250 Water Street Tavros/CB1 Introduction
- 07/20 Washington Street Easement walk through
- 07/20 BBJ Construction working group
- 07/23 CD Needs Submission Training
- 07/24 Fearless Girl Event at NYSE/ Intro to BPCA COO
- 07/27 Lunch & Learn Training on Census
- 07/28 Dining Out NYC - CB Portal Updates
- 07/28 Lunch & Learn BSA Training
- 07/28 Meet with Intern re: Newsletter

## July UPDATES





# In and Out and About

1. Check Emails for Additional INFO
  - a. We have ONE meeting in August 25
    - check in & ensure reps from each committee are present.
  - b. Please note office is on summer staffing but the City/State not - we will have business in August!



If you see something - say something!

Report it all to 311...AND 911 for any and Health and safety issues for yourself or others.

→→→BEFORE posting on Social Media

This is how agencies know & we can affect budgets!



# Chairperson's Report July 2026

## NYC DOT

PEDESTRIANS [pedestrians.shtml]

### Summer Streets

Summer Streets is an annual celebration of New York City's most valuable public space – our streets.

On select summer Saturdays our city's usual traffic noise and honking horns will be replaced with open streets teeming with walkers, bikers, runners, and performers. Discover a wealth of free cultural programs, performances, fitness classes, interactive art, giveaways, and much more as you experience the city in this whole new way.

Summer Streets: 5 Boroughs / 5 Saturdays  
Queens and Staten Island on July 25 from 9 a.m. to 5 p.m.  
Manhattan on August 1 from 7 a.m. to 3 p.m.  
Manhattan on August 8 from 7 a.m. to 3 p.m.  
Manhattan on August 15 from 7 a.m. to 3 p.m.  
Brooklyn and The Bronx on August 22 from 9 a.m. to 5 p.m.

WABC-TV (ABC7) is the official media sponsor of Summer Streets, along with sponsors and partners Grand Central, Zespri Kiwifruit, Yerba Madre, Volo Sports, and Just Ioe Tea, among more to come.

NYC DOT is partnering with New York Road Runners (<https://www.nyrr.org>) (NYRR) to expand the NYRR Start Line Series, an initiative bringing free, community-based running and walking events to Summer Streets. Geared towards beginner athletes, the series will return to Queens on Saturday, July 25. And for the first time in the series, NYC DOT and NYRR will also host events in Manhattan on August 1 and in the Bronx on August 22. **Register for the NYRR Start Line Series events at <https://www.nyrr.org/startlineseries>**

NYC DOT is partnering with Lyft to offer event attendees access to Citi Bike e-bikes and bikes this year using a promo code. For the July 25 events, use code **SUMMER2WHEEL** in the Lyft or Citi Bike app to save up to \$10 on two rides (max. savings of \$20). Valid on July 25, 2026 only. Limited quantities while supplies last. Terms apply. Stay tuned for information about codes for other Summer Streets Saturdays!

Summer Streets is a rain or shine event. Please follow NYC DOT on [Instagram](https://www.instagram.com/nyc_dot) ([https://www.instagram.com/nyc\\_dot](https://www.instagram.com/nyc_dot)) and [X](https://x.com/nyc_dot) ([https://x.com/nyc\\_dot](https://x.com/nyc_dot)) for updates on schedule changes during the event.



**QUEENS & STATEN ISLAND:**  
July 25, 9AM - 5PM

**MANHATTAN:**  
August 1, 8 & 15, 7AM - 3PM

**BRONX & BROOKLYN:**  
August 22, 9AM - 5PM

**NYC DOT**





# Turn up the heat 2026!!

Advocacy works!! When we make good trouble! Speak up!

UPDATES Near term:

- Continued advocacy around working together:
  - the Battery and new Taskforce
  - NYSE - improvements around and inside the fences
- Requests for BPCA mitigation/Seating Continue
- Construction concerns
- Flooding concerns

Working on:

- MBPO Training - please sign up!
- MBPO CB reception in the fall
- 9/11 Annual Community Event



# Chairperson's Report July 2026



The poster for National Night Out 2026 features a large, stylized logo at the top left with the text "NATIONAL NIGHT OUT NNO 2026" and a star. To the right, the theme "TOGETHER, WE BUILD A SAFE COMMUNITY" is written in bold, followed by the date "TUESDAY, AUGUST 4, 2026" and time "6:00 PM - 8:00 PM". Below this, the location "THE SEAPORT 89 SOUTH ST." is indicated with a location pin icon. A paragraph of text describes the event as a free, family-friendly celebration at the Seaport, featuring the NYPD. The central illustration shows a city skyline, a sailboat, and people on a pier. At the bottom, a list of activities includes face painters, carnival games, DJ music, and a meet-and-greet with the NYPD. The footer contains logos for the Police Department, Seaport Entertainment Group, South Street Seaport Museum, and Canal Sound & Light.

**NATIONAL NIGHT OUT**  
**NNO**  
2026

Join us for the annual National Night Out celebration at the Seaport! This free, family-friendly event brings our community together with the men and women of the NYPD for an evening of fun, connection, and public safety awareness.

**TOGETHER, WE BUILD A SAFE COMMUNITY**

TUESDAY, AUGUST 4, 2026  
6:00 PM - 8:00 PM

THE SEAPORT  
89 SOUTH ST.

★ COME OUT AND ENJOY: ★

- FACE PAINTERS
- CARNIVAL GAMES
- DJ MUSIC
- MEET YOUR NYPD

LET'S STRENGTHEN OUR COMMUNITY AND KEEP OUR NEIGHBORHOOD SAFE!  
WE LOOK FORWARD TO SEEING YOU THERE!

POLICE DEPARTMENT  
SEAPORT ENTERTAINMENT GROUP  
SOUTH STREET SEAPORT MUSEUM  
CANAL SOUND & LIGHT



# Chairperson's Report July 2026





# 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

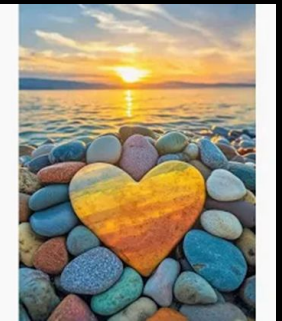
See, Robert's Rules of Order Revised, Fourth Edition, at Art. V, § 30,  
accessible at <http://www.rulesonline.com/rror-05.htm#30>

# MANHATTAN COMMUNITY BOARD 1

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## Executive Committee – T. Meltzer

- 1. Draft Environmental Impact Statement for the DSNY Citywide Containerization Program – Report**
- 2. Independent Budget Office (IBO) Review of FY 2027 NYC Budget adopted budget – Report**
- 3. Pier 15: DOCKNYC Operator Update – Report**
- 4. Locating sites for Public Restrooms in CB1 - Report**



# MANHATTAN COMMUNITY BOARD 1

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## Street Fairs Committee – D. Charkoudian

### 1. Update on upcoming CB1's street fair events - Report





# MANHATTAN COMMUNITY BOARD 1

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## Youth & Education Committee – D. Robinson

1. Discussion regarding city planning with respect to youth, education, recreational spaces, and public safety - Report



# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – F. Curtis

Tribeca area



1. 205 Hudson Street aka 203 Hudson Street, application for a method of operation change to extend hours 12PM-1AM Sunday to Thursday and 12PM- 2AM Friday to Saturday for Chefscape NYC LLC dba Rosa for full liquor license – Resolution
2. 75 Murray Street, new application and temporary retail permit for Italia Like Locals Inc for full liquor license – Resolution
3. 157 Duane Street, new application and temporary retail permit for Spring Street Restaurant LLC, full liquor license transferred from Boteco Do Casa LLC – Resolution

# MANHATTAN COMMUNITY BOARD 1

## Licensing & Permits Committee – F. Curtis

### Financial District area

1. 27 Whitehall Street, new application and temporary retail permit for Cozy Food Market Corp for wine, beer & cider license – Resolution





# MANHATTAN COMMUNITY BOARD 1

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## Environmental Protection Committee – A. Blank

### 1. Visioning Session on EPC Priorities for FY 2027 - Report



### Summarized Agenda Ideas for Environmental Protection Committee (July 2026 Discussion)

- Lower Manhattan drainage
- plans (continue)
- to be high priority, particularly given recent storms and flooding)
  - Bring in someone from
  - DEP such as Marty Fatooh to discuss recent flooding and what we can do
  - Leverage committee
  - power to bring attention to areas of CB1 that are now consistently flooded during storms
  - Learn from models
  - beyond the U.S. (e.g., Sponge City in Shanghai)
- Improving air quality
- & protecting public health
  - Context: many committee
  - Members experience cumulative impacts of 9/11, construction and climate change
  - Integration of environmental
  - justice metrics into review of all projects coming into the district (touches on LZE committee)
    - Air quality monitoring
    - (of PM 2.5 and other pollutants) for all projects
    - Look into developing
    - legislation to limit demolition of existing buildings and encourage adaptation/reuse
- Waste reduction
  - Revisit Solid Waste
  - Management Plan
  - Extended Producer
  - Responsibility legislation (e.g., Deborah Glick's bill)
  - Composting (update
  - on residential uptake and commercial expansion)
- Reuse and repair
  - Develop skills so
  - We can repair our own things and not just throw stuff away!
  - Work with Ushma to
  - Host a Repair Fest potentially on the East Side (not just BPC)
- Rising energy costs
  - In CB1
  - Explore relationship
  - With loss of tree cover
  - Investigate requirements
  - For large office buildings to reduce their use during heat waves
- Longer-term
- resiliency projects
- (continue to be high priority, but acknowledge that we want to find shorter-term strategies as these plans are very far off)
  -

- Continued interest
  - In FiDi Seaport Climate Resilience Masterplan
  - Continued interest
  - in shorter-term strategies such as rain gardens, bioswales, etc.
    - Potentially bring
    - in DOT/Parks
- Blue Highways and
- Electrification of maritime activities
  - How do we ensure that
  - Development of maritime economy while decreasing truck transport, diesel usage and pollution on land does not result in contamination of our waterways?
    - For possible reference,
    - See [Green](#)
    - [Blue New Deal](#)
    - from Richmond, CA (primarily from a sustainable economic development lens)
- [Local](#)
- [Law 92/94:](#)
- Green and Solar Roof Requirements
  - Impacts of law on
  - CB1 rooftops
- Adapting buildings
- In CB1 to support bird migration and decrease bird deaths
  - Leverage committee
  - Power to encourage the entire CB1 area to participate in a biannual art event during Spring/Fall migration periods, expanding bird-safe decals and art on buildings (could bring in artists & tourism if done right!)
  - Work with NYC Bird
  - Alliance
- Slow Food's
- [Snail](#)
- [of Approval](#)
- for NYC restaurants
  - Sets standards for
  - A food system that ensures food is local, environmentally sustainable, accessible to all, and emphasizes teaching about food systems/cultures to the public
- Climate education,
- Sustainability science, and hydroponic gardens in NYC schools
  - Invite
  - [NY](#)
  - [Sun Works](#)
  - Could be a joint meeting
  - with Youth Committee



# MANHATTAN COMMUNITY BOARD 1

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## Transportation & Street Permits Committee – B. Kay

1. **Canal Street Re-design presentation for the portion west of Broadway to West Street (9A) - Resolution**
2. **CB1's Visualization Demo on NYC Open Data for Pedestrian, Bicycle and Vehicle Collisions - Report**



# MANHATTAN COMMUNITY BOARD 1

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## Landmarks & Preservation – J. Friedman

- 1. 17 Harrison Street - Docket number LPC-26-09347 - Proposed vertical enlargement at the roof level of a single-family dwelling - Resolution**
- 2. 271 Church Street - Docket number LPC-26-11369 - Application is for a new entrance to the corner store - Resolution**



# 17 Harrison Street

17 HARRISON ST

LPC REVIEW

VIEWS FROM VARIOUS VANTAGES + KEYPLAN

5



1. Facing East on Harrison St. + Greenwich St.



2. Facing West on Harrison St. + Hudson St.



3. Facing Northwest on Harrison St.



4. Facing Northeast on Harrison St.



5. Looking up on Harrison St.



Key Plan

00 Architecture PLLC  
0

616 E9th St, Storefront E, New York City  
info@000.nyc  
917 397 3938

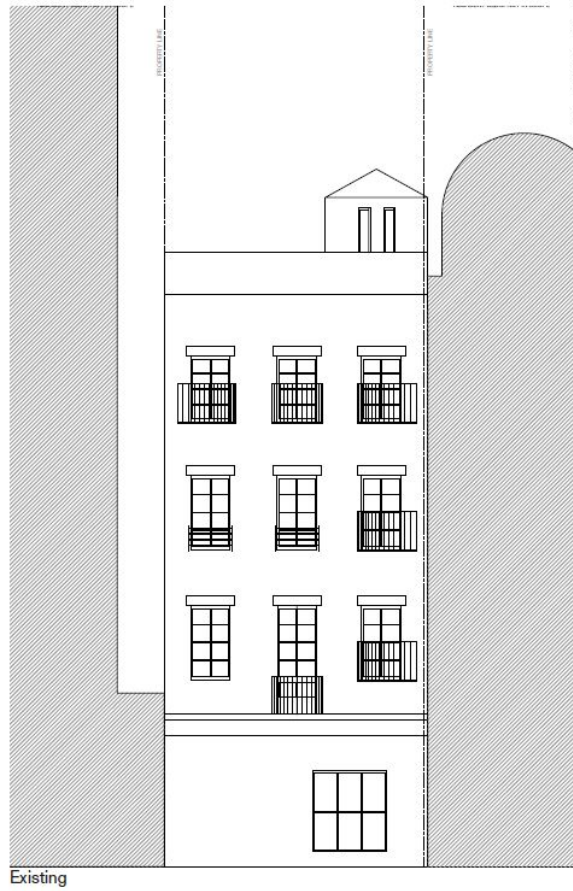
# 17 Harrison Street

17 HARRISON ST

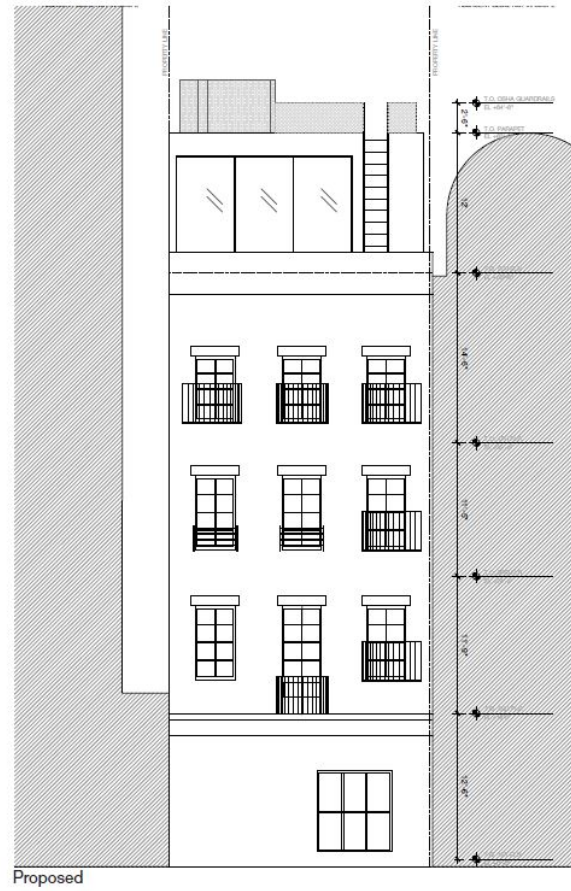
## LPC REVIEW

### EXTERIOR ELEVATIONS / REAR

13



Existing



Proposed

00 Architecture PLLC  
0

616 E9th St, Storefront E, New York City  
info@000.nyc  
917 397 3938



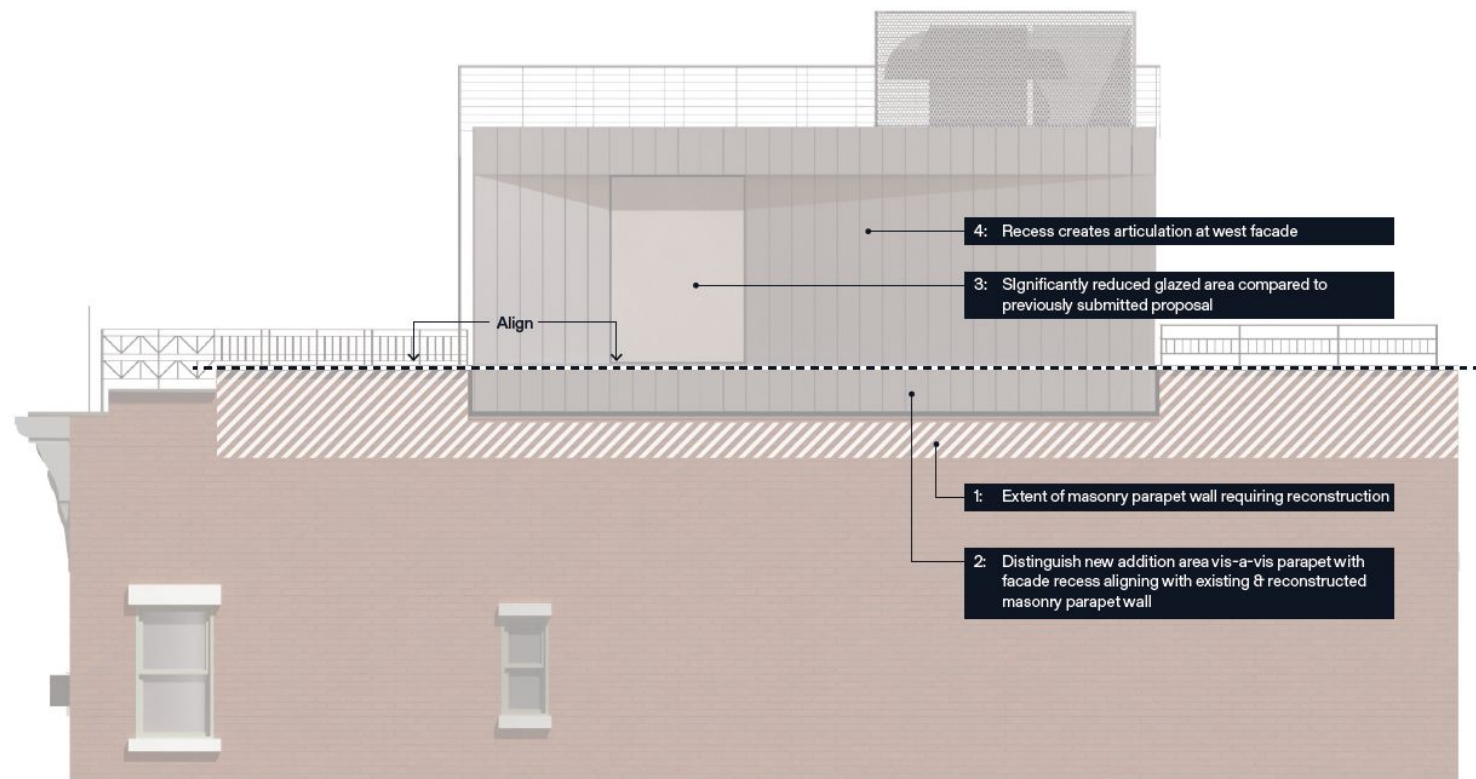
# 17 Harrison Street

17 HARRISON ST

LPC REVIEW

WEST ELEVATION

17



Rendered Elevation

# 17 Harrison Street

17 HARRISON ST

LPC REVIEW

AERIALVIEW

19



Existing



Proposed

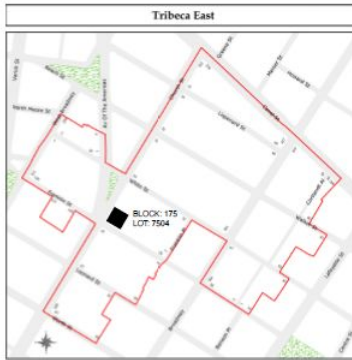
00 Architecture PLLC

616 E9th St, Storefront E, New York City  
info@000.nyc  
917 397 3938

# 271 Church Street

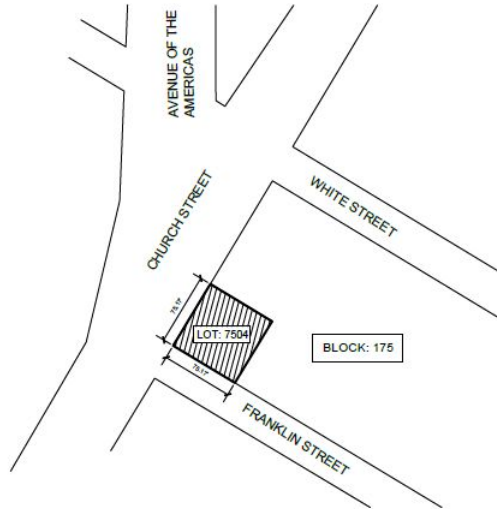


① TRIBECA EAST HISTORIC DISTRICT

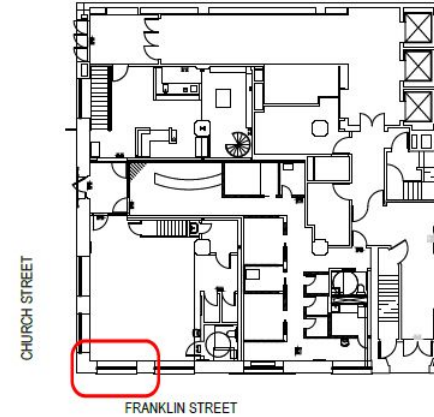


② HISTORIC DISTRICT MAP  
Map of Tribeca East Historic District Showing location of Property

Historically **Industrial** in Character:  
Per Rules of the New York City Landmarks Preservation Commission, Title 63, Rules of the City of New York Chapter Section 2-20 (8): Maximum Bracket Sign Dimensions = 24" x 36"

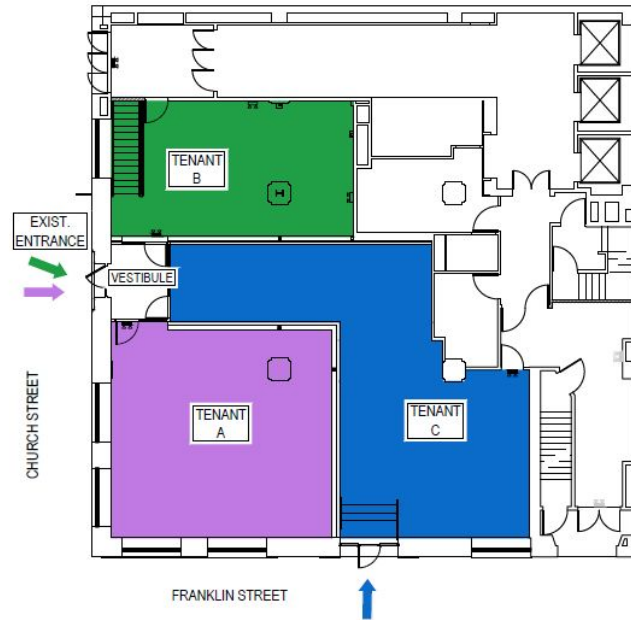


③ PLOT PLAN  
NOT TO SCALE

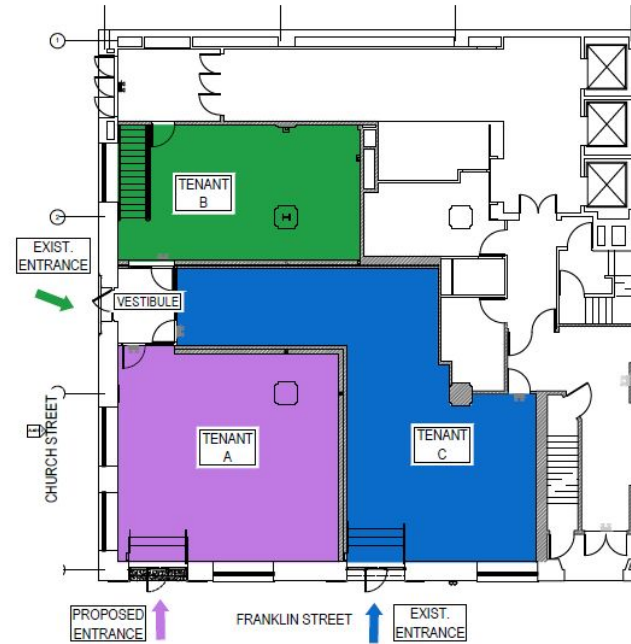


④ AREA OF WORK IN THIS APPLICATION  
Photo taken at intersection of Church Street & Franklin Street

# 271 Church Street



① EXISTING GROUND FLOOR PLAN  
NTS



② PROPOSED GROUND FLOOR PLAN  
NTS



TODD ZWIGARD ARCHITECTS  
205 OVERBROOK ROAD  
DOVER PLAINS, N.Y. 12522  
PH: 917-525-4122

271 CHURCH STREET  
NEW STOREFRONT APPLICATION: FRANKLIN STREET

ISSUE DATE:  
11/21/2025 - ISSUE TO LPC

LPC-4



# 271 Church Street



① EXISTING ELEVATION: CHURCH STREET  
SCALE: 1/4" = 1'-0"



② PROPOSED ELEVATION: CHURCH STREET  
SCALE: 1/4" = 1'-0"



TODD ZWIGARD ARCHITECTS  
206 OVERBROOK ROAD  
DOVER PLAINS, N.Y. 12522  
PH: 917-520-4122

271 CHURCH STREET  
NEW STOREFRONT APPLICATION: FRANKLIN STREET

ISSUE DATE:  
11/21/2025 - ISSUE TO LPC

LPC-6

# 271 Church Street



# 271 Church Street



① EXISTING CONDITION  
SCALE: NTS



② PROPOSED CONDITION  
SCALE: NTS

- 1 - REPLACEMENT OF EXISTING HISTORIC WINDOW ON FRANKLIN STREET  
(1ST BAY FROM LEFT) WITH A NEW STOREFRONT
- 2 - PATCHING OF SIDEWALK



TODD ZWIGARD ARCHITECTS  
305 OVERBROOK ROAD  
DOVER PLAINS, N.Y. 12522  
PH: 917-520-4122

271 CHURCH STREET  
NEW STOREFRONT APPLICATION: FRANKLIN STREET

ISSUE DATE:  
11/21/2025 - ISSUE TO LPC

LPC-12

# MANHATTAN COMMUNITY BOARD 1

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

1. **67 Vestry Street Parking Authorization Application - Resolution**
2. **100 Gold Street – Review of MCB1 2025 Resolution, RFP, and Accepted GFP Project Proposal - Report**





**67 VESTRY SITE  
WITHIN MCB1**

- 67 Vestry
- MCB1



# 67 VESTRY

Filed by IRG 67 LLC



- 13-story condo building with 17 residential units
- Currently no parking
- Built in 1895-1897 as industrial/manufacturing building, converted to residential in 1975, most recently enlarged to 13 stories in 2020-22
- Lies in C6-3A zone and A4 of Special Tribeca Mixed Use District (TMU)



# 100 GOLD

## GFP ORIGINAL PROPOSAL

■ 100 Gold  
■ MCB1



0 0.25 0.5 mi

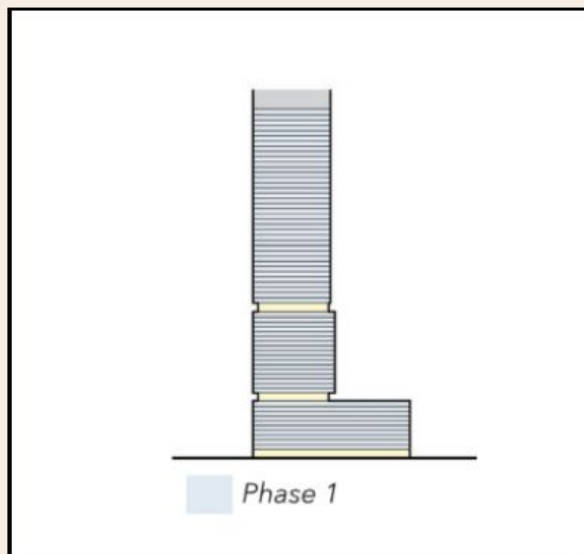


**JULY 13, 2026**

Map created by Martine Johannessen

1

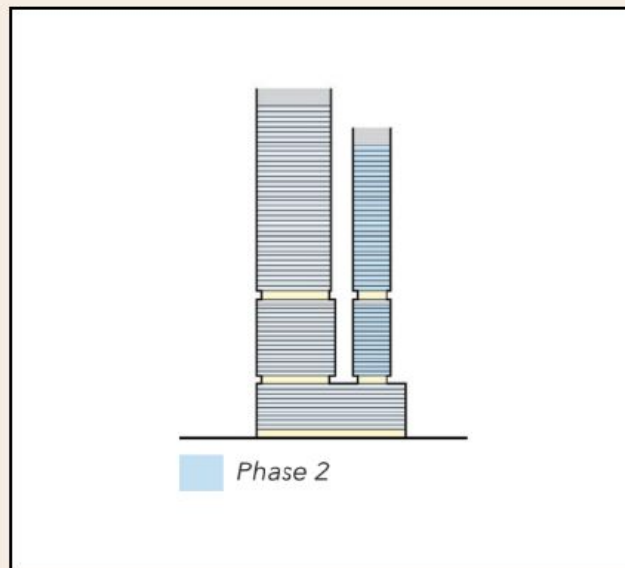
## BASE



- New Construction
- 12 FAR
- 1,850 units (463 affordable)
- 485-x

2

## DENSITY

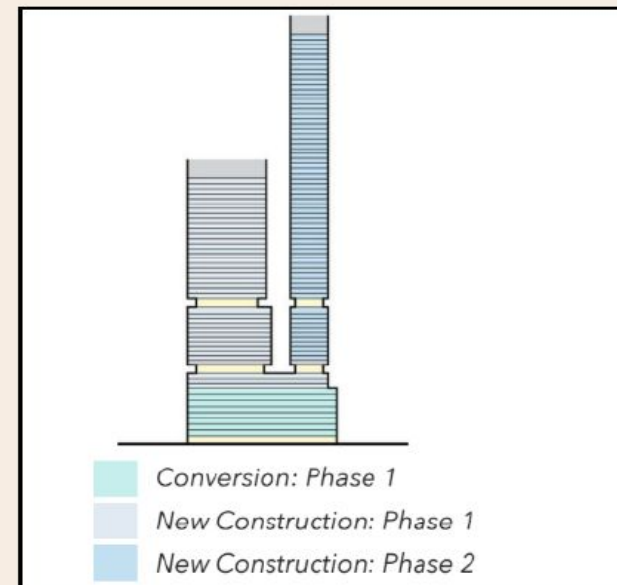


- New Construction
- 18 FAR
- 3,000 units (751 affordable)
- 485-x

3

## ALTERNATIVE

\*GFP Preference

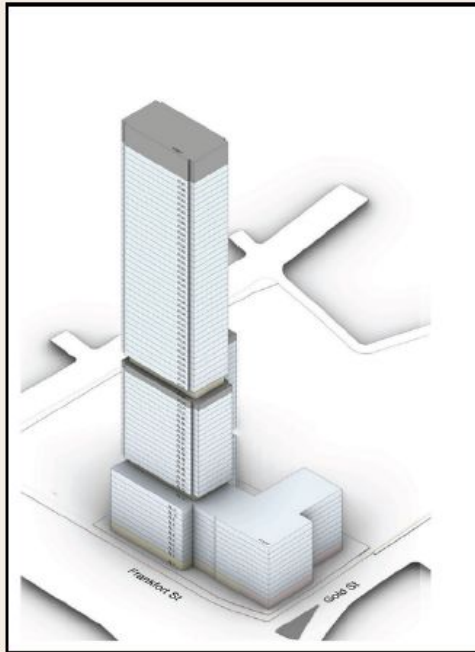


- Conversion *and* New Construction
- 18 FAR
- 3,000 units (affordable TBD but at least 751)
  - \$227M purchase price: 751 affordable\*
  - \$142M purchase price: 1,050 affordable
- 485-x and 467-m



1

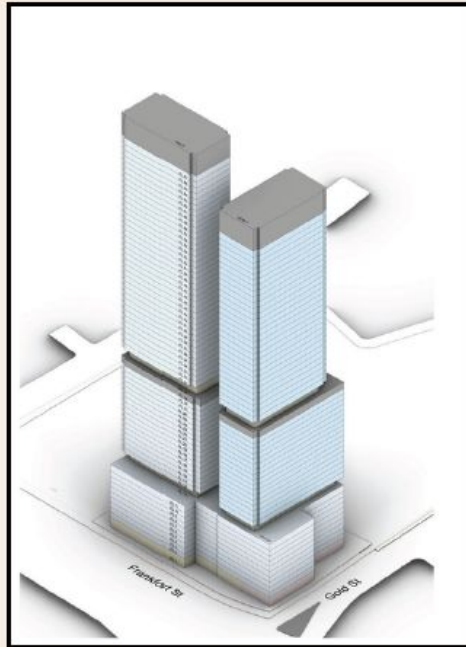
## BASE



- 720'
- 68 stories

2

## DENSITY

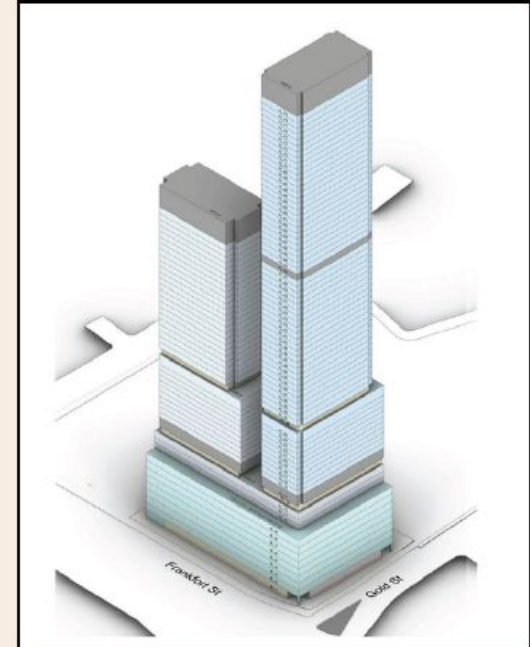


- 720' (T1) + 640' (T2)
- 68 stories (T1) + 60 stories (T2)

3

## ALTERNATIVE

\*GFP Preference



- 560' (T1) and 870' (T2)
- 50 stories (T1) and 79 stories (T2)

## Base Case + Density Case



## Alternative Case



# MANHATTAN COMMUNITY BOARD 1

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

1. NYC Parks intention to issue Request for Proposals (“RFP”) for the Renovation, Operation and Maintenance of the John Street Service Building Snack Bar at the East River Waterfront Esplanade - Resolution
2. Hudson River Park Trust Estuarium Update - Report
3. Elizabeth Berger Park and Washington Street - Report





## Site Photos

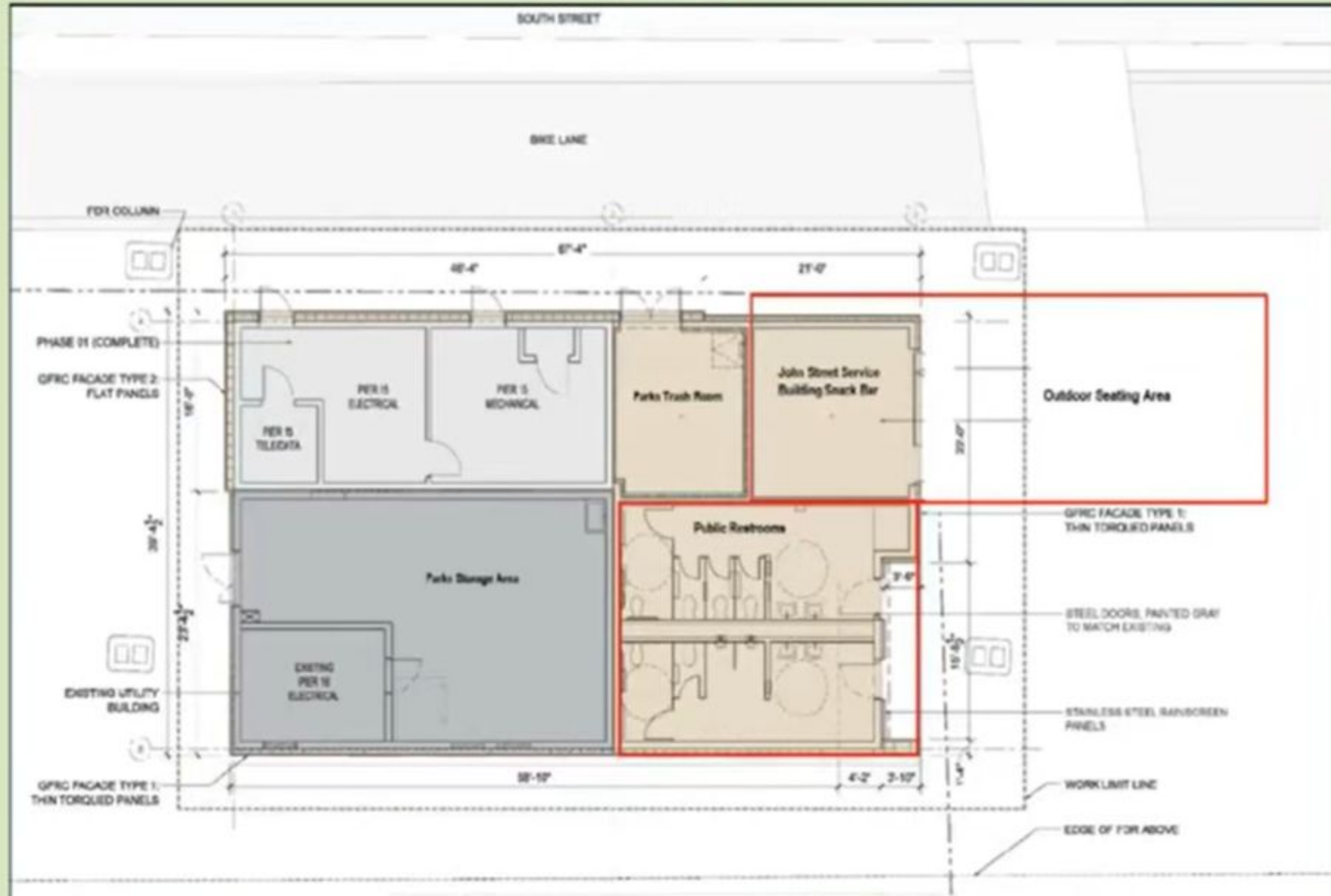


**NYC Parks (“RFP”) for Snack  
Bar at the East River  
Waterfront Esplanade**



# NYC Parks ("RFP") for Snack Bar at the East River Waterfront Esplanade

## Site Map

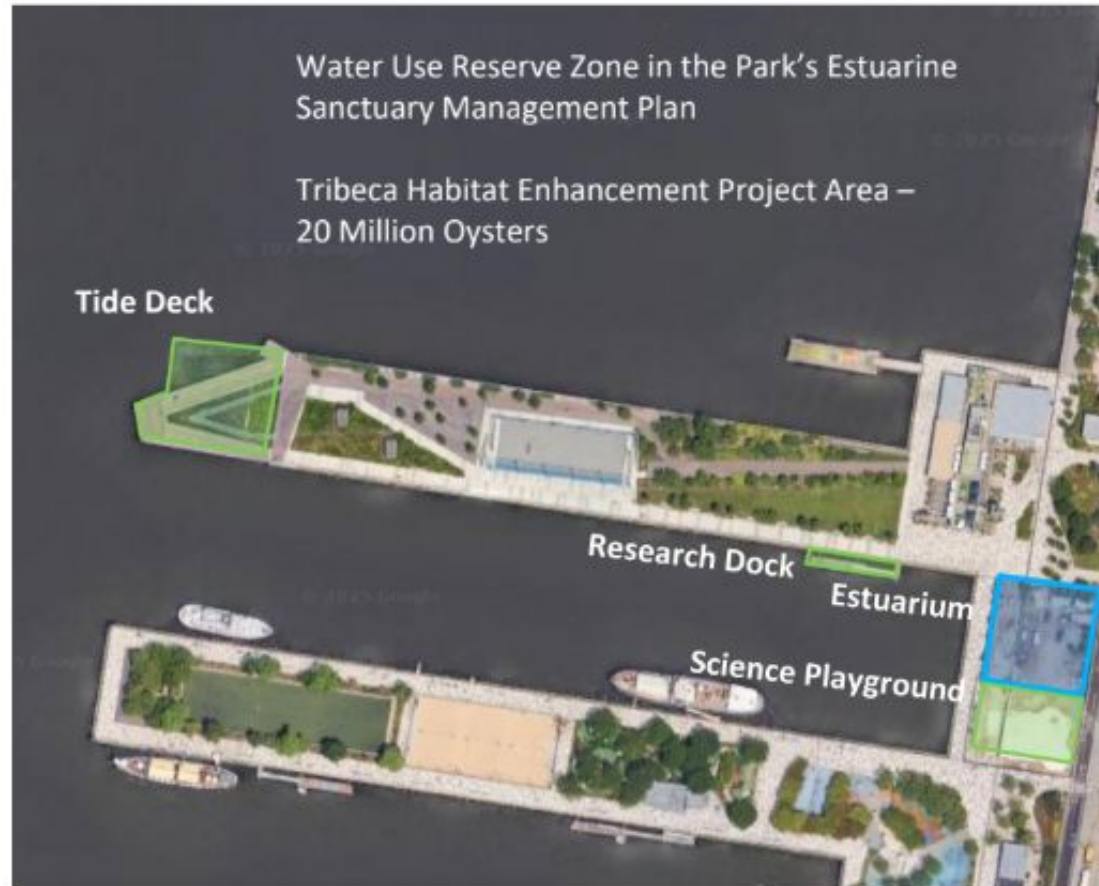




## Why Here?

- The Estuarium's origin story begins in Tribeca: among notable historic programming uses, in a marine reserve area with the Park's first large-scale habitat project

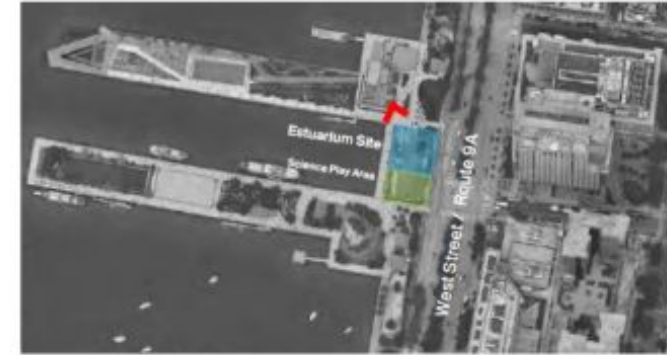
## Hudson River Park Trust Estuarium Update





## Site Context

# Hudson River Park Trust Estuarium Update

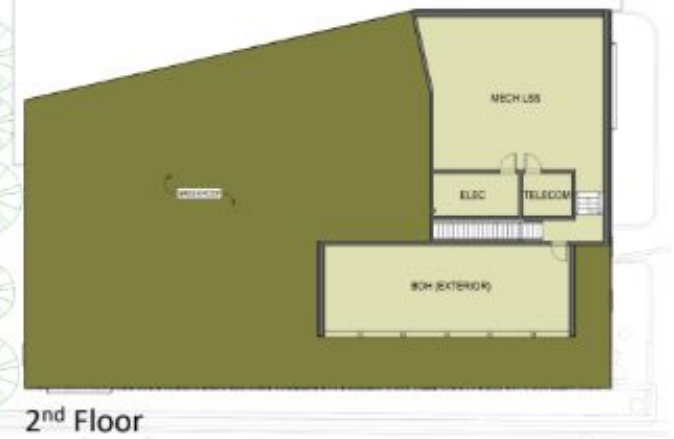
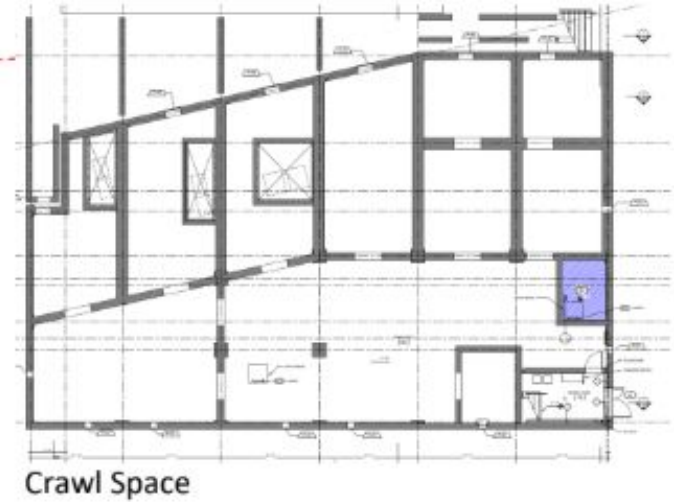
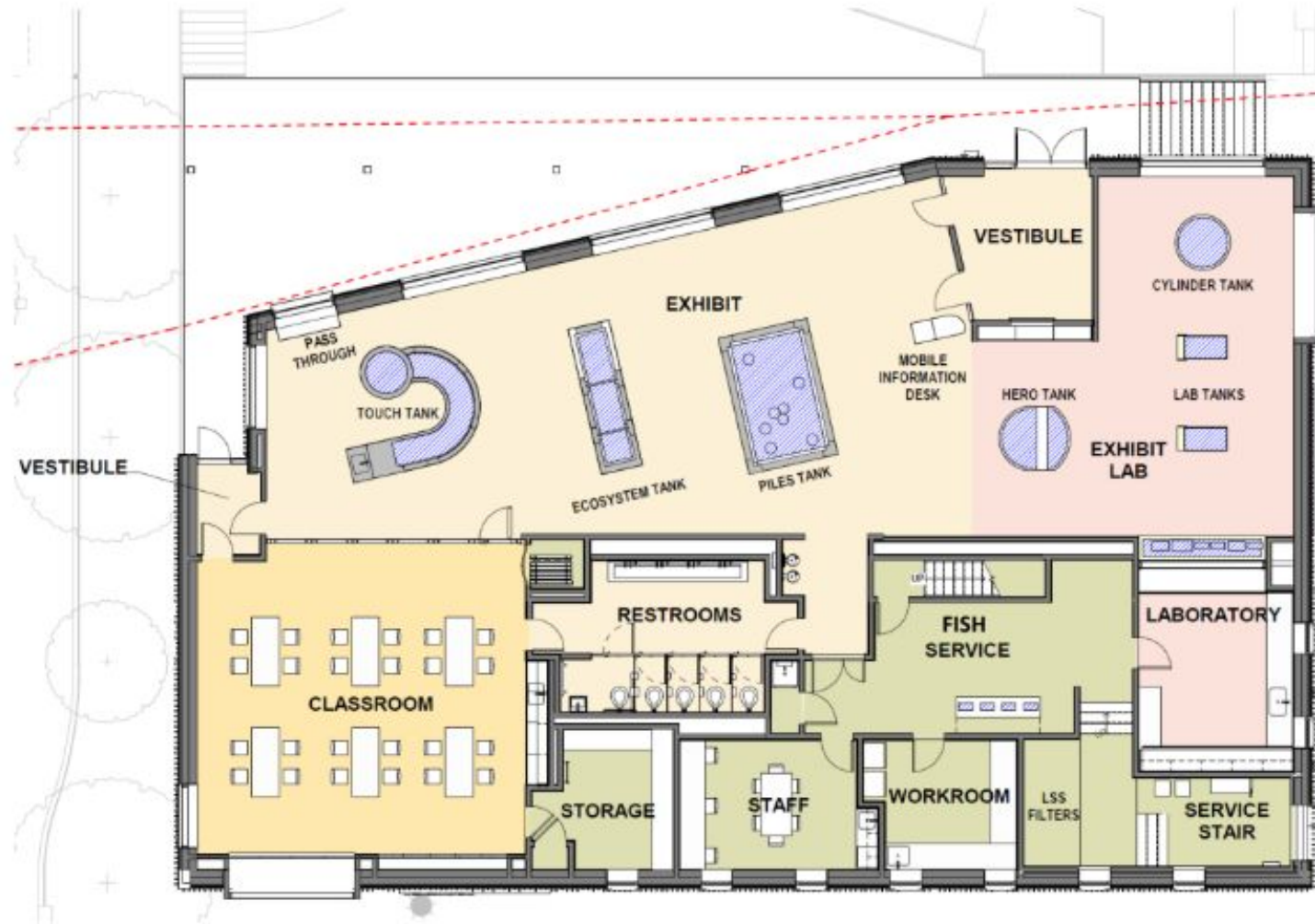


KEY PLAN



# Hudson River Park Trust Estuarium Update

## Current Floor Plan





# Hudson River Park Trust Estuarium Update

## Exterior Adjustments:

- Modest Adjustments for Cost and Construction Efficiency
  - (Standardized Window Height, Changed mechanical screening to wood)



Previous



Current



## Water Intake: Renderings



## Hudson River Park Trust Estuarium Update



## Next Steps/ Schedule

- Completion of Construction Documents: September 2026
- Permitting and Approvals: DEC, Army Corps, SHPO, DOB, FDNY, DEP
- Potential Construction Start: Spring 2027\*

\*Pending regulatory approvals and remaining funding



## Elizabeth Berger Park and Washington Street Street Sign

# When a “correction” creates new errors

The textual changes to the Al Qalam historical sign  
and a fair process for repairing them.

[washingtonstreet.group/al-qalam-sign-diff/](http://washingtonstreet.group/al-qalam-sign-diff/)

Todd Fine, Ph.D.

Historian and initiator of the Al Qalam monument project





# Celebration became removal in three weeks

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**APR 30**



Installed:  
Original sign  
unveiled with the  
artwork.

**EARLY MAY**



Pushback:  
Lebanese cultural  
and diaspora  
objections spread  
publicly.

**MAY 14**



Culture Minister  
Ghassan Salamé  
asks for diplomatic  
action and revised  
or supplemental  
text.

**MAY 17–18**



Petition + Foreign  
Ministry:  
Petition seeks  
clarification;  
diplomats are  
directed to  
intervene.

**MAY 20**



Concession:  
Lebanese Foreign  
Minister Raggi  
announces  
willingness for  
removal and  
replacement.

**The controversy moved faster than a normal public-history review.**

# The revision went beyond Lebanon's request

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The May 14 letter and May 18 Foreign Ministry directive sought recognition of Lebanese origins. That concern could have been addressed by adding dates, birthplaces, and an explanation of geographic terminology.

## WHAT THE MAY 14 LETTER REQUESTED

- Correct or supplement the interpretive text
- Identify Lebanese roots of named writers
- Use “Lebanese-American” language
- Include Lebanese cultural participation

## WHAT THE REPLACEMENT ALSO DID

- Removed five uses of “Syrian”
- Changed “1,200 Syrians” to “1,200 immigrants”
- Turned “a Syrian school” into “a school”
- Sorted all nine writers into modern countries

**A legitimate request for recognition became a broader rewrite of the neighborhood's history.**

# A neutral committee can repair the record

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**Create a small, independent group with no single institution or national constituency controlling the wording.**

## 1 CONVENE

Historians of Ottoman Levant, Arab American migration, New York immigration, and Mahjar literature, with Lebanese, Syrian, and Palestinian expertise.

## 2 DOCUMENT

Publish the sources behind every demographic number, institutional name, and writer attribution.

## 3 DRAFT

Write for uninformed and non-invested visitors: distinguish period labels from present-day countries, and use “what is now” where needed.

## 4 REVIEW

Release the draft publicly, working with the Parks Department, and return to CB1 before fabrication.



**The goal is not a compromise among governments. It is an accurate explanation for visitors and for New Yorkers.**



# Requested action from Community Board 1

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## ASK NYC PARKS AND PARTNER AGENCIES TO:

- 1** Treat the July 2026 wording as an interim replacement, not as the final historical interpretation.
- 2** Convene an independent scholarly committee and publish its source memorandum and draft text.
- 3** Provide public review and return the proposed final wording to this committee before fabrication.

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**Clarify the history. Do not replace one simplification with another.**  
**Full text comparison: [washingtonstreet.group/al-qalam-sign-diff/](https://washingtonstreet.group/al-qalam-sign-diff/)**

# MANHATTAN COMMUNITY BOARD 1

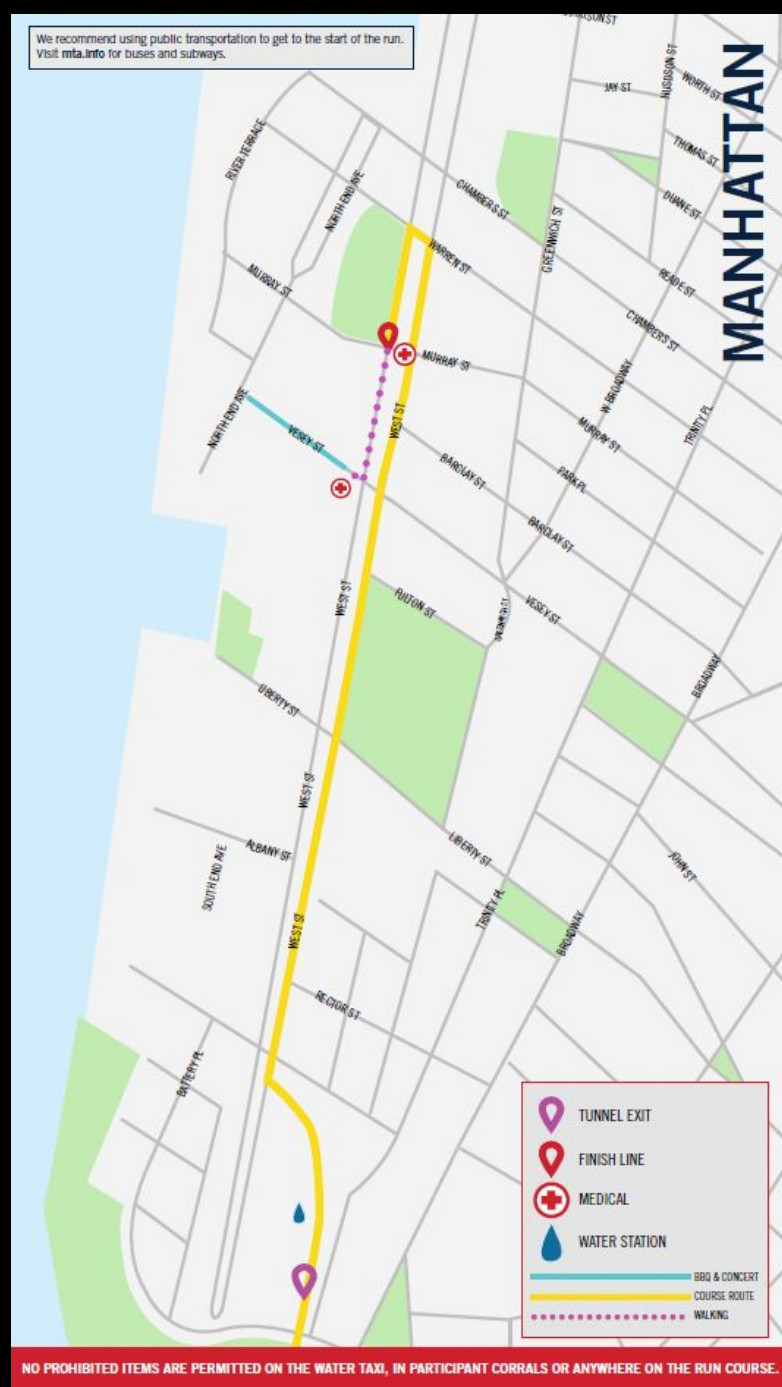
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## Battery Park City Committee - J. Galloway

1. Tunnel to Towers Run Map 2026 - Report
2. Independent Environmental Monitor for North/West Battery Park City Resiliency Project, Lawra Dodge, Excel Environmental Resources - Report
3. North/West Battery Park City Resiliency Project - Report
4. BPC Security Update – Report
5. Programming, Construction and Event Updates – Report



We recommend using public transportation to get to the start of the run. Visit [mta.info](http://mta.info) for buses and subways.



**NO PROHIBITED ITEMS ARE PERMITTED ON THE WATER TAXI, IN PARTICIPANT CORRALS OR ANYWHERE ON THE RUN COURSE.**



## II. South Battery Park City Resiliency Project

- Pier A Plaza & The Battery (Package) to be completed Fall 2026



Northern edge of The Battery along Battery



Battery landscaping installation



Stone floodwall and bollards



Pier A Plaza

NEIGHBORHOOD & PROJECT UPDATES:**I. North / West Battery Park City Resiliency Project**

- Tide Gates:
  - ✓ @ Albany Street – **COMPLETE**
  - ✓ @ Rector Place, Chambers Street / River Terrace, Stuyvesant, and Vesey Place – **ONGOING**
- Flood Barrier System (FBS) construction schedule
  - ✓ North Cove: Ongoing through late 2030
  - ✓ South Cove: Ongoing through Summer 2028
  - ✓ South Esplanade: Will be phased through Summer 2030\*
    - Construction currently mobilized at the northwest corner of Gateway Plaza
    - Rest of Gateway Plaza Esplanade expected to begin in Fall 2026
  - ✓ North Esplanade: Ongoing through early 2030
  - ✓ West St Crossing/Tribeca: 3rd Quarter 2026 (48 months)
  - ✓ Ferry Terminal: 1st Quarter 2027 (43 months)
  - ✓ Rockefeller Park: 2nd Quarter 2028 (28 months)
- Wayfinding:



# MANHATTAN COMMUNITY BOARD 1

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## Quality of Life, Health, Housing & Human Services - P. Moore

1. City's handling of Freedom of Information Law requests for post-9/11 air quality records - Resolution
2. Placement of OMNY machines at MTA Subway stations - Resolution
3. WTC Health Program new policies - Resolution





# MANHATTAN COMMUNITY BOARD 1

## Old Business



# MANHATTAN COMMUNITY BOARD 1

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## New Business



# MANHATTAN COMMUNITY BOARD 1

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**Adjournment** - See you in September





# 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"**