



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Thursday, June 25, 2026
6:00 PM

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

The public is welcome to attend in person or on Webex

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



⁶⁶ All meetings are recorded to the extent practicable and posted on our Youtube page as soon as possible. You may find the link [here.](#)"

"If there are any relevant draft resolutions that will be considered at this meeting, they may be found [here.](#)"

MANHATTAN COMMUNITY BOARD 1

Public Session (6:00 PM – 7:00 PM)

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

Registration to speak during the public session will open at noon the same day and close at 5:45 PM.

OFFICE CONTACT

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

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

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



MANHATTAN COMMUNITY BOARD 1

Public Hearing (7:00 PM – 7:15 PM)

Topic: Comments on the new
Mayor's Office Commission on Government Efficiency
(COGE)

MANHATTAN COMMUNITY BOARD 1

Business Session

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

District Manager's Report June 2026

DOT Projects

- Brooklyn Bridge Bike re-design
- Cliff Street Crossing
- Wall Street Dog Run -
Pigeon Spikes Coming Soon



Fund for the City of New York - Fellows

FCNY's Community Planning Fellowship

Applications are now open for Community Boards
and are due by Friday, Sept 4th

DOB
showcasing
new
sidewalks
sheds
Chambers
and
Broadway



July Committee Meeting Changes

S	M	T	W	T	F	S
28	29	30	1	2	3 Office Closed – In...	4
5	6	7	8 🕒 6:00 pm - 9:00 pm Licensing & Permits Committee	9 🕒 6:00 pm - 9:00 pm Landmarks & Preservation Committee	10	11
12	13 🕒 6:00 pm - 9:00 pm Land Use, Zoning & Economic Development Committee	14 🕒 6:00 pm - 9:00 pm Youth & Education Committee	15 🕒 6:00 pm - 9:00 pm Quality of Life, Health, Housing & Human Services Committee	16 🕒 6:00 pm - 9:00 pm Battery Park City Committee	17	18
19	20 🕒 6:00 pm - 9:00 pm Environmental Protection Committee	21 🕒 6:00 pm - 9:00 pm Waterfront, Parks & Cultural Committee	22 🕒 6:00 pm - 9:00 pm Transportation & Street Activity Permits Committee	23 🕒 6:00 pm - 9:00 pm Executive Committee	24	25
26	27	28 🕒 6:00 pm - 9:00 pm July 2026 CB 1's Monthly Board Meeting	29	30	31	1

Chairperson's Report June 2026



WELCOME NEW MEMBERS
SPEED INTROS!



SINCE LAST MEETING -WHERE'S THE CHAIR?

- 05/28 Media Matters
- 05/29 HRP AC Exec
- 06/01 Pier 15 Discussion
- 06/04 Press Conference Grace Lee re: 9/11 Cancer Research Funding
- 06/05 Ovie - Office of Mass Engagement
- 06/08 Orientation
- 06/09 TBC Gala honoring Warrie Price
- 06/10 Washington St CAB
- 06/11 Press Conference Grace Lee re: Ground Rent Rebate Program
- 06/11 Opening of the Cupola at 1 Centre Street
- 06/12 Ticket Vendors around TBC Meeting
- 06/16 DSC
- 06/18 Knicks Knicks Knicks
- 06/22 Orientation/ 2nd Meeting re: Ticket Vendor Task Force
- 06/23 Training
- 06/25 Borough Board and 7/4 CECM Updates !

June UPDATES



Turn up the heat 2026!!

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

UPDATES Near term:

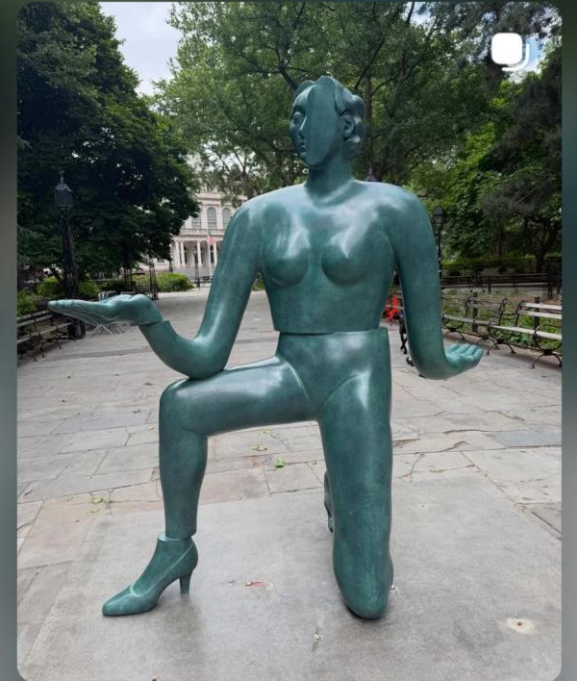
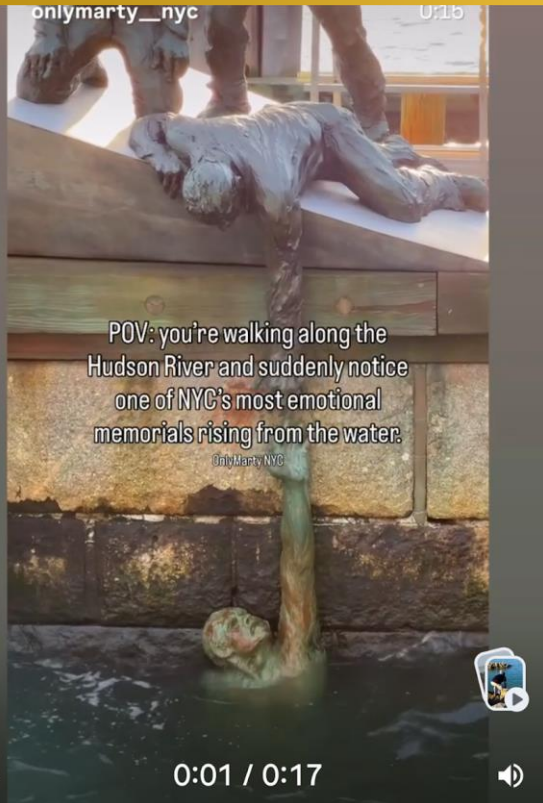
- New focus around the Battery and new Taskforce
- Pier 15 - DockNYC will come in July Exec to update us - The JFK Ferry will not be joining us for July
- July office closed 7/3
- IPN Public Comment today by Martine
- FIFA Watch- Gotham Park & TBC/BPCA
- Requests for BPCA mitigation/seating

Working on:

- MBPO Training starts in the Fall
- MBPO CB reception in the fall
- Working Group NYSE/ADNY/CB1 Proposed
- Welcome new board members and mentees
- Lawn repair for Washington Market Park



@thebatterynyc, cmshekar25 and julmenin



@cityhallparkconservancy

In and Out and About

1. Check Emails for Additional INFO

- July 4th Lottery Information - Tomorrow or Monday
- We have ONE meeting in August - Please ensure Reps from each committee are present. Date TBA



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!



Please join us for the next 1st Precinct Community Council Meeting on **Thursday, June 25, 2026, at 6:00 PM**, hosted at New York Law School.

Date: Thursday, June 25, 2026

Time: 6:00 PM

Location: New York Law School - 185 West Broadway New York, NY 10013

Please note that this will be our **final Community Council meeting before our summer recess**. Regular meetings will resume in September.



 **1st Precinct
Community Council Meeting**

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

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

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

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

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

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

Election

S. Cole

A) Secretary to cast one vote for officer positions unopposed – Request

Alice Blank, Chairperson

Brendan Thompson, Secretary

Jason Friedman, Assistant Secretary

Tammy Meltzer, Treasurer

B) Opposed candidates' speeches (3 minutes including questions and answers)

Richard Corman, Vice-Chairperson

Jeff Galloway, Vice-Chairperson

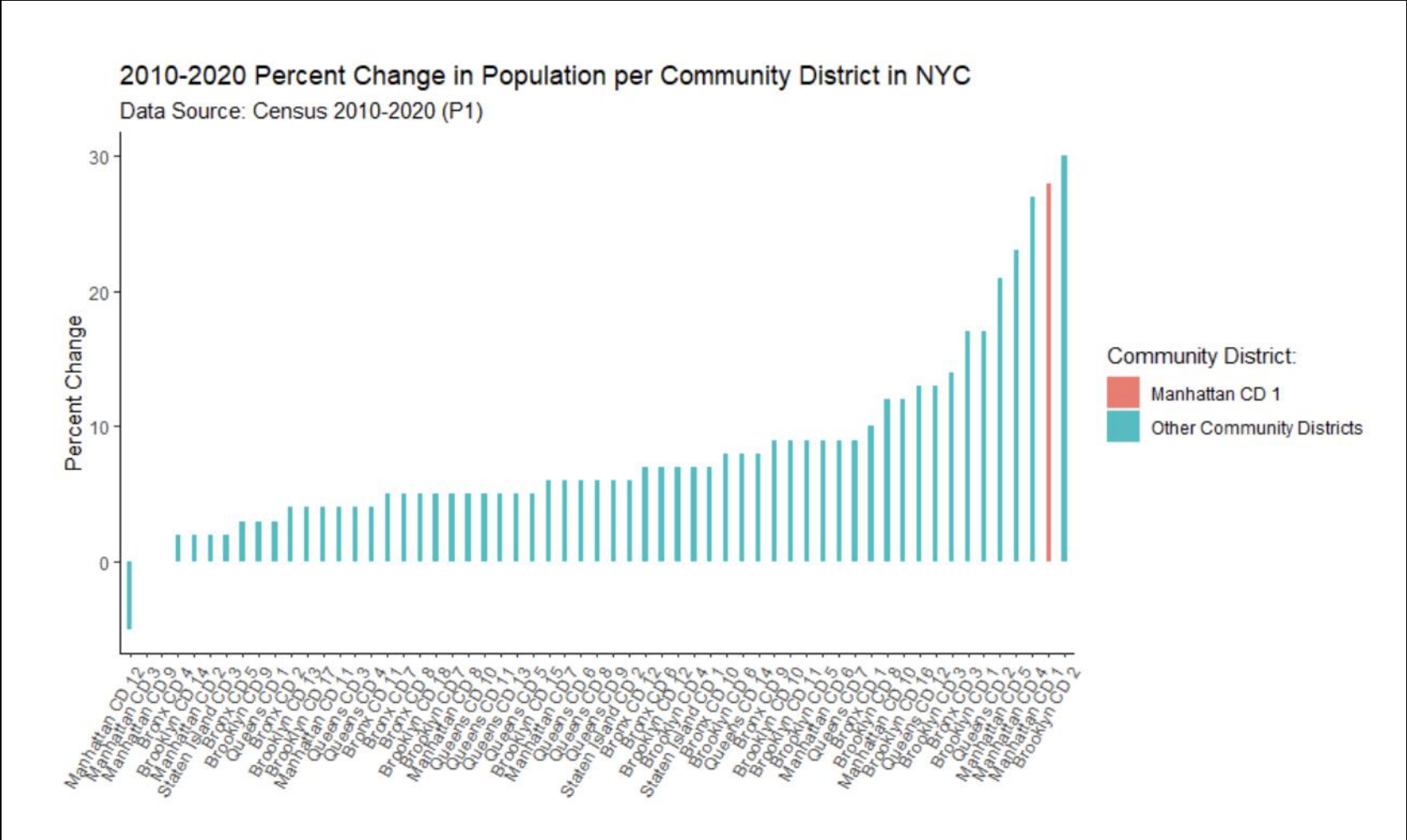
Voting link will be open half hour after candidate's speeches

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

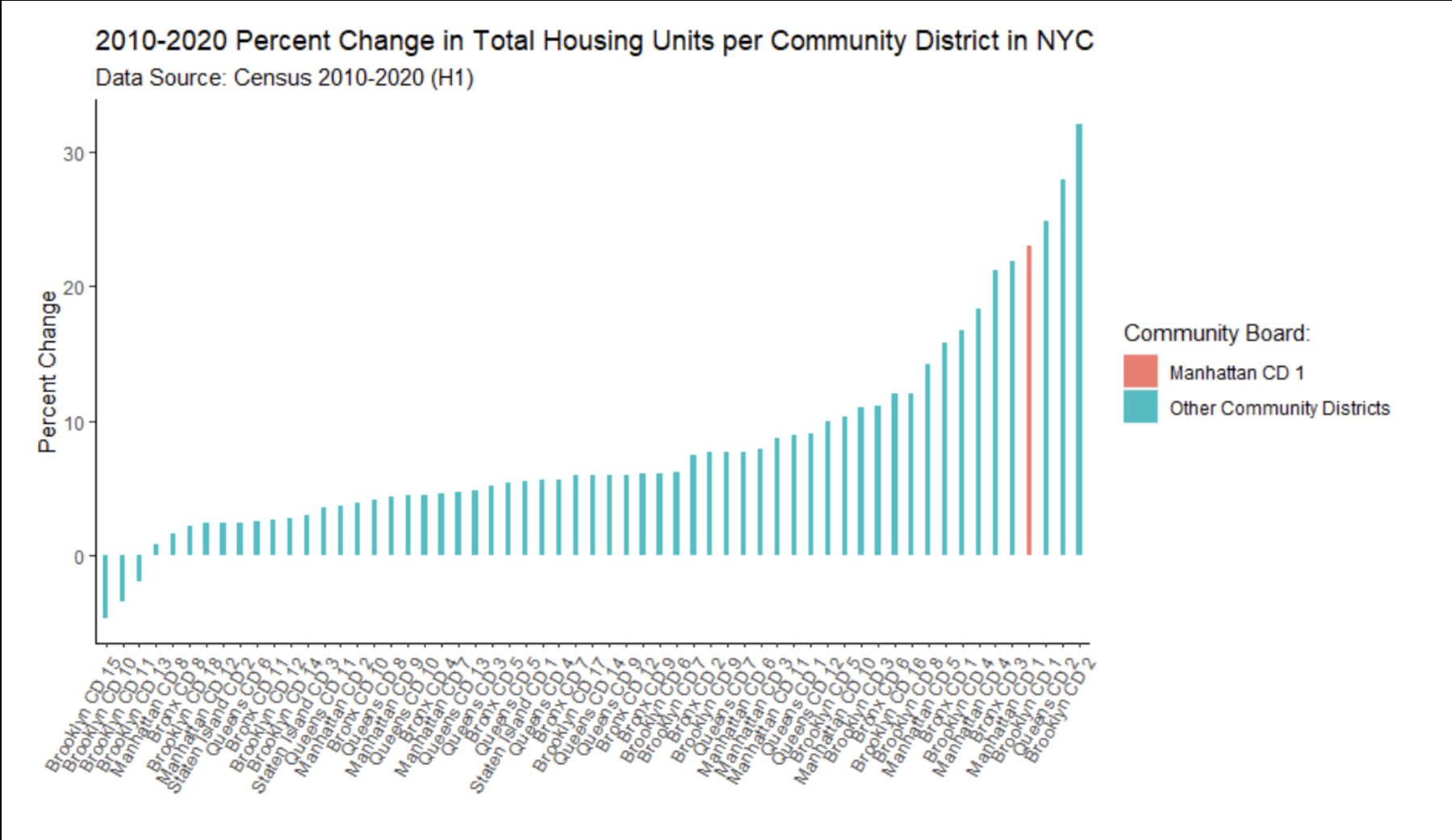
1. Cannabis Showcase Event Permit Application for Adsomo Bistro at 74 Broad Street – Resolution
1. City Council Intro 501-2026 A Local Law to amend the New York city charter, in relation to the terms of employment for district managers - Resolution
1. City Council Intro 322-2026 A Local Law to amend the New York city charter, in relation to giving council members the power to make appointments to community boards - Resolution
1. CB1 Affordable Housing Working Group Final Report - Report

Between 2010 and 2020, MCB1 had one of the fastest growing populations relative to all community districts across the city.

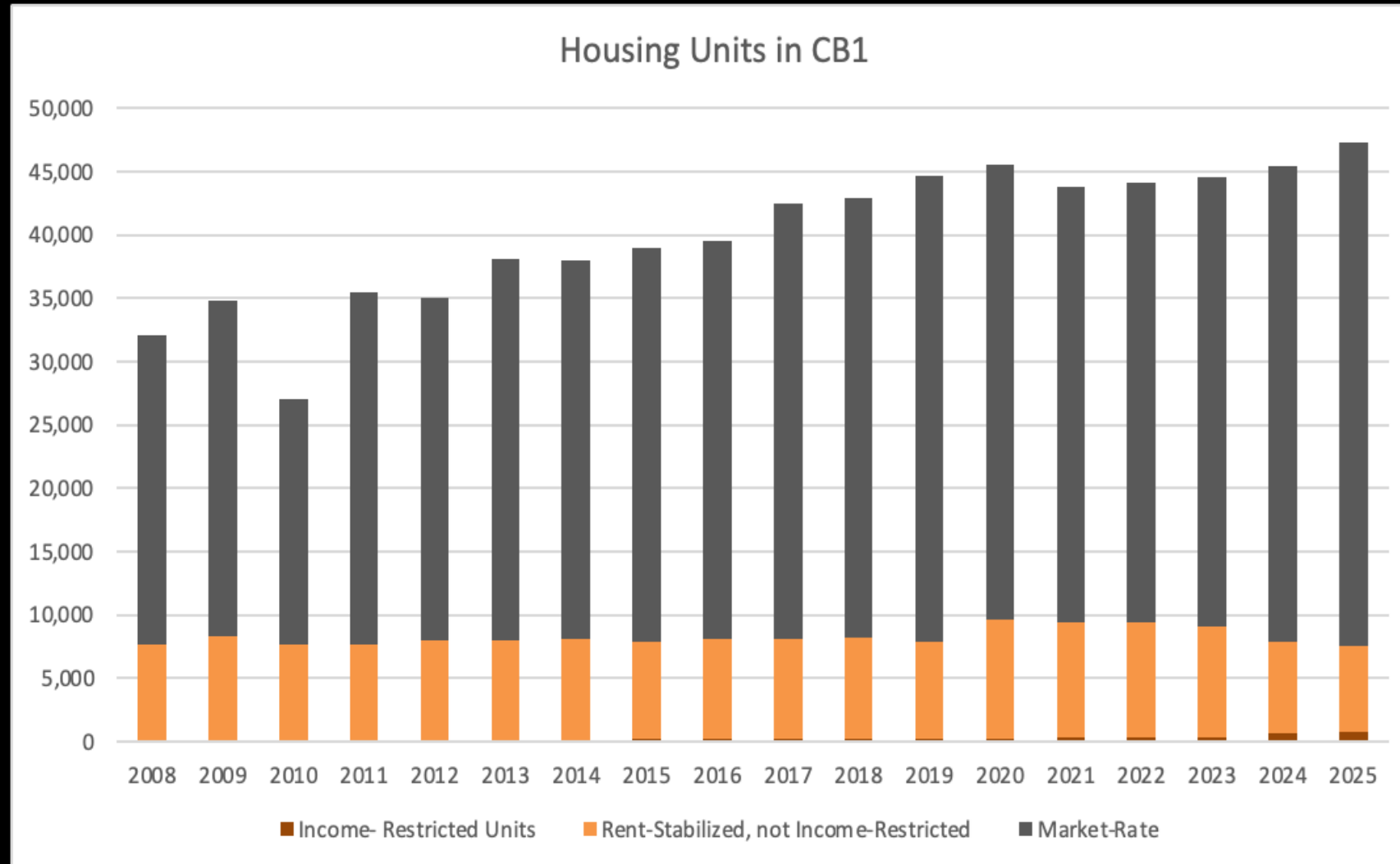


Data Source:
[MCB1](#)
[Demographics](#)
[Report](#)

While the percentage change in total housing units has also been high in MCB1, the majority of those units have been market-rate.



Total housing has increased 47.4% in CB1 since 2008, new units have been primarily market-rate.
Cumulative rent-stabilized & income-restricted affordable housing units have remained fairly stagnant, with 21% decreases in RS units since 2020.



Data Source:
George Janes
[Housing Database](#)

Note: 2010 dip appears to be a data quality issue, not an actual loss of housing units;

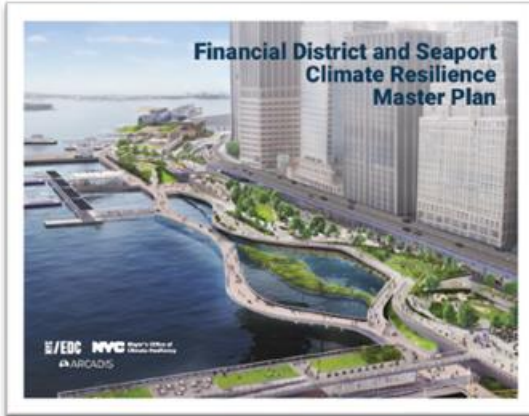
Market-Rate includes all units that are not RS or IR

MANHATTAN COMMUNITY BOARD 1

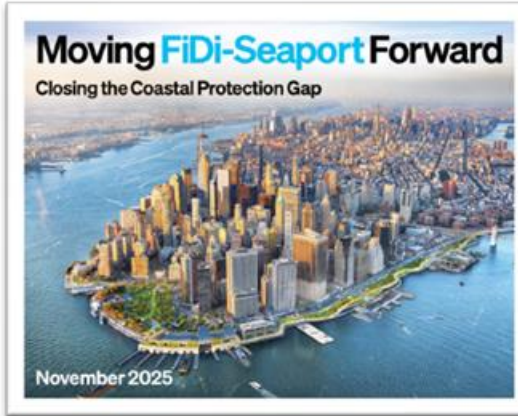
Environmental Protection Committee – A. Blank

- 1. NOI on Draft Integrated Interim Feasibility Report and Environmental Impact Statement (EIS) for FiDi FORGE Study Area – Resolution**
- 2. Environmental Health Impacts Report on Manhattan Detention Complex – Report**
- 3. Borough-Based Jail Report Back – Report**

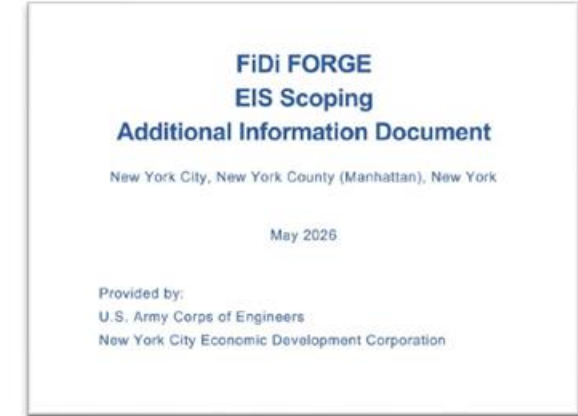
Evolution of FiDi FORGE



Released in **2021** by NYCEDC & MOCEJ as a blueprint for comprehensive coastal storm risk management infrastructure for FiDi & Seaport



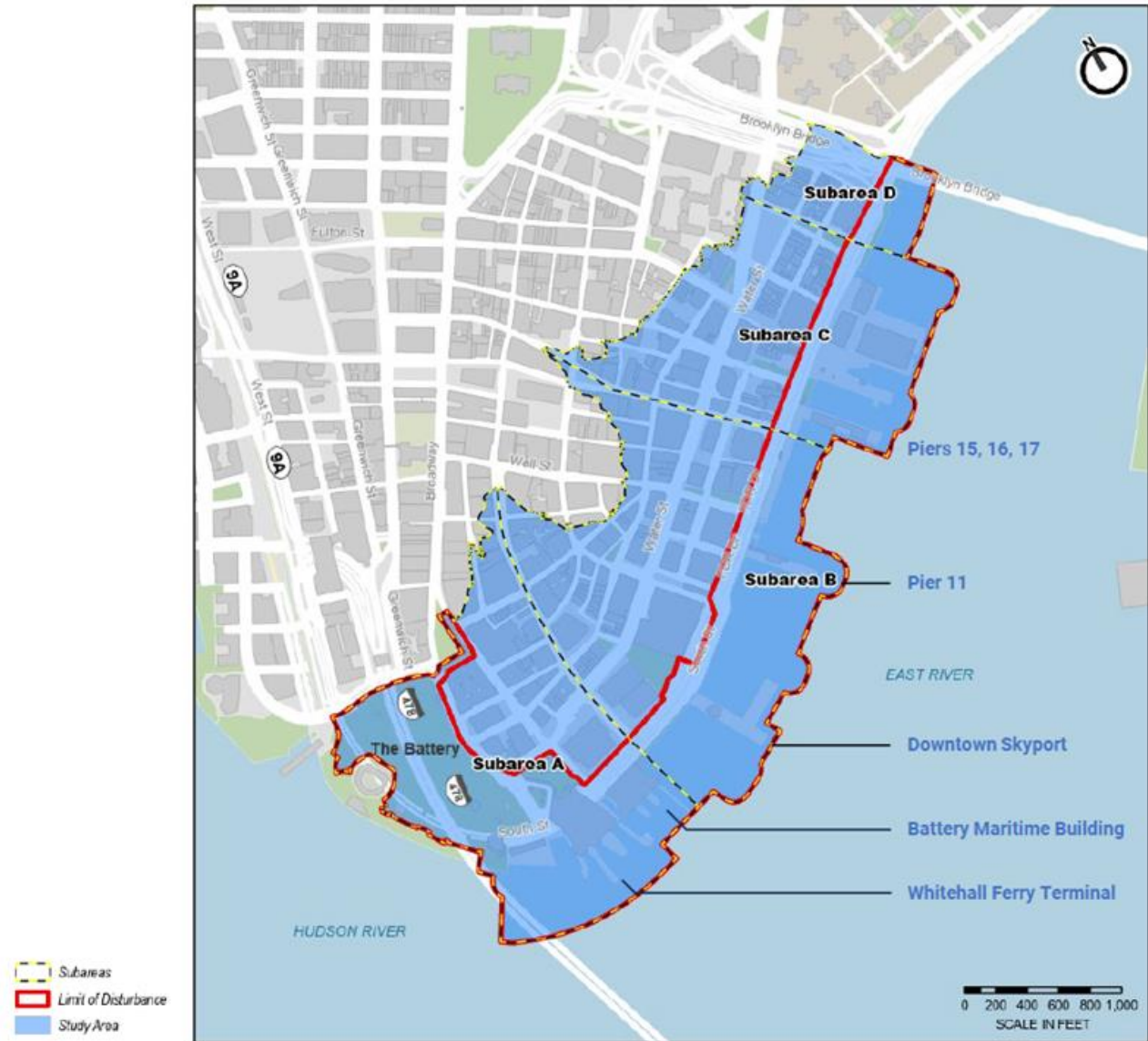
Design advanced and shared in **2025** plan update



Scoping process for Section 203 Integrated Interim Feasibility Report & Environmental Impact Statement currently open
May 28 - July 14, 2026

Purpose Statement

The purpose of the study is to **manage the current and future flood risk** to the FiDi FORGE study area of Lower Manhattan by creating a **coastal storm risk management system** integrated within the neighborhoods **while preserving and enhancing critical maritime, roadway, and public transit transportation services, emergency access, and waterfront access for all users.**



EIS Analysis

- Assess existing and future conditions with and without the proposed activities for a 50-year period of analysis following construction.
- Analyze in accordance with Part 2.3 of the *Department of War National Environmental Policy Act Implementing Procedures, April 30, 2026*.
- EIS will evaluate three alternatives identified through a screening process in the Section 203 feasibility study.

Natural Environment

- Water Resources including Wetlands, Floodplains, Surface Waters
- Hydrology and Hydraulics, Sewer Infrastructure
- Water Quality
- Aquatic Biota
- Terrestrial Natural Resources
- Endangered and Threatened Species

Physical Environment

- Air Quality
- Geology, Topography, Soils, and Groundwater
- Noise and Vibration
- Cultural Resources (Archaeology and Architecture)
- Hazardous, Toxic, and Radioactive Wastes
- Recreation/Parklands/Open Space

Built Environment

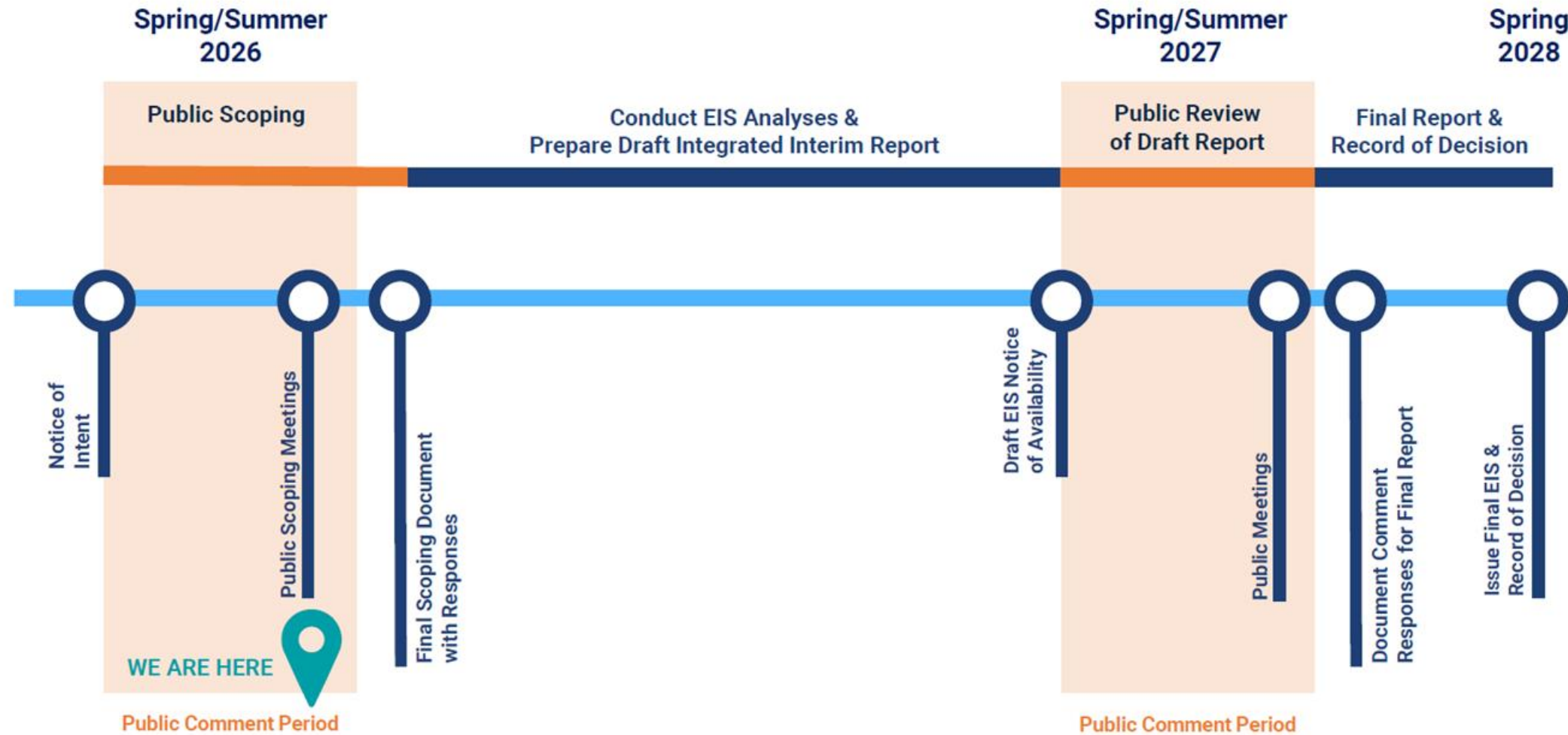
- Transportation
- Navigation
- Coastal Zone Management

Human Environment

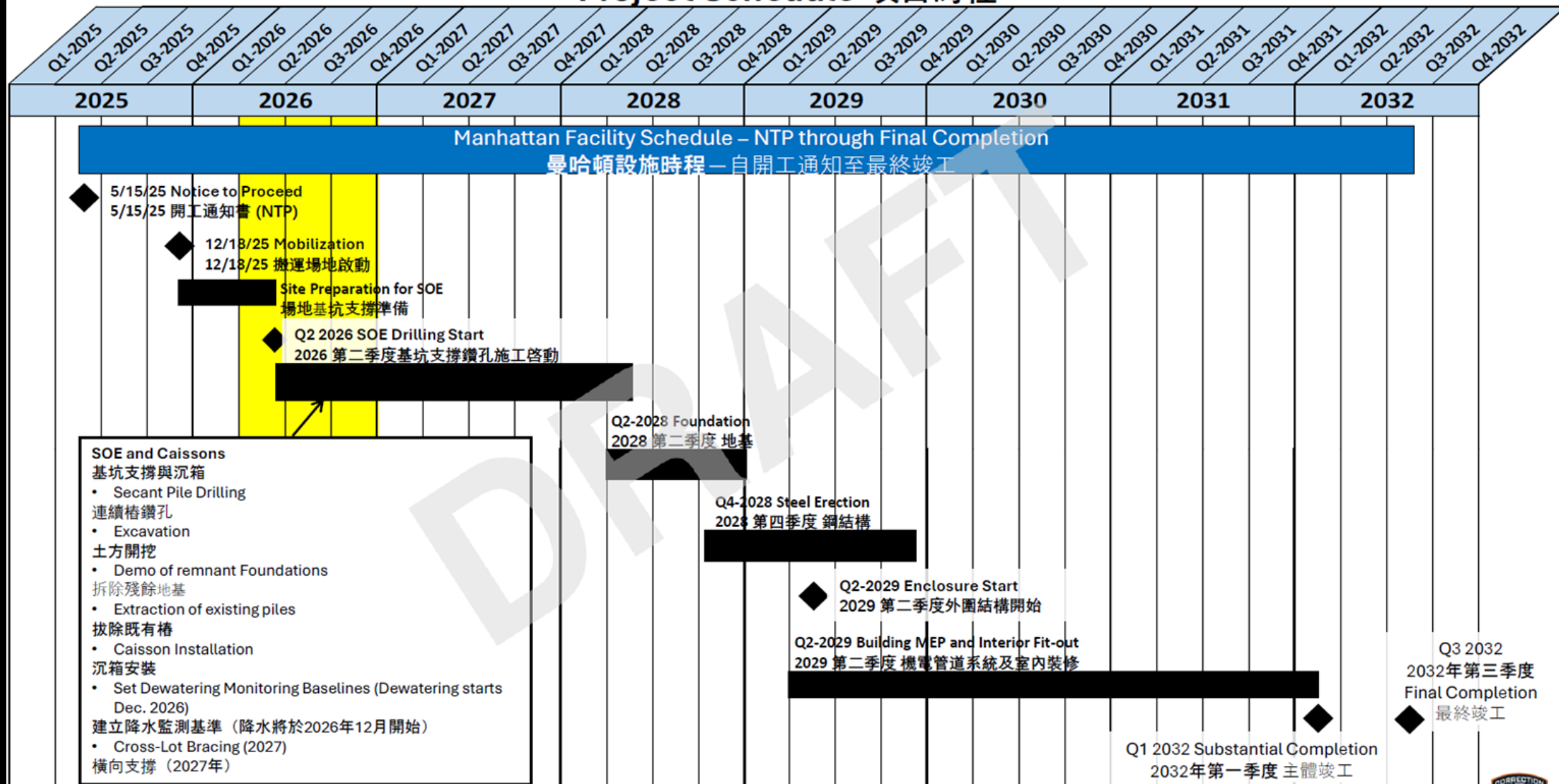
- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions (including Neighborhood Character)
- Visual Resources

Note: Construction effects will be evaluated for each resource category

Throughout the USACE Integrated Feasibility Report process, there are **opportunities for public comment**. In the future when design continues, there will be additional opportunities.



Project Schedule 項目時程



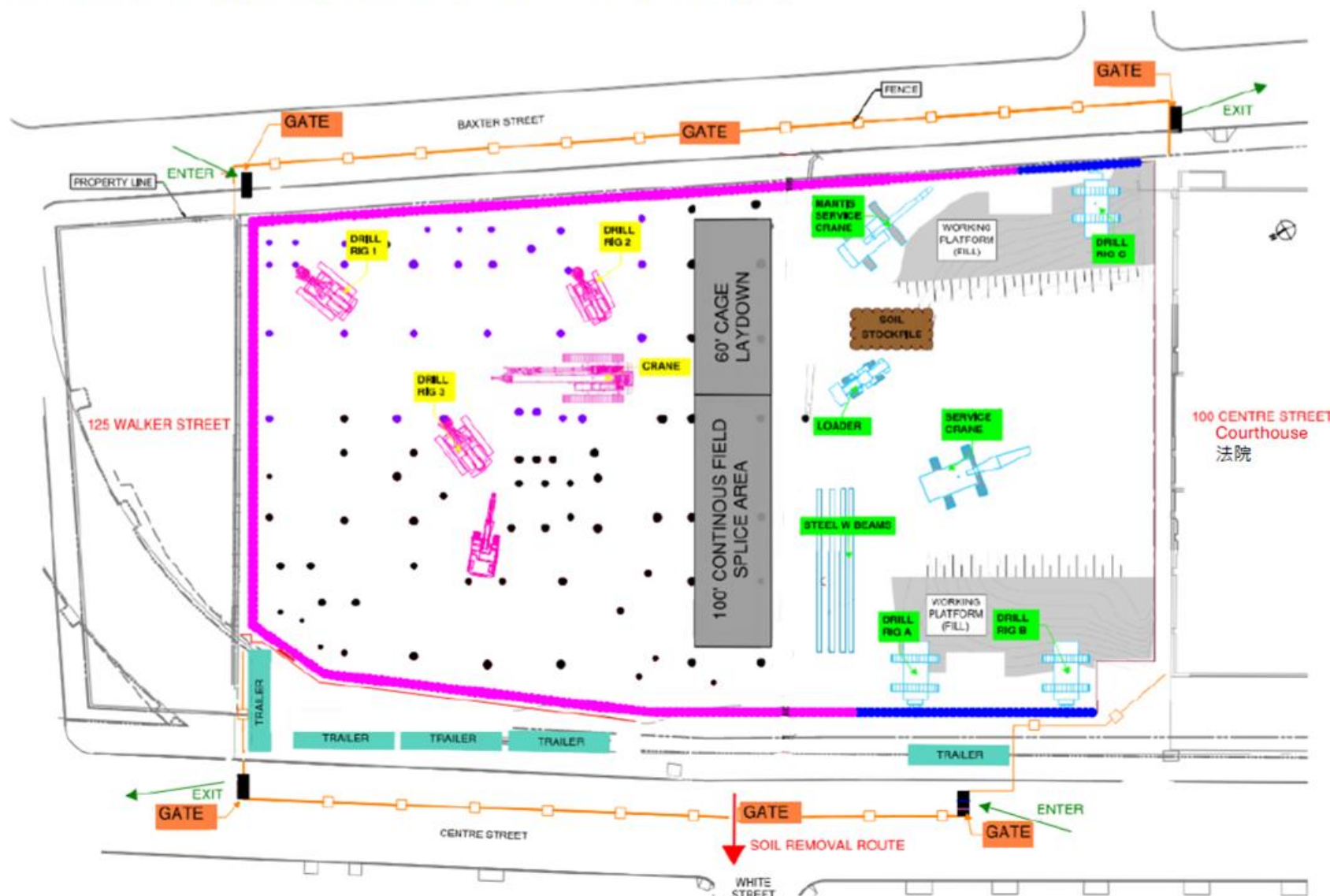
Current Site Conditions – June 10, 2026

場地現狀



SOE, Excavation, and Caisson Operations – Caissons Start Q3 2026

基坑支撐、土方開挖與沉箱作業－沉箱於2026年第三季度開始



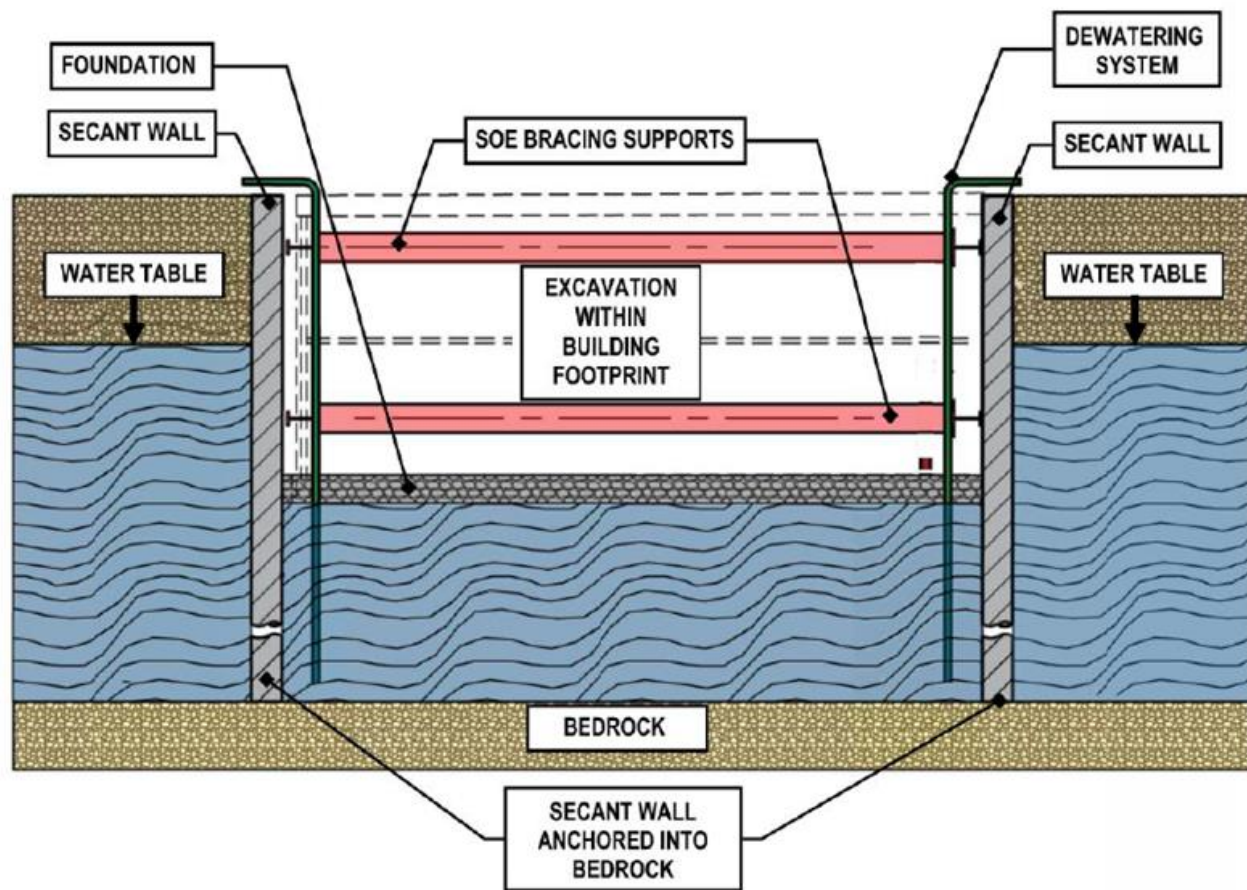
LEGEND

- SECANT PILE BEING INSTALLED THIS MONTH
- SECANT PILE INSTALLED/COMPLETE
- ALL CAISSONS
- CAISSONS BEING INSTALLED THIS MONTH

圖例

- 將於本月安裝的連續樁牆
- 已完成安裝的連續樁牆
- 所有沉箱
- 將於本月安裝的沉箱

Dewatering 降水



- ❑ This method is widely used in Manhattan for deep construction because it's a proven, reliable way to protect nearby properties.
此方法於曼哈頓深層建築施工中被廣泛使用, 因其為一種行之有效及可靠之方法, 可保護附近之建築物。
- ❑ We're building a solid underground "ring wall" around the site before deep digging starts.
開始深挖之前, 我們將於施工現場周圍建造一道堅固的地下「環形牆」。
- ❑ The wall is made by drilling a series of overlapping concrete secant piles so there are no gaps.
這道牆是透過鑽鑿一系列相互重疊之混凝土樁建造而成, 因此不會留下任何縫隙。
- ❑ These secant piles go all the way down to solid rock, creating a tight seal at the bottom.
這些相切樁一直延伸到堅實的岩層, 於底部形成嚴密的密封。

Courthouse Egress - Overview

法院緊急出口 — 概覽



TP/O&G designed a new permanent emergency egress point at the northeast east-facing corner of the Criminal Courthouse to replace the existing egress at the north-facing northeast corner, where the new Manhattan Facility sallyport will be located. The Public Design Commission approved the design in May, 2026.

Construction is expected to begin June of 2026.

TP/O&G已設計刑事法院東北角朝東方向之新永久緊急出口，以取代東北角朝北方向之現有緊急出口，該位置將設置新曼哈頓設施安全通道。該設計已於2026年5月通過紐約市公共設計委員會批准。而新永久緊急出口施工預計將在2026年6月開始。

This work is required to accommodate the future Manhattan Facility Sallyport, which will be located at the north end of the building and conflicts with the existing Courthouse emergency Egress.

此工程係為配合未來曼哈頓設施安全通道之需要，該通道將位於建築物北端，與現有法院緊急出口相衝突。

The work includes replacing a portion of the northeast window with a secured emergency egress door.

工程包括將東北角部分窗戶替換為有安全保障之緊急出口門。

Old Egress
舊緊急出口

New Egress
新緊急出口

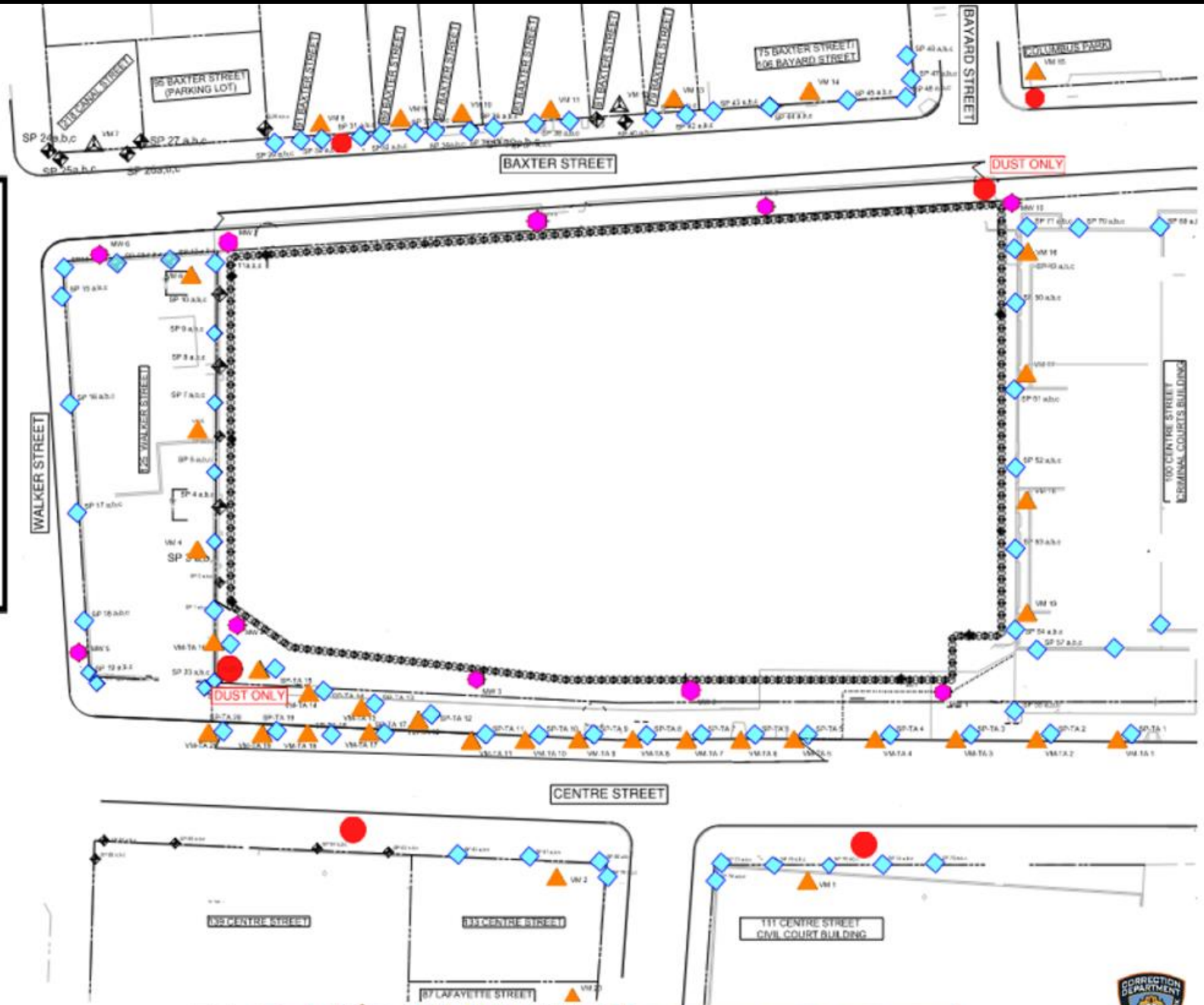
Site Monitoring Locations 場地監測地點

LEGEND 圖例

-  SP OPTICAL MONITORING POINT ON STRUCTURES
建築上的光學監測點
-  VM VIBRATION MONITORING POINT
振動監測點
-  MW MONITORING WELL
監測井
-  DUST & NOISE MONITOR
噪音及粉塵監測

Installation of optical monitoring points may require temporary partial or full street closures of Baxter and Centre Streets

因設置光學監測點，於施工期間將需對 巴士打街及中央街實施臨時之部分或全面道路封閉。



Dust Mitigation 粉塵緩解

- ❑ TPOG will use water spraying, sprinklers, dirt glue, covered/secured loads, wheel-wash, and track-out controls, with dust and noise monitoring in place and corrective actions taken if readings exceed established thresholds.
- ❑ TPOG將採用灑水、噴灑系統、固塵劑、覆蓋／固定砂石、清洗輪胎及出口管控措施，並配合粉塵及噪音監測，若讀數超出既定閾值則採取糾正措施。
- ❑ TPOG will assess alternative dust control mitigation methods if dust levels increase beyond the code required levels.
- ❑ 若粉塵水平超過法規要求，TPOG 將評估替代性粉塵控制緩解方法。
- ❑ Implement basic track-out controls and street/sidewalk cleaning as needed.
- ❑ 按需實施基本出口管控及街道／行人道清潔工作。
- ❑ Require loads to be handled and transported in a manner that minimizes dust (e.g., covered as appropriate).
- ❑ 要求以最大限度減少粉塵之方式裝卸及運輸載貨（例如適當覆蓋）。
- ❑ TPOG will use dirt glue as necessary.
- ❑ TPOG將按需使用固塵劑。



Dust Control Sprinkler
粉塵控制噴灑系統



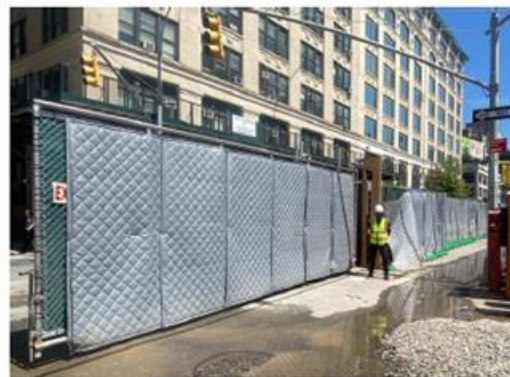
Wheel Wash Area
洗輪區

Noise Mitigation Measures 噪音緩解措施

- ☐ Maintain construction equipment in good condition and use standard noise controls where practicable (e.g., mufflers/enclosures).
- ☐ 保持施工設備良好狀態，並在切實可行之情況下採用標準噪音控制措施（如消音器／隔音罩）。
- ☐ Install sound blankets on perimeter fencing (installation in progress).
- ☐ 在周邊圍籬安裝隔音毯（安裝進行中）。
- ☐ Install sound blankets near drilling operations on the south face of Chung Pak, and north face of the Courthouse
- ☐ 在松柏大廈南面及法院北面之鑽孔作業附近安裝隔音毯
- ☐ Additional measures on next slide.
- ☐ 更多措施見下一張投影片。



Sound blankets installed in front of Chung Pak Building.
松柏大廈前方待安裝隔音毯之區域。



Sound blankets installed on perimeter fencing along Baxter St and Centre St.
沿巴士打街及中央街周邊圍籬安裝之隔音毯。



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

- 1. Request to Change the Curb Regulations on the North Side of Leonard Street, between Hudson Street & West Broadway, to No Standing Anytime - Resolution**
- 2. NYC Request to Suggest Locations for E-Bike Battery Swapping Cabinets – Resolution**
- 3. NYS Assembly Bill A2010-A - Requires that notice be given to the community boards when there is a change in service furnished upon the rapid transit facilities or the omnibus line facilities of the New York City Transit Authority - Report**
- 4. Request to change the curb regulations on the north side of Leonard Street – between Hudson Street & West Broadway – to prevent parking on one side of the street - Resolution**

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Transportation & Street Permits Committee – B. Kay

The residents' complaint not enough width in travel lane if vehicles (some large) parked on both sides of the street

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Transportation & Street Permits Committee – B. Kay



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Transportation & Street Permits Committee – B. Kay



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Transportation & Street Permits Committee – B. Kay

Residents found that snow pushed to north side improved problem that parking on both sides creates



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Transportation & Street Permits Committee – B. Kay



ate State residents want DOT to reroute Manhattan Bridge-bound trucks off Third Avenue (red) onto Boerum Place (blue).

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Transportation & Street Permits Committee – B. Kay

Trucks as through traffic on residential streets is a problem citywide so change might be multi-step

truck route map. That would force trucks to take Atlantic Avenue to access Flatbush Avenue. They plan to submit testimony at a Tuesday hearing about DOT's planned truck route redesign — which controversially proposes a slight increase in overall truck route miles.

Previous attempts to involve DOT have fallen short: In May, DOT told the group that it had addressed the trucks on State Street with signage —

seemingly unaware that a driver knocked over the signage months earlier. NYPD has not issued a single truck route violation all year in the area policed by the 84th Precinct.



The sign was run over by a truck driver within a day of installation. Photo: Block Association

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Therefore Be It Resolved That

Manhattan Community Board One (CB1) requests that the NYC Department of Transportation (DOT) change curb regulations so that parking/standing is prohibited on one side of Leonard Street between West Broadway and Hudson Street; and

The NYC DOT is urged to work to remove any incentives (e.g., GPS navigation or apps) that direct truck drivers to use Leonard Street between West Broadway and Hudson Street as an alternative to Worth Street and add clear signage about the truck route so it is clear that Leonard Street is only for local deliveries; and

The NYPD is urged to enforce the parking regulations on Leonard Street between West Broadway and Hudson Street.

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay



Public E-Bike Charging

Manhattan Community Board 1

June 3, 2026



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

What is a Battery-Swapping Cabinet? How does it work?

On average, swapping a battery will take less than 60 seconds.

Step 1

Scan a QR code



Step 2

Select battery



Step 3

Switch out battery



Step 4

Ride away!



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

What We've Heard from Delivery Workers



Workers need to swap batteries mid-shift

Workers are worried about battery safety and looking for solutions



Many buildings are banning charging in units

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Considerations



Congregation

Quick interaction with technology takes less than a minute



Clear Path

Guided by DOT's Pedestrian Mobility Plan to protect clear path on busy sidewalks



Fire Safety

Coordinating closely with FDNY, tech manufacturers, and standard groups on fire safety



Appearance

Aesthetics will be coordinated with DOT to integrate with streetscape

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Working to solve a critical public safety concern

Program Description

- **25 locations** for Certified Battery Swapping Cabinets
- Installation of underground **electrical connection** on DOT right-of-way
- Focused on areas with **most delivery activity and e-bike usage**
- **Builds on pilot program** that demonstrated high demand and reduced risks

\$3 million

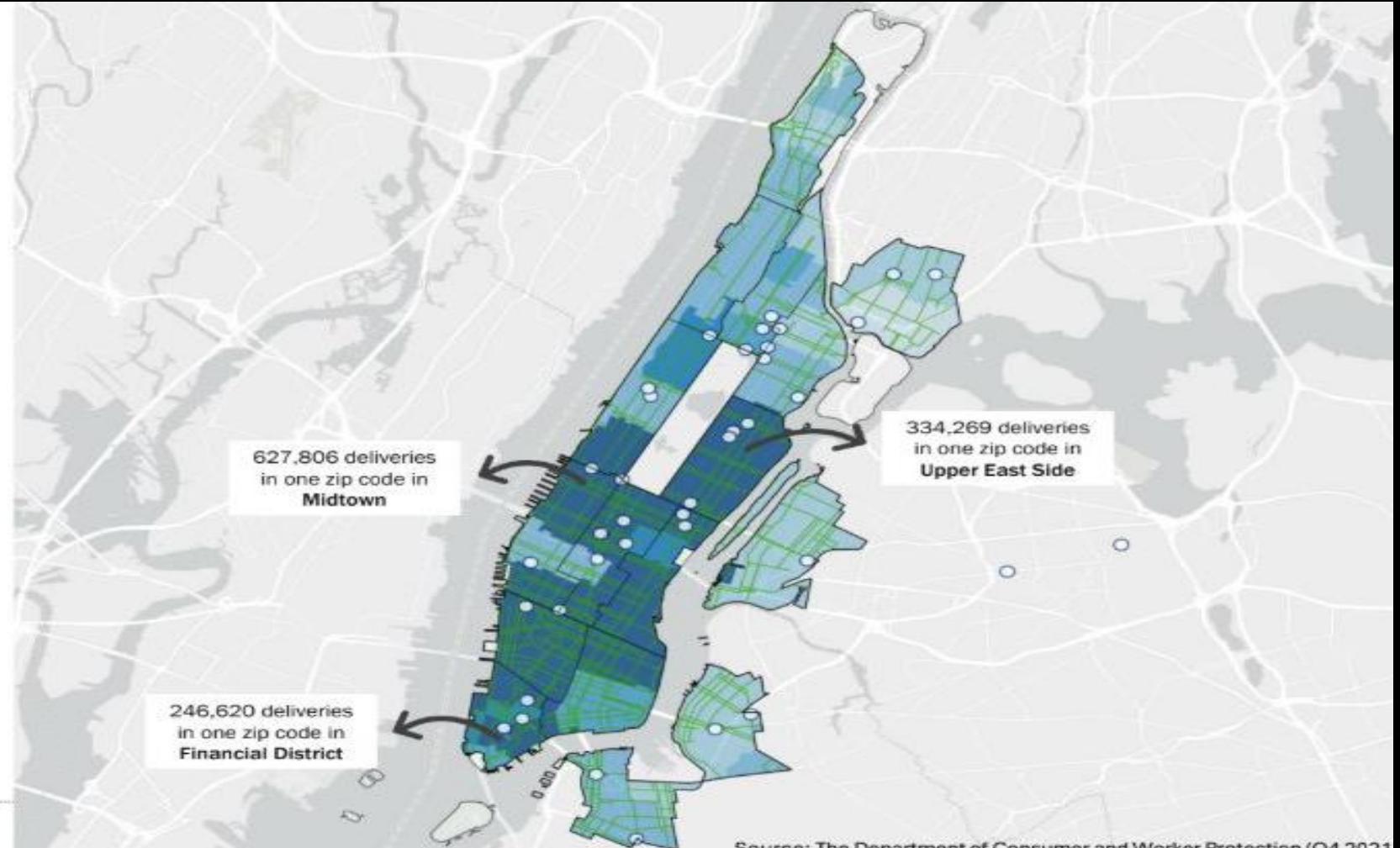
NYSERDA Clean Mobility Program



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Number of Deliveries Made Per Area (Square Mile) Q4, 2021



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Example Site with Clearances

On 1st Ave and E 103rd St, Southwest corner



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Site 42 On Water St between Fletcher St and John St, North block MN01

180 Water St, New York, NY 10038



Bike rack to be relocated

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Site 43

On Water St at Gouverneur Ln, Northeast corner

MN01

116 Water St, New York, NY 10268



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Therefore Be It Resolved That

Manhattan CB1 supports the Public E-Bike Charging (PEC) program and has no objections to the two sites that the NYC Department of Transportation (DOT) has proposed for e-bike battery swapping cabinets in CB1's district - Water Street at John Street and Water Street at Gouverneur Lane - as long as:

- **Cabinet batteries can be accessed without the bike operator using the sidewalk,**
- **pedestrian clear paths are protected, and**
- **hardened barriers are placed if needed to protect cabinet users from motor vehicles; and**

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Be It Further Resolved That

The DOT should consider:

- **requiring a fee from the private businesses that own and would profit financially from the PEC cabinets placed in the public right-of-way,**
- **promoting competition and choice by having more than one vendor, as long as vendors can provide convenient locations for subscribers, and**
- **setting a minimum miles per charge standard for the program - since aging or damaged batteries store less charge, which makes it impossible for users to predict the how far they will be able to travel based on their weight, the environment and their route; and**

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

Be It Further Resolved That

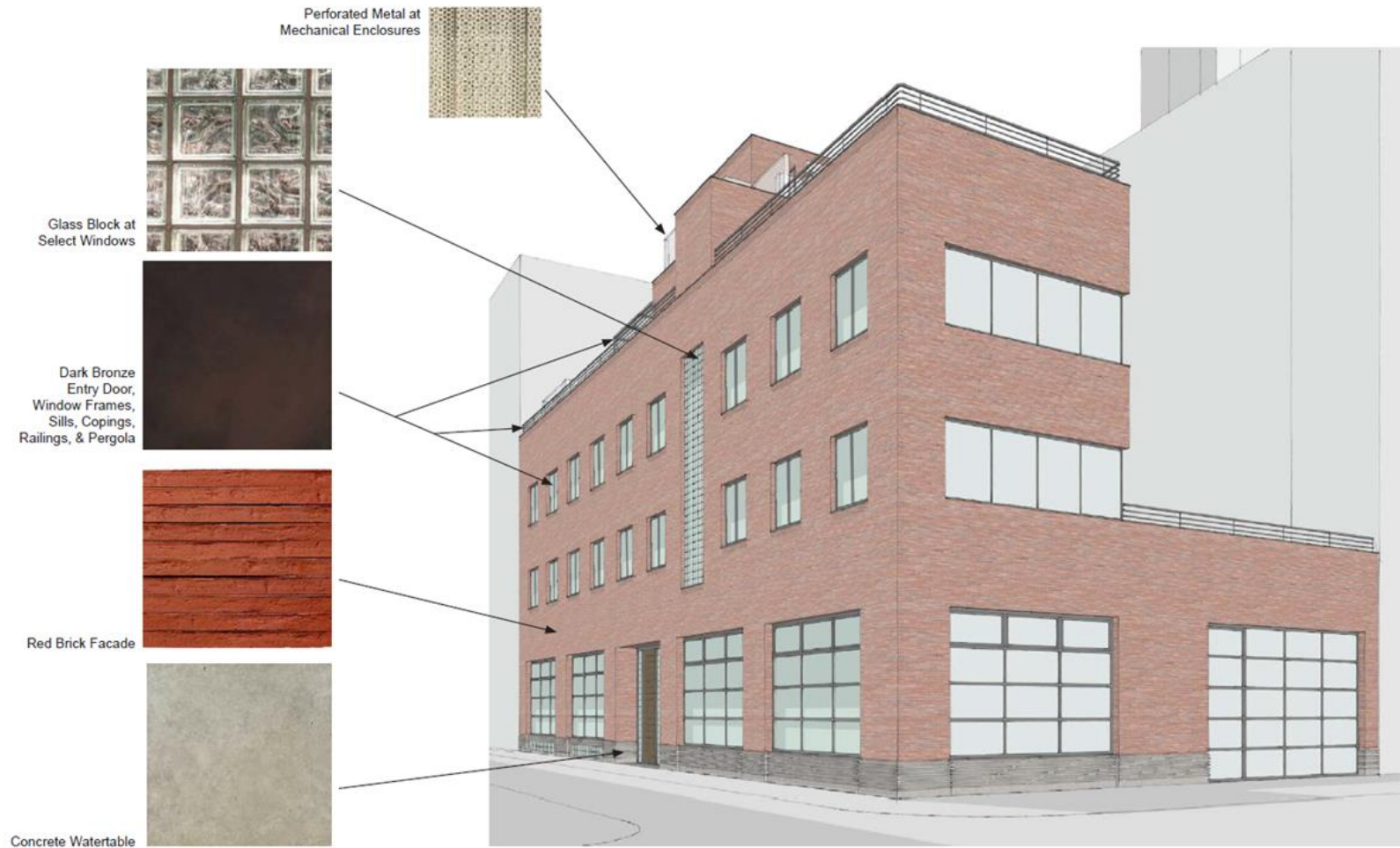
In order to promote safe e-battery and participation in the PEC program, city council is asked to consider passing legislation that would have delivery app companies subsidize subscriptions to the PEC program for their workers.

MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation – J. Friedman

- 1. 11 Hubert Street - Docket number LPC-26-09833 - The project involves converting the existing non-contributing commercial building to residential use and includes re-cladding the facade and constructing a new bulkhead and rooftop addition - Resolution**
- 2. 320 Pearl Street - Docket number LPC-26-09196 - Installation of window tints and fly screens at the front facade - Resolution**
- 3. 140 West Broadway - Docket number LPC-26-09804 - Proposing an exterior ADA ramp - Resolution**

11 Hubert Street



11 Hubert Street



SPAN Architecture

copyright 2017 SPAN Architecture

11 HUBERT STREET
NEW DESIGN

11 HUBERT STREET
MAY 14, 2026

29

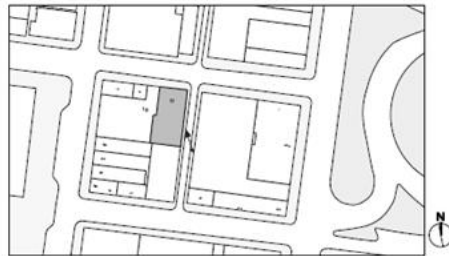
11 Hubert Street



Location F - Existing



Location F - Proposed



320 Pearl Street

BREAKING
GROUND

320 PEARL STREET



LANDMARKS PRESENTATION

320 Pearl Street

BREAKING
GROUND

Primary Facade — 320 Pearl Street
Docket# LPC-26-09196



EXISTING WEST PRIMARY FAÇADE



CURRENT WEST PRIMARY FAÇADE

140 West Broadway

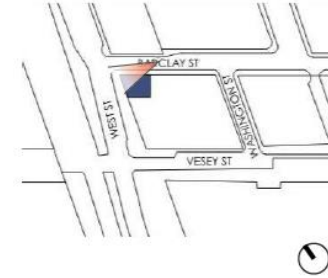
140 WEST STREET | THISBOWL
LPC PRESENTATION



140 West Broadway



VIEW FROM BARCLAY STREET



140 West Broadway



PROPOSED RAMP RENDERING



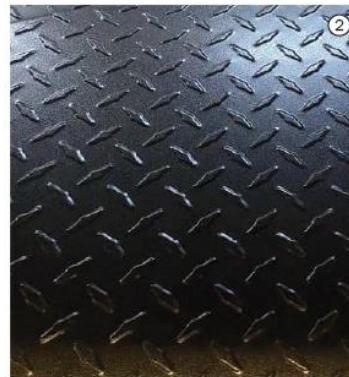
PROPOSED RAMP RENDERING



EXISTING RAILING



EXISTING RAILING



BLACK ALUMINUM DIAMOND PLATE
RAMP & LANDING



SDC BP SERIES (MOUNTED TO SIDEWALK)
SQUARE BOLLARD POST DOOR ACTUATOR
710 DARK BRONZE



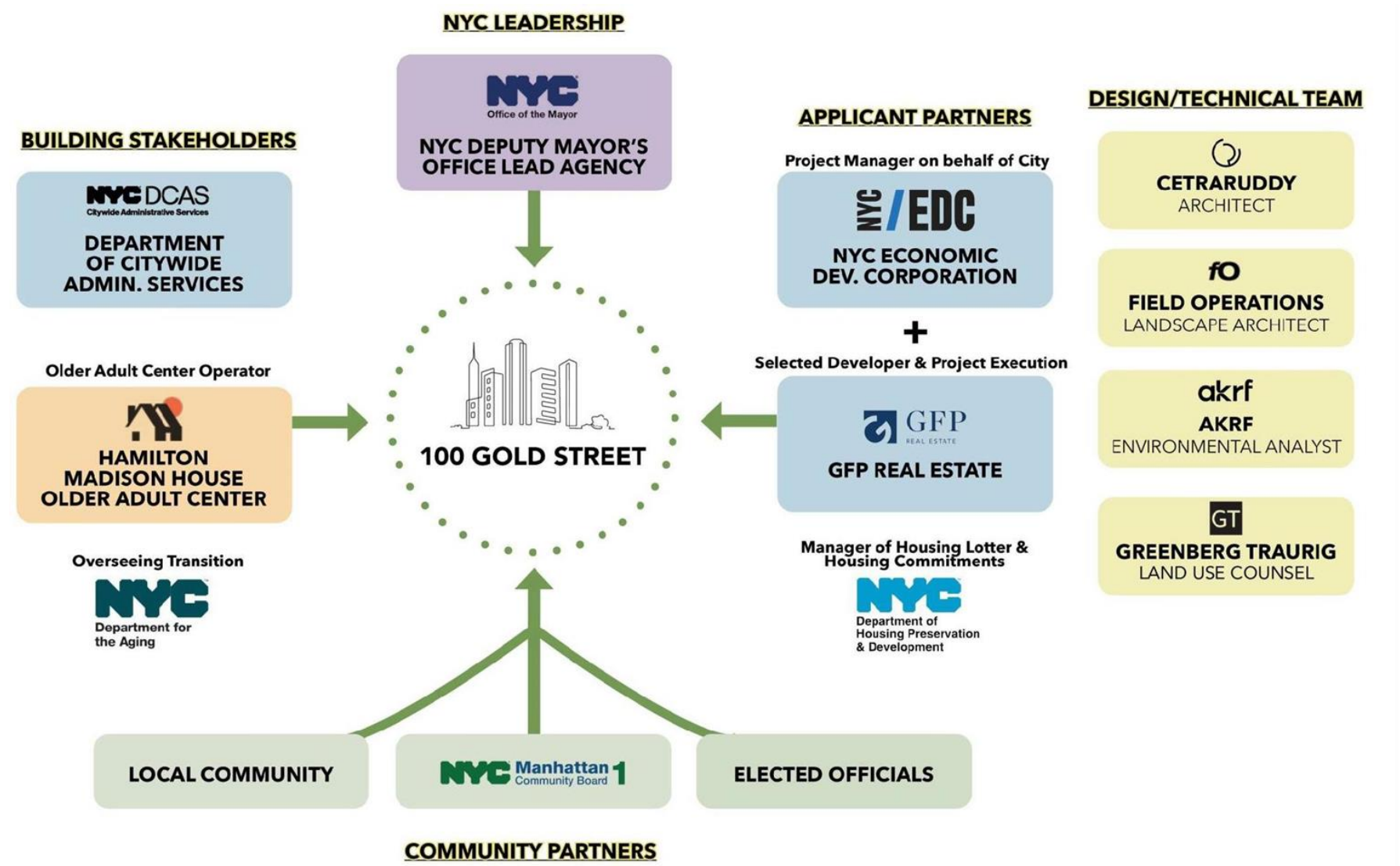
MODERN WROUGHT IRON HANDRAIL
2"x1" | FLAT BLACK FINISH
STEEL IMPRESSIONS

MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development – N. Pourshakouri

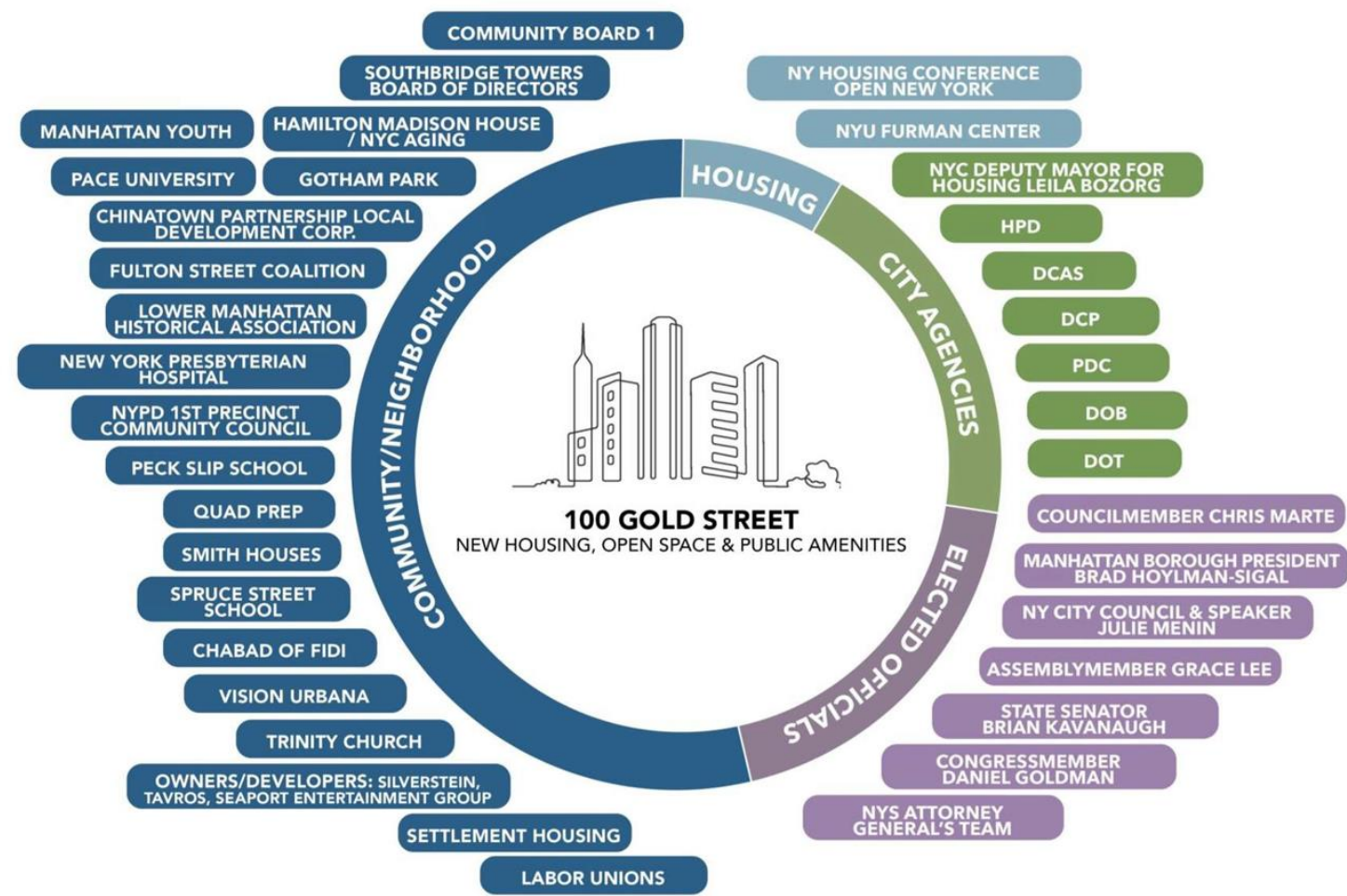
- 1. Independence Plaza Modifications (including Environmental Assessment Statement) and Draft Scope of Work - Resolution**
- 2. Overview of 100 Gold Street mixed-use residential project - Report**

100 GOLD STREET: PROJECT PARTNERS



APPROACH: ONGOING ENGAGEMENT

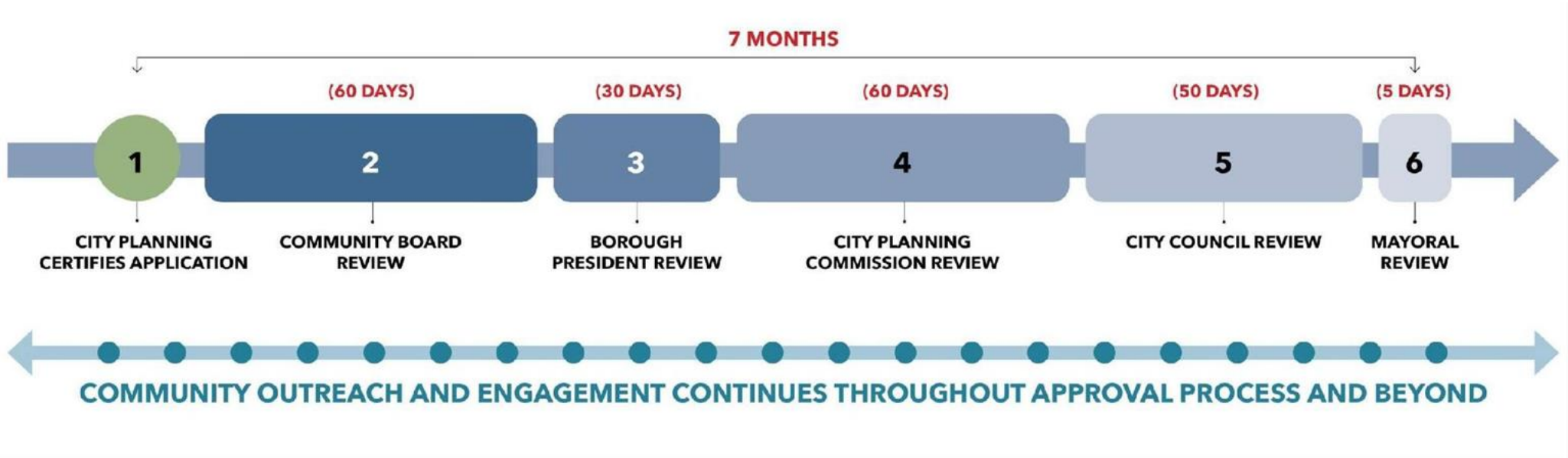
Over the past year, the Project Team has met and continues to meet with a wide range of stakeholders to gather feedback that will inform the project program and design.



100 GOLD STREET: UNIFORM LAND USE REVIEW PROCESS (ULURP)

ULURP is a mandated public review process required for significant land use changes in New York City, such as zoning amendments or city property dispositions.

7-MONTH ULURP TIMELINE:

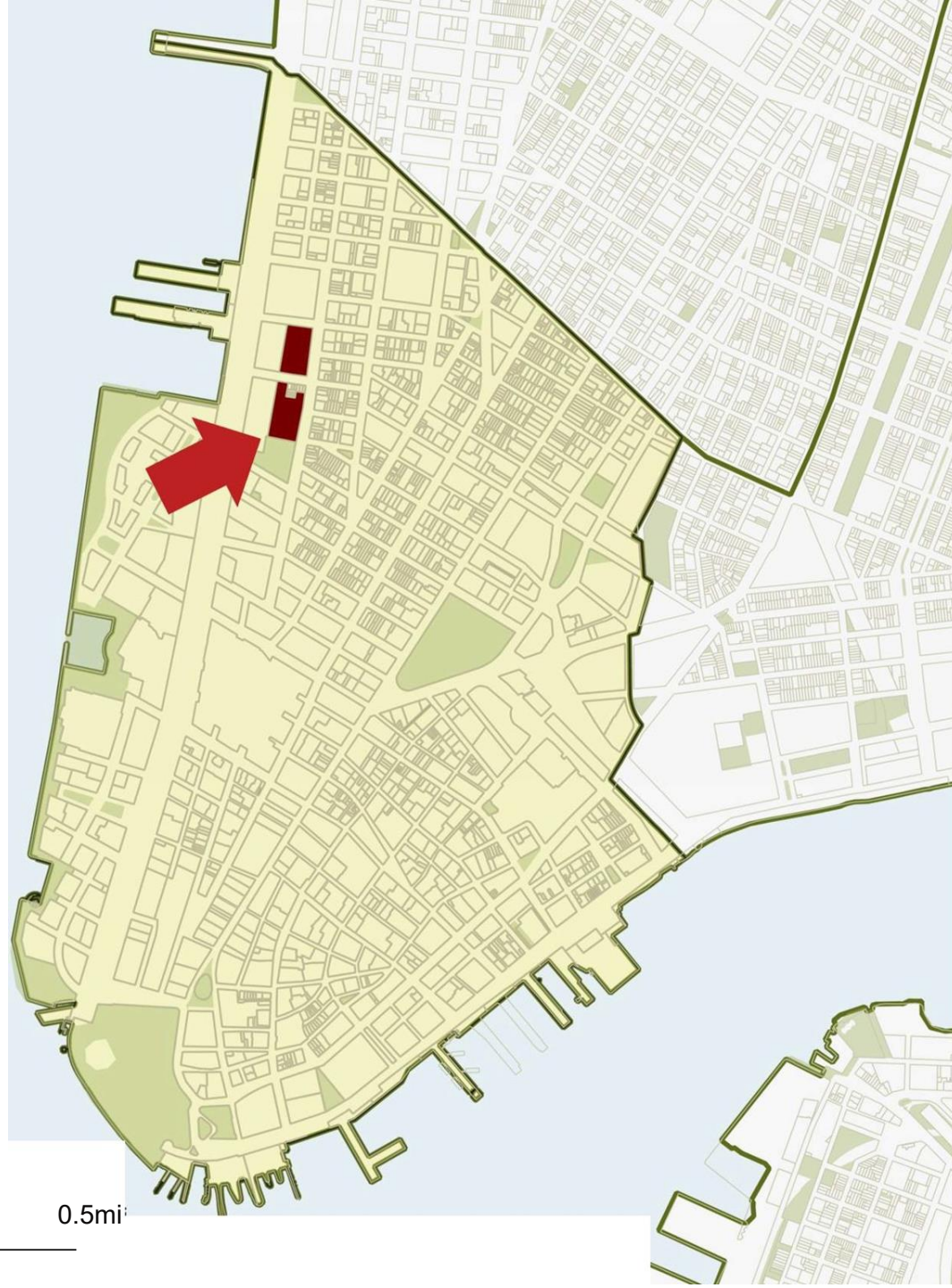


MODIFICATIONS TO INDEPENDENCE PLAZA

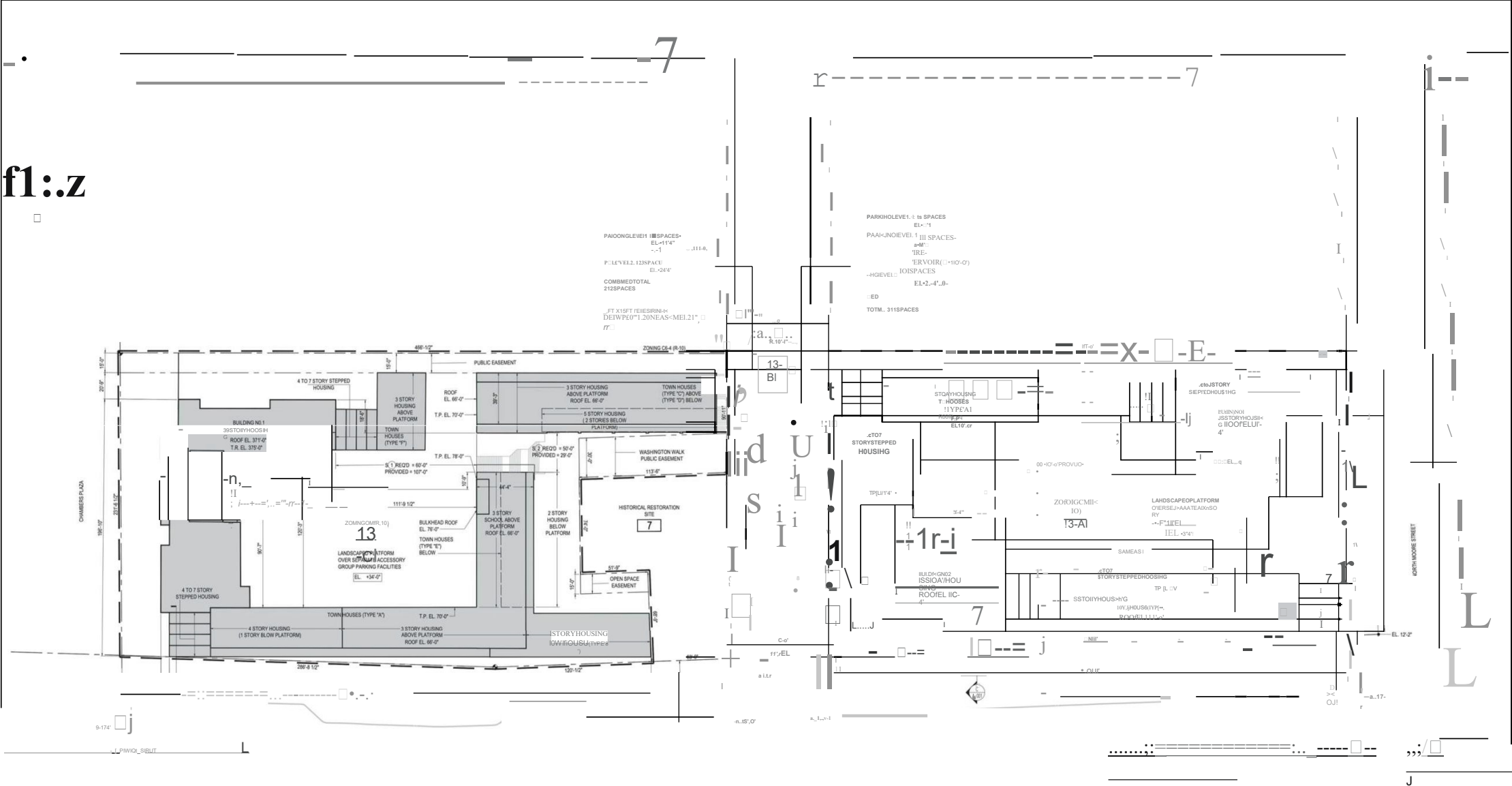
- Independence Plaza
- MCB1



0 0.25 0.5mi

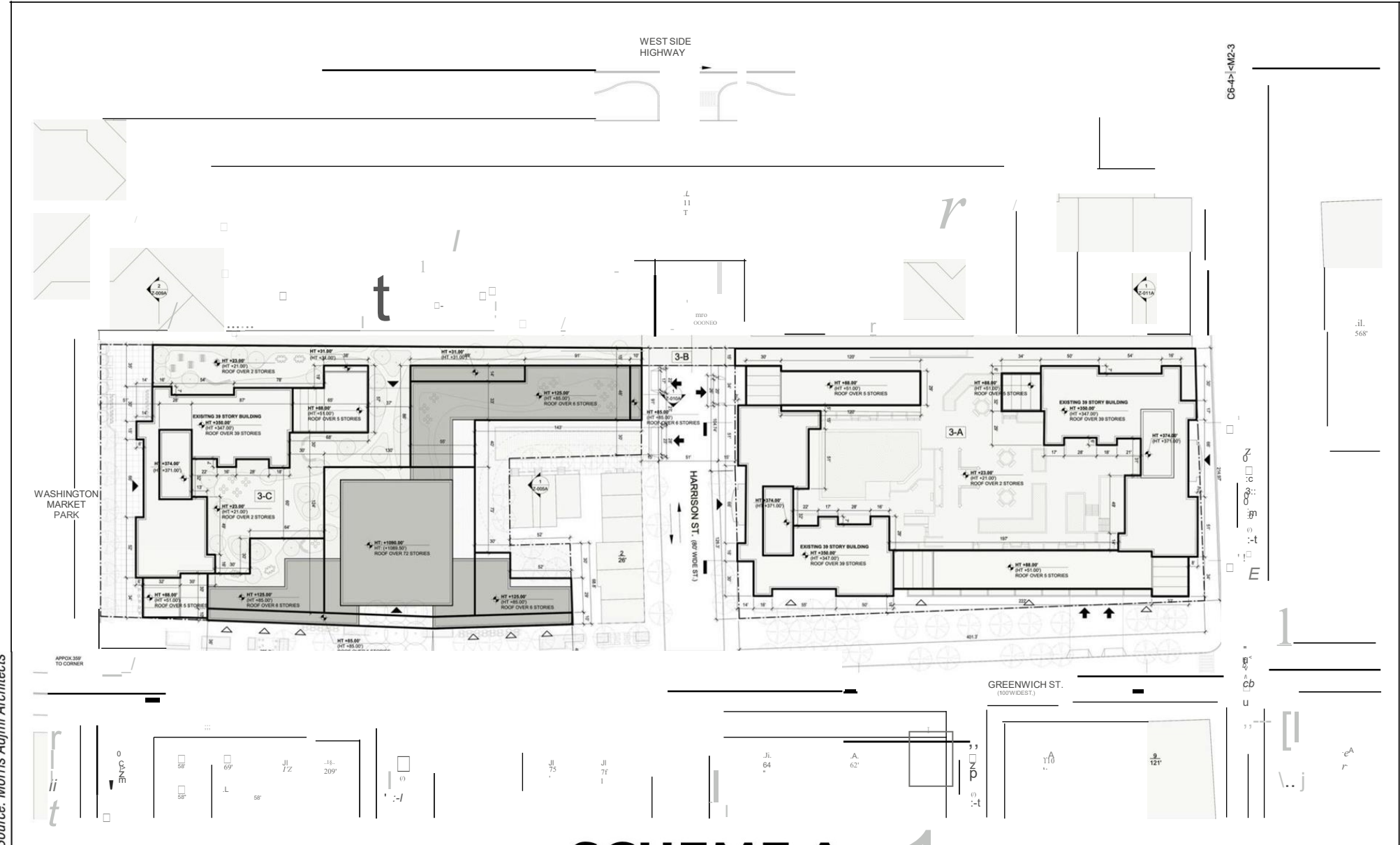


f1::z



Source: Draft
Scope of Work
available on ZAP

NO ACTION (ALREADY APPROVED)



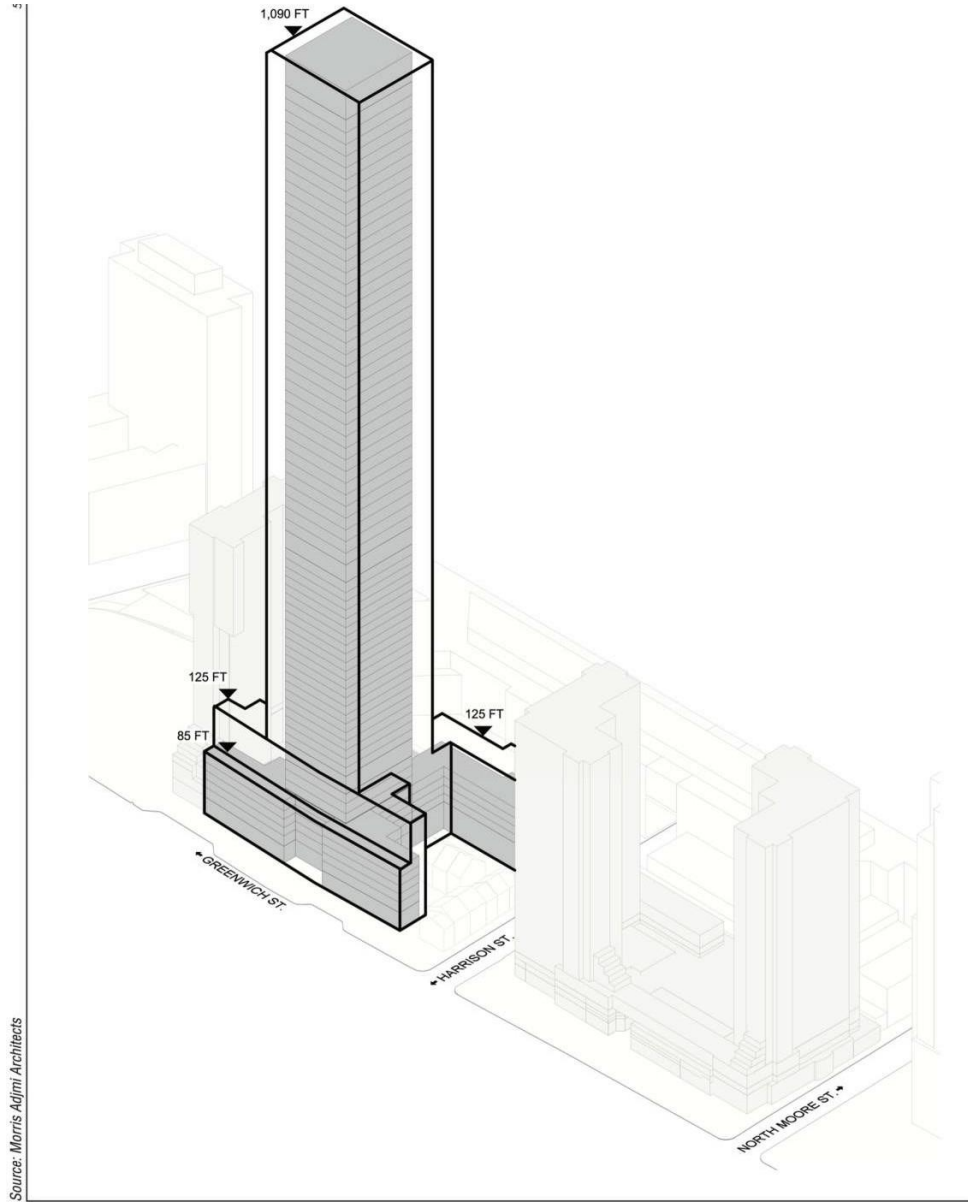
Source: Morris Adjmi Architects

SCHEME A

1
z

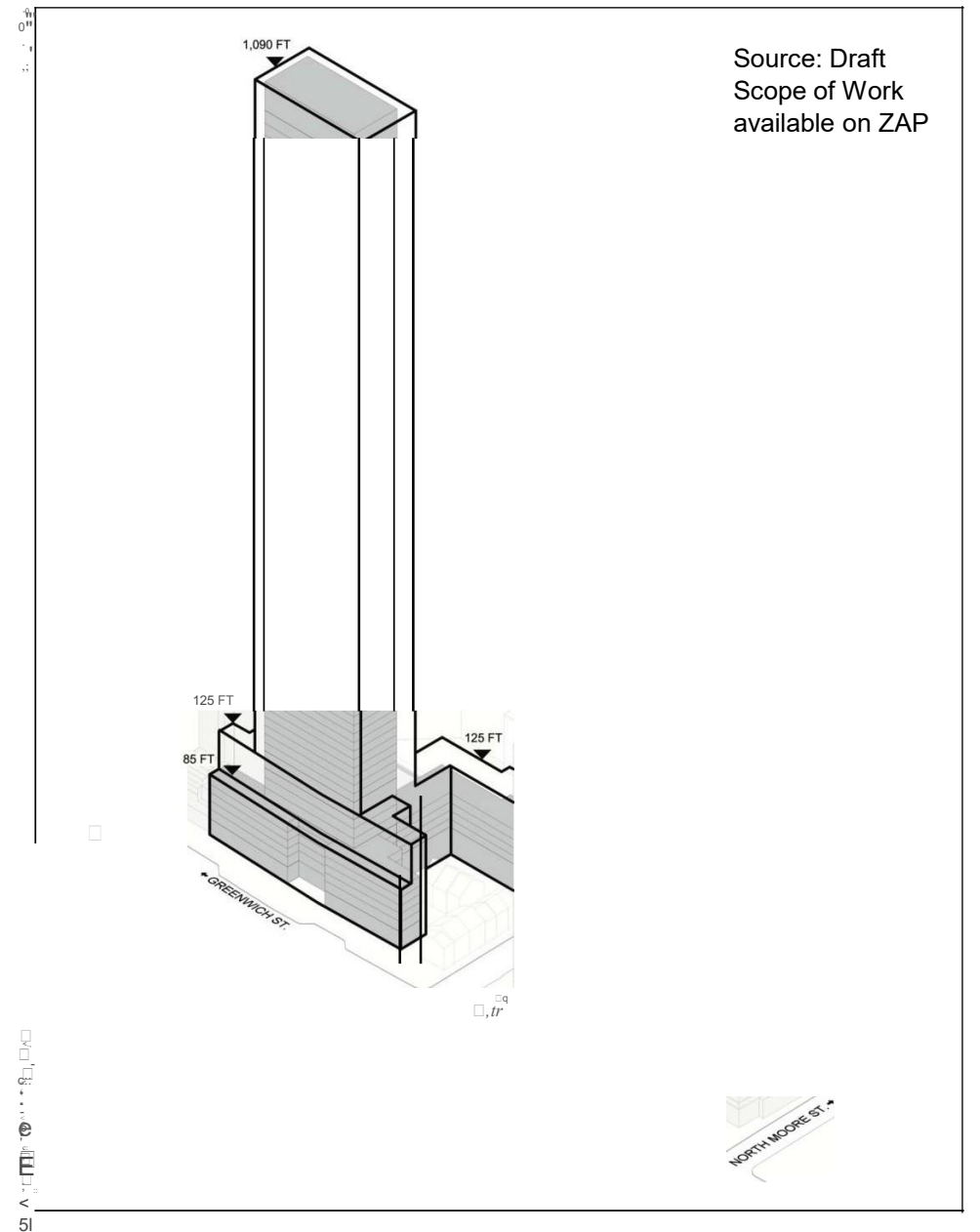


SCHEME B



INDEPENDENCE PLAZA

Axonometric Diagram (Scheme A)
Figure 3f



INDEPENDENCE PLAZA

Axonometric Diagram (Scheme B)
Figure 4f

EIS DRAFT SCOPE OF WORK (AS DEFINED BY CEQR GUIDELINES)

TASK 1: Project Description

TASK 2: Land Use, Zoning, and Public Policy

TASK 3: Socioeconomic Conditions

TASK 4: Community Facilities and Services

- Requires analysis of publicly funded early childhood programs**
- Excludes public schools, libraries, healthcare facilities, fire and police)

TASK 5: Open Space

- Impacts to open space within 0.5 miles

TASK 6: Shadows

- Multi-tier analysis comparing "No Action" versus proposed development schemes; models 5 key days, with longest shadows on 12/21

TASK 7: Historic and Cultural Resources

- Study of historic/cultural resources within 400 feet of site

TASK 8: Urban Design and Visual Resources

TASK 9: Natural Resources

- Close proximity to Hudson River "Significant Coastal Wildlife and Fish Habitat"

TASK 10: Hazardous Materials

- Identify legacy soil/water contamination

TASK 11: Transportation

TASK 12: Air Quality

- Effects of project on air quality and vice versa

TASK 13: Greenhouse Gas Emissions & Climate Change

- GHGs during construction and operation; stormwater flooding due to precipitation and sea level rise in 100-year floodplain

TASK 14: Noise

- During operation, particularly vehicle trips

TASK 15: Public Health

TASK 16: Neighborhood Character

TASK 17: Construction

- Transportation, Air Quality, Noise, Vibration

TASK 18: Mitigation

TASK 19: Alternatives

TASK 20: EIS Summary Chapters

TASK 21: Effects on Disadvantaged Communities

TASK 22: Executive Summary

MANHATTAN COMMUNITY BOARD 1

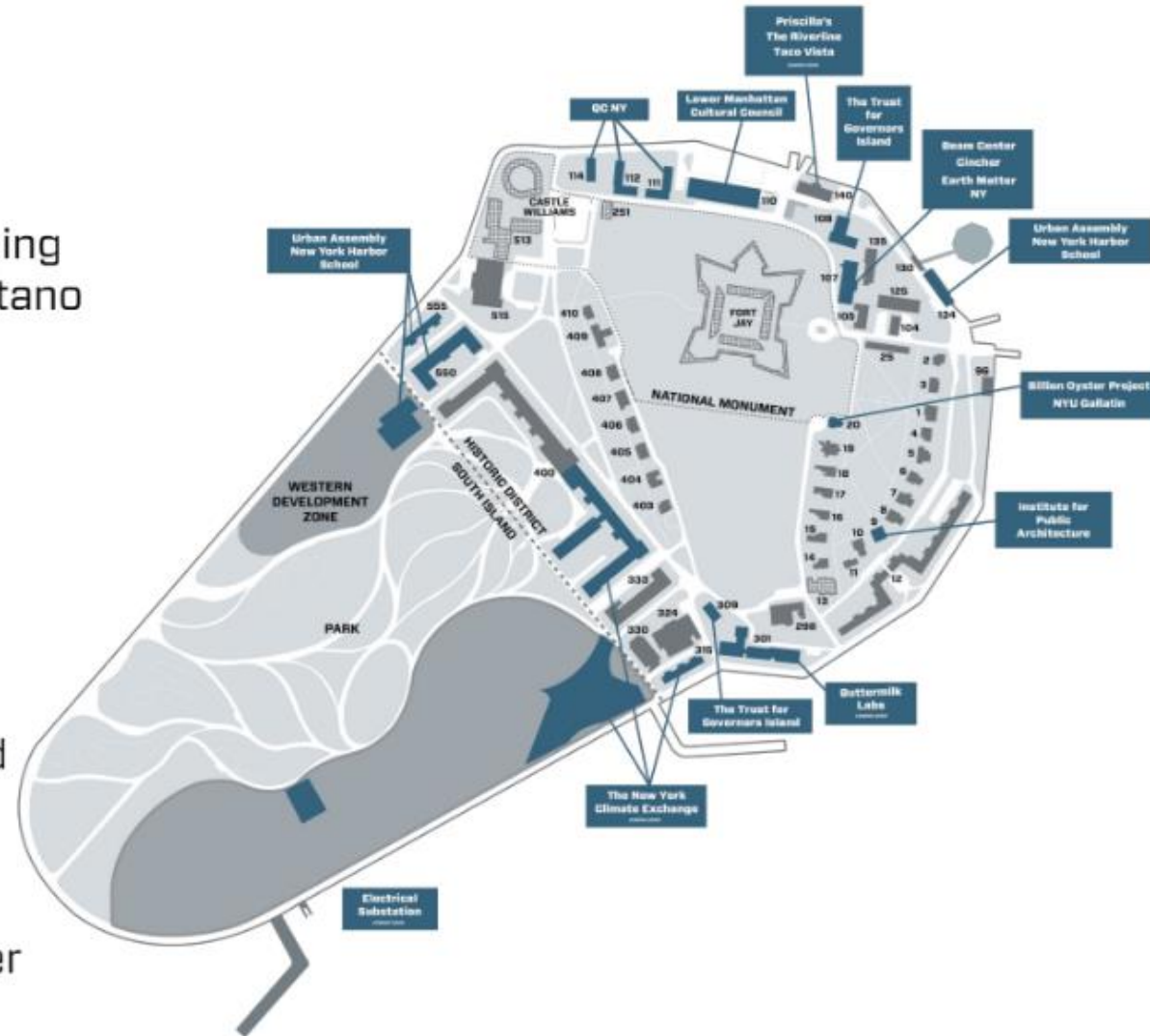
Waterfront, Parks & Cultural Committee – A. Zelter

1. Trust for Governors Island update - Report



Tenant Project Highlights

- Harbor School Expansion, Bldg. 555
 - Opening for 26/27 school year
 - New build opening for 27/28 school year
- Building 140
 - Construction started in spring 2026, Taco Vista continuing to operate from temporary relocation to the previous Gitano Site
- Building 301 Buttermilk Labs
 - Currently under construction
- Nolan Park Building 20
 - Completed, tenants moved in.
- Nolan Park Building 19
 - Currently under construction
- New York Climate Exchange
 - All discretionary applications in place; design completed
- QCNY Spa
 - Phase III construction completing summer 2026
- Electrical Substation
 - Currently in construction; estimated completion summer 2027

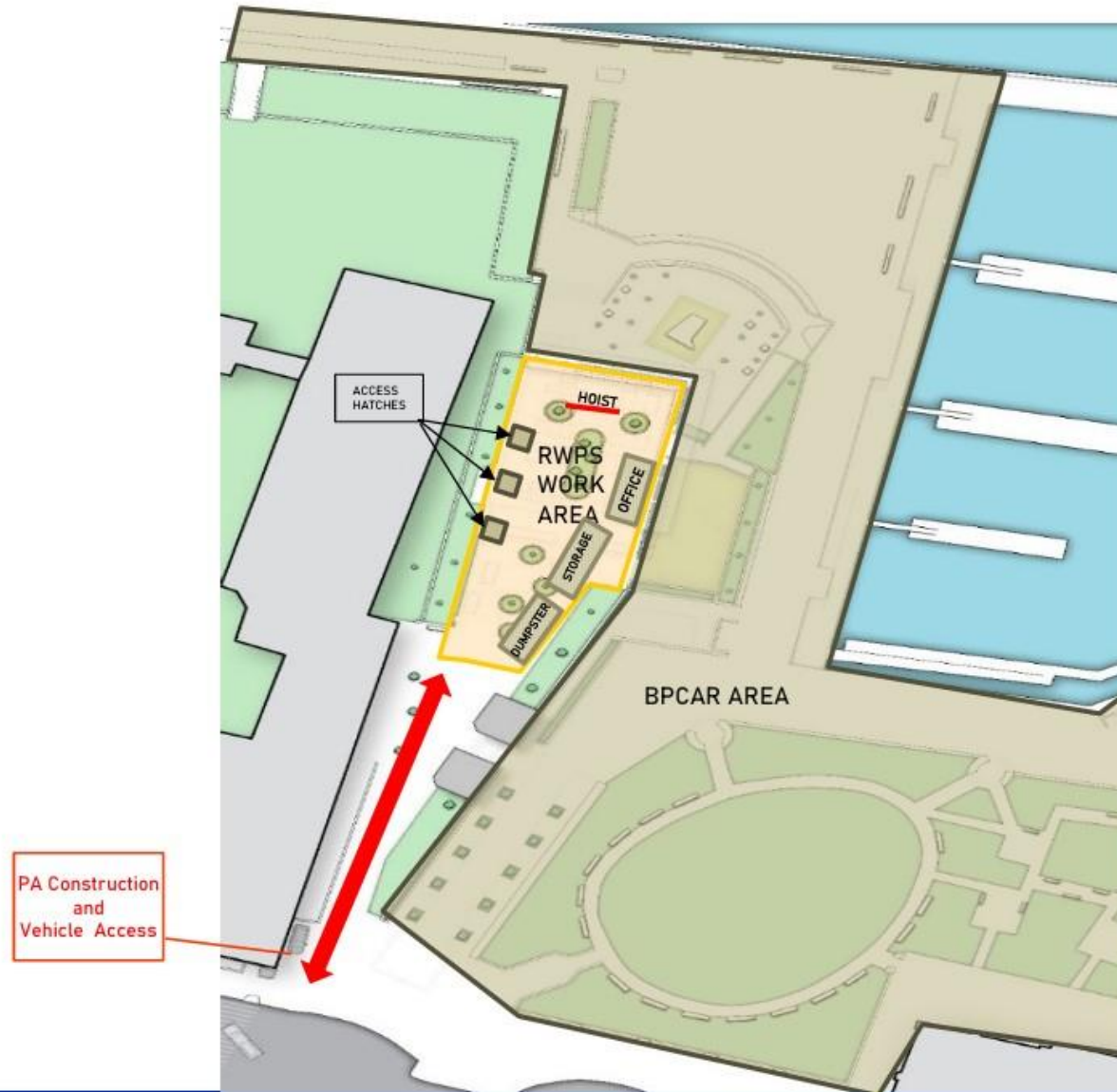


MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee - J. Galloway

1. WTC River Water Cooling Pump Station - Report
2. Environmental Monitor for North/West Battery Park City Resiliency – Report
3. South Battery Park City Resiliency Project Bi-Monthly Construction Update – Report
4. BPC Security Update - Report
5. Programming, Construction and Event Updates – Report

Current RWPS Project Footprint



Prepared for CB1 Battery Park City
Committee Meeting 6.4.26

Scope and Anticipated Timeline

Water work (Riverside)

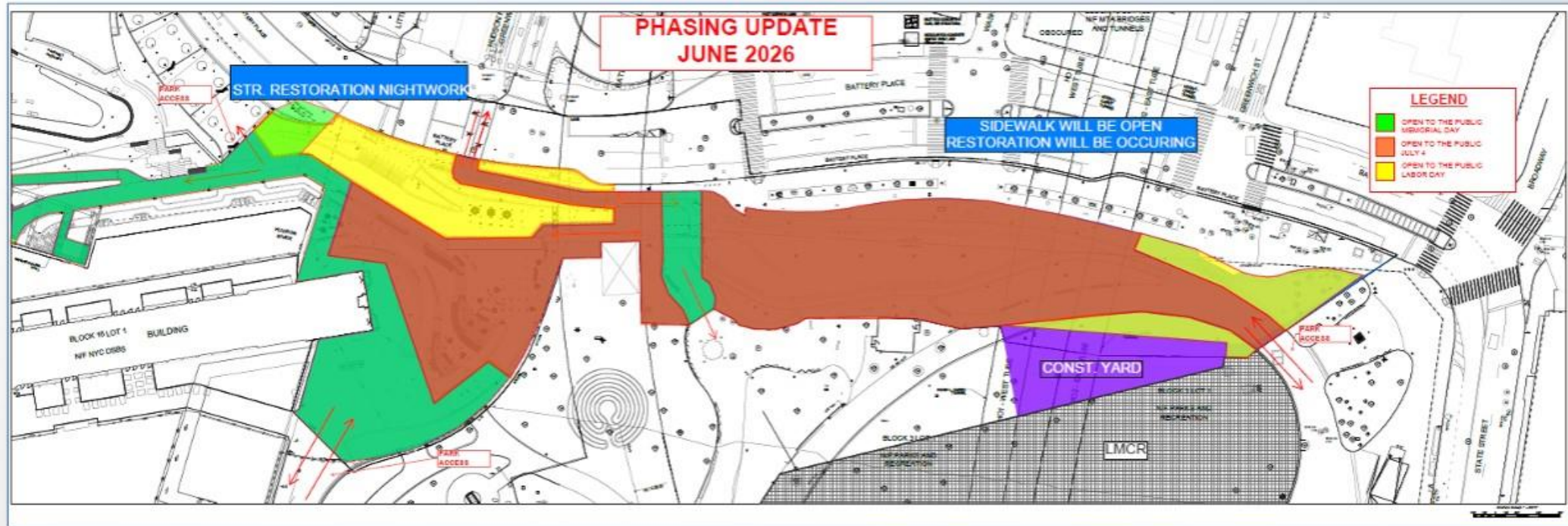
- (**Completed**) – Barge and dive survey
- (**Completed**) – Dredging underneath esplanade
- **Summer 2026** – Barge/Divers switch intakes
- **Winter 2027*** – Barge/Divers remove bulkhead, install bar rack

Land work (Kowsky Plaza)

- (**Completed**) – Site mobilization
- **Began Winter 2023** – Replacement of North water gates (**Commissioning In progress**)
- **Began Winter 2025** – (**Completed**) Critical Concrete Slab Repairs North below grade
- **Summer 2026 – 2027*** – Critical Concrete Slab Repairs (South below grade)
Replace remaining water gates
- **Winter 2027*** – Final Testing and Commissioning, pending unforeseen conditions

*Subject to change

Phased Re-Opening



LEGEND:

- Green shaded: Now open
- Red-brown shade: Open July 4, 2026
- Yellow shade: Open Labor Day 2026

MANHATTAN COMMUNITY BOARD 1

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

- 1. NY Connects Social Services Outreach - Report**
- 2. 240 Greenwich Street, BNY Mellon, Construction Project Update - Report**

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

1. Disclosure requirement on patron dancing for liquor licenses has ended – Report

Dining Out NYC - Outdoor Seating

1. 109 West Broadway, application for sidewalk cafe seating for BL109 Broadway NY LLC dba Bluestone Lane – Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Tribeca area

1. 339 Greenwich Street, new application and temporary retail permit for Ludica Tribeca LLC for full liquor license – Waiver
1. 185 West Broadway, catering facility (private events only), new application and temporary retail permit for New York Law School & Compass Group USA, Inc for full liquor license – Resolution
2. 76 Chambers Street, method of operation change to adjust operating hours with earlier opening on weekends and extended evening hours to 1AM Thursday to Saturday for AU passage LLC dba Freddy's for wine, beer & cider license – Resolution
3. 388 Greenwich Street, application for an alteration to add their 1st to 38th floors to the existing 39th floor full liquor license for Aramark Services Inc. – Resolution
1. 353 Greenwich Street, Maryann's 353 Mex Inc., Zona Tribeca Mezcaleria for full liquor license - Resolution

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Financial District area

1. 4 South Street, new application and temporary retail permit for Ferry Boat Donuts LLC dba Sen. John J. Marchi Ferry Boats Tavern for full liquor license – Resolution

Battery Park City area

1. 20 Battery Place, new application and temporary retail permit for TMK Wagner Park LLC dba The Migrant Kitchen for full liquor license – Resolution

Seaport/Civic Center area

1. 95 South Street, Pier 17 Rooftop, application for an alteration to remove 6 bars from the premises of HHC Bridgeview LLC 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

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