



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, May 26, 2026
6:00 PM

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

The public is welcome to attend in person or on Webex

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



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

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

MANHATTAN COMMUNITY BOARD 1

Public Session (6:00 PM – 7:00 PM)

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

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

OFFICE CONTACT

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

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

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



MANHATTAN COMMUNITY BOARD 1

Public Hearing (7:00 PM – 7:15 PM)

Topic: FY 2027 Executive Budget

MANHATTAN COMMUNITY BOARD 1

Business Session

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

Chairperson's Report May 2026



SINCE LAST MEETING -WHERE'S THE CHAIR?

- 04/29 F/up Port Authority re: new 9/11 and WTC Bombing Memorial
 - Located in planting bed in Liberty Park
- 04/30 BPCA Strategic Plan Breakfast Preview - New Long Term Vision and Priorities
- 04/30 Poets in the Park - Unveiling Elizabeth Berger
- 05/05 CB Interviews!
- 05/06 HPD - What's the housing growth strategy Briefing
- 05/07 TBC - Board Meeting
- 05/11 Preview of LZE Housing Presentation
- 05/11 ADNY Board Meeting
- 05/12 SEG Spring Event
- 05/14 CECM July 4th Fireworks Manhattan Meeting
- 05/14 The Stand Group/ JFK SI Ferry Introduction re: Pier 15
- 05/15 4th BPC Construction CAC Meeting
- 05/18 Pier 15 walkthrough
 - - EDC, DockNYC, SSSM, City Cruises, Parks, Hornblower
- 05/20 NYSE and Downtown Alliance Walk Through
- 05/21 MBP Borough Board
- 05/22 Training Proposal review and confirmation for 6/23

May UPDATES



Turn up the heat 2026!!

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

UPDATES Near term:

- MBPO = Final appointments to be made by the end of this week;
- PA/1993 Memorial Group - still waiting
- Board CB Training- JUNE 23
- Full board meeting June 25
- EPC information for BBJ and BPCA

Working on:

- MBPO Training starts in the Fall
- Land Use/Housing Group
 - CB1 Report June
- Committee Leadership/Changes continue
- Lawn repair for Washington Market Park
- Pier 15 Dialog based on Resolution



In and Out and About

1. Check Calendar for Additional Meetings

- a. Joint committee meeting Y&E and WPC In June
- b. EPC - BBJ & BPCA Environmental Construction Impact JUNE
- c. Full Board Meeting in June moved to June 25!

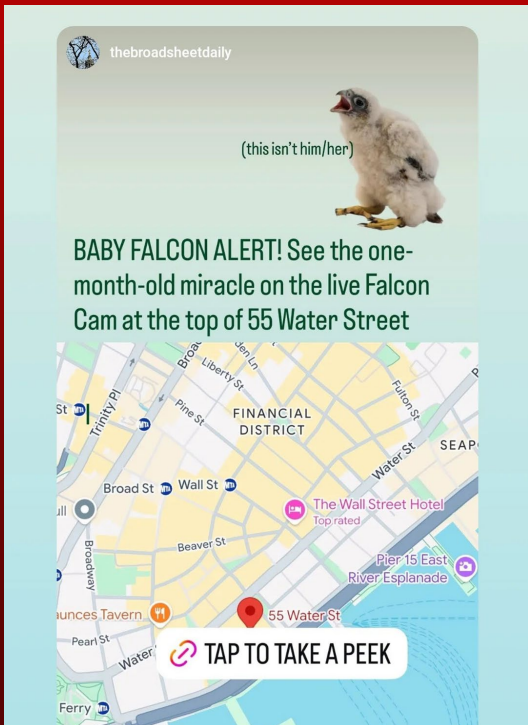


If you see something - say something!

Report it all to 311...

BEFORE posting on Social Media

This is how agencies know &
we can affect budgets!



The 1st Pct - Community Council meeting will be held on Thursday, May 28, 2026 at New York Law School - 185 West Broadway



1st Precinct Community Council Meeting

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

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

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

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

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





FAMILY DAY

A free fun-filled day for all ages!

Saturday May 30, 2026 • 10am–4pm

Free and open to the public

PAC NYC

PERELMAN PERFORMING
ARTS CENTER

6 WTC at 251 Fulton St.
RSVP at pacnyc.org

FAMILY DAY

Family Day returns to PAC NYC. Our 2nd annual event brings together families and artists for an unforgettable day of indoor and outdoor workshops, performances, interactive creation stations, live music, and more. Celebrate the stories, voices, and cultures of New York City through engaging activities that will make you feel right at home as you explore the magic of the arts.



Baba Israel
Emcee



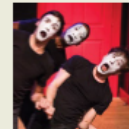
Afro-Andean Funk:
Todo Migra!
Music



AirLoom Beats
Music



Ants on a Log
Family Concert
Music



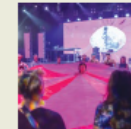
Broken Box
Mime Theater
Theater



Bubble America
Bubble art



Elena Moon Park
and Friends:
All Ages Concert
Music



look in look out
Play Parachute Art
and Interactive
Art Installation



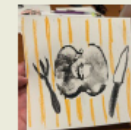
Mazma Music and
Magic From India
and Beyond
Music and Magic



Music With
A Message
Music



NYC Birthday
Clowns
Facepainting



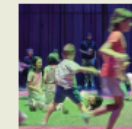
Natural Impressions
with Teaching Artist
Paloma Nicholas
Artmaking



Parade
Puppet Making and
Family Parade



Street Soccer/
Freestyle Zone
Soccer Tricks



Stompopolis!
Interactive Art Installation



Story Circles
with The People's
Theatre
Storytelling and Theater

Official Partner



*Artists, performers, and event details subject to change.

PAC NYC

PERELMAN PERFORMING
ARTS CENTER

6 WTC at 251 Fulton St.
RSVP at pacnyc.org

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

Nominating Committee – S. Cole

1. Candidates for the upcoming election

Alice Blank, Chair

Richard Corman, Vice Chair

Jeff Galloway, Vice Chair

Brendan Thompson, Secretary

Jason Friedman, Assistant Secretary

Tammy Meltzer, Treasurer

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

- 1. Dining Out NYC - Outdoor Seating - 255 Vesey Street, application for sidewalk cafe for PVM 255 Vesey LLC dba Pura Vida Miami – Resolution**
- 2. Manhattan Youth Afterschool Locations and DYCD Compass Funding Update – Resolution**
- 3. Sail 4th 250 Programming Update, Jasmine Uribe, Sail 4th 250 - Report**
- 4. Chinatown Connections Update - Report**
- 5. NYC Agency Annual Concession Plan (FY2027) (Manhattan) - Report**

MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development – N. Pourshakouri

1. Strategic Equity Framework Public Comment Period - Resolution
2. CB1 Affordable Housing Working Group Report - Report
3. 67 Vestry Street Parking Authorization Application - Report

Last week, HPD and DCP started outreach and engagement for the “Strategic Equity Framework”

- The Strategic Equity Framework will implement Local Law 167 of 2023
- It will include:

▶ **Citywide Housing Needs Assessment**—identifying the city’s long-term housing needs based on quantitative analysis.

▶ **5-Year Citywide Housing Production Targets** (distinct from the long-term assessment) for:

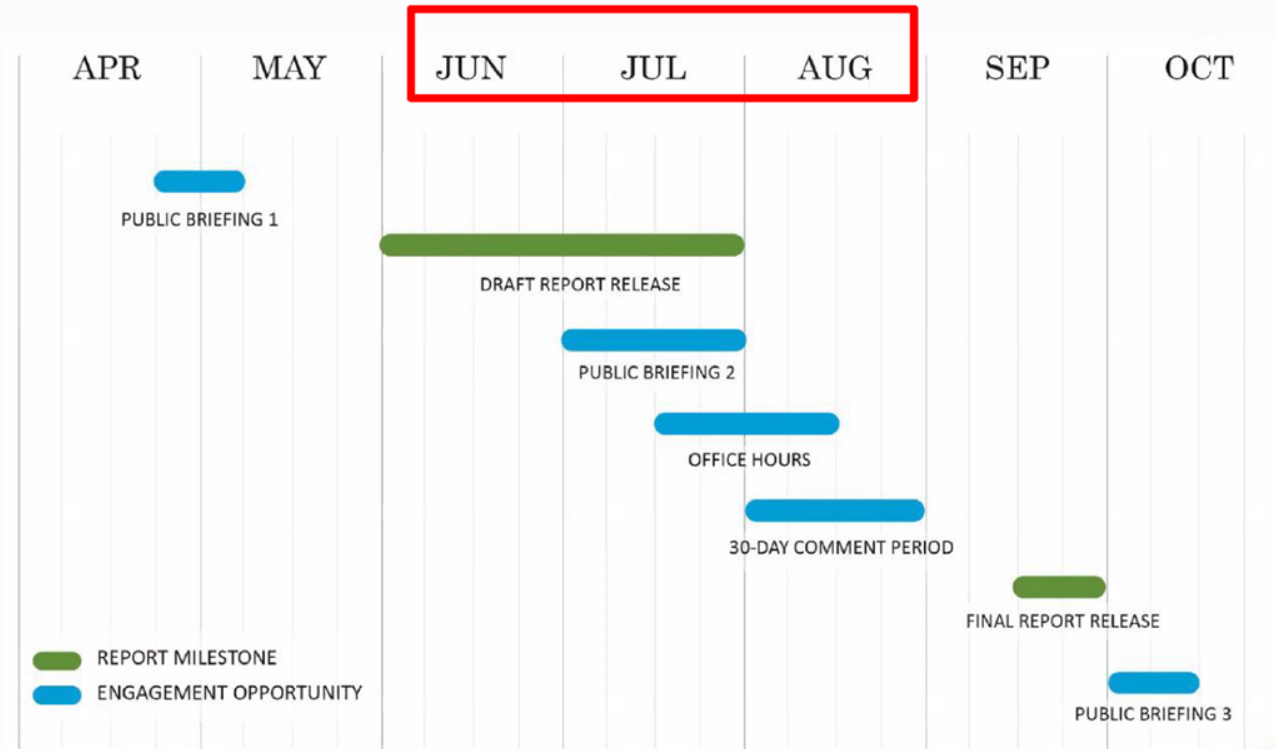
- Total Housing Units
- Low Income (60% AMI or below) Affordable Housing
- Supportive Housing
- Units that can accommodate aging households
- Low-income Affordable Housing Preservation

▶ **Distribution of 5-year citywide housing targets to the Community District (CD) Level** for:

- Total Housing
- Low Income (60% AMI or below) Affordable Housing
- Supportive Housing

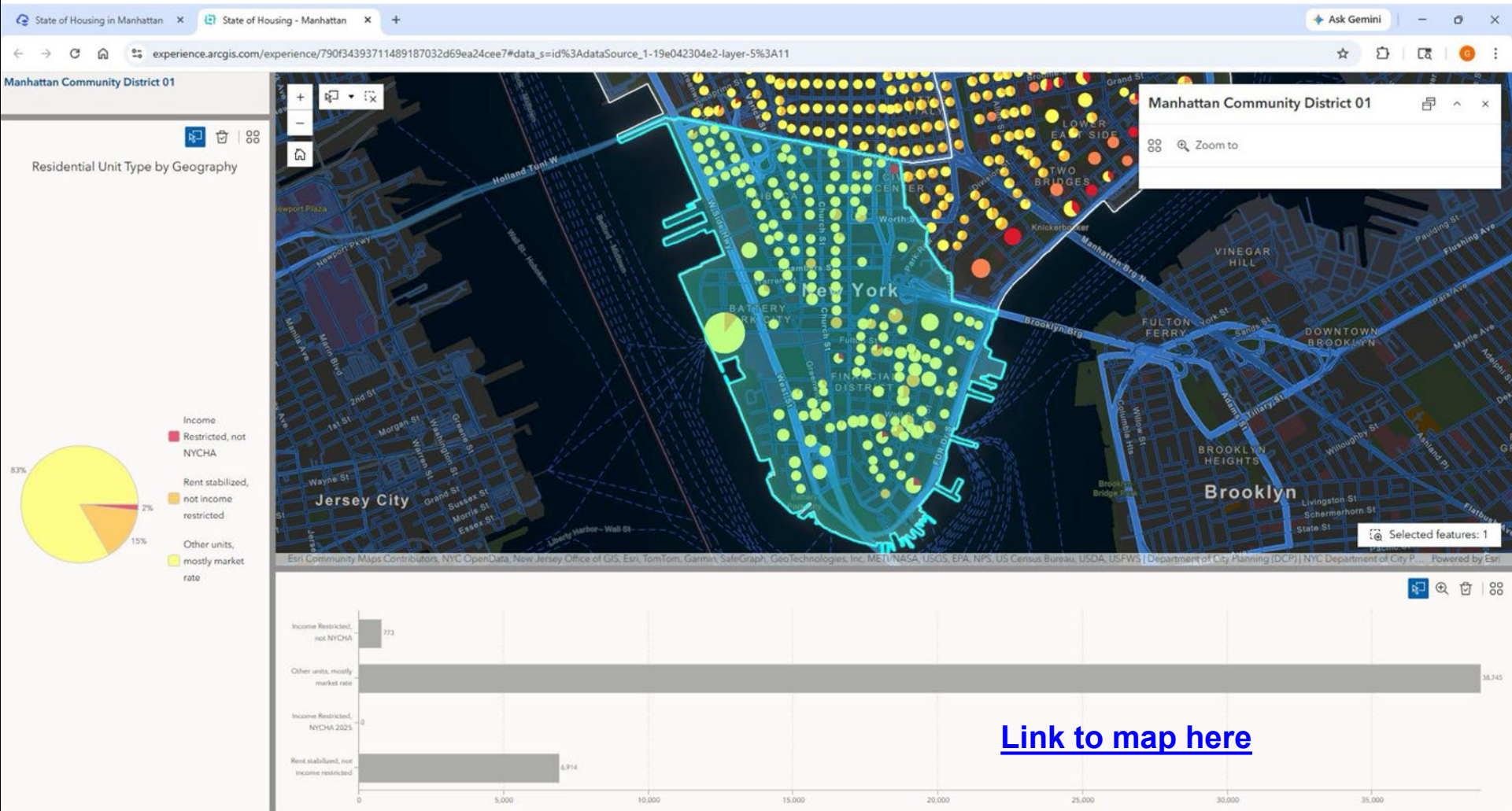
The review period is June through August, with a 30-day comment period starting August 1!

timeline



Because we have data by building, housing data can be summarized by any Manhattan geography level

- This is by block (map) and by Community District (charts)



MANHATTAN COMMUNITY BOARD 1

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

Waterfront, Parks & Cultural Committee

1. South Street Seaport Museum quarterly updates - Report
2. Battery to Bridges Coalition - Report

Youth & Education Committee

1. Follow up on PS 150 safety concerns - Report

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Dining Out NYC - Outdoor Seating

1. 310 Greenwich Street, application for sidewalk cafe for TEC NY LLC dba Toby's Estate – Resolution

Tribeca area

1. 77 Worth Street Basement, new application and retail permit for RBC Bar Inc dba Atera for full liquor license – Resolution
2. 78-82 Reade Street, application for a method of operation change for Balcony Cafe In dba 1803 for full liquor license – Resolution
3. 205 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

MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Financial District area

1. 125 Greenwich Street, request for 200 foot rule waiver for 125 Greenwich LLC – Resolution
2. 11 Wall Street, new application and temporary retail permit for club license (corporate dining space) Aramark Services Inc, Intercontinental Exchange Holdings Inc. and Dinex Group LLC, for full liquor license – Resolution

Governor's Island area

1. 825 Gresham Road, Governor's Island, new application and temporary retail permit for Governor Island Tenant LLC & Dovetail Manager LLC dba Collective Retreats for full liquor license – Resolution

Seaport/Civic Center area

1. 219 Water Street, new application and temporary retail permit for SEG VOW NYC LLC for full liquor license – Resolution
2. 96 South Street, new application and temporary retail permit, for Balloon Museum USA LLC, purchasing existing business from Fulton Seafood Market LLC along with full liquor license – Resolution

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee - J. Galloway

1. Battery Park City free Summer 2026 Programming - Report
2. Northwest Battery Park City Resiliency Project Construction - Report
3. BPC Security Update - Report
4. Programming and Event Updates – Report

BPCA SUMMER PROGRAMMING

600 Free Programs and Events:

Historic Events

Arts & Culture

Health & Wellness

Science & Nature



JUNE EVENTS

Sunday, June 7

BPC Repair Fest

10AM-1PM, 6 River Terrace

Friday, June 12

FIFA Watch Party: USA vs. Paraguay

8PM: Family Friendly Tailgate Party

with **Queer Big Apple Corps Marching Band**

9PM: Kick-off

Friday, June 19

Juneteenth Celebration

11:30AM, Rockefeller Park

Saturday, June 20

Swedish Midsummer Festival

4-9PM, Rockefeller Park

Friday, June 26

BPC Community Field Day

1PM, Rockefeller Park





Community Board 1 Update

May 7, 2026



Construction Objectives

- **Limit disruption** to complete the project **as quickly as possible**
 - Avoid delay in achieving flood protection
 - Shorten the overall duration of construction impacts to the community
 - Contain project costs by avoiding escalation costs
- **Sequence construction** to accelerate protection of highest risk areas and continuous stretches of space that can be reopened soonest.
- **Began construction** of NWBPCR **after** Wagner Park reopened
- **Provide meaningful open spaces** throughout construction.
- **Communicate consistently** with the community throughout construction.



Timeline

Current Start Dates & Durations *(subject to change)*

Site Readiness:

- Albany St - ongoing
- Rector Place – ongoing
- Chambers – ongoing
- North Cove - ongoing
- Stuyvesant - ongoing
- Vesey Place – work begins later this month

Flood Barrier System Construction Schedule

- **North Cove: Work began in May (57 months)**
- **South Esplanade: 3rd Quarter 2026 (50 months)**
- **South Cove: Work began in April (28 months)**
- West St Crossing/Tribeca: 3rd Quarter 2026 (48 months)
- North Esplanade: 3rd Quarter 2026 (43 months)
- Belvedere Plaza: 1st Quarter 2027(43 months)
- Rockefeller Park: 2nd Quarter 2028 (28 months)



Construction began Fall 2025 and will finish in Late 2030

Site Readiness and Flood Barrier System Construction

- Areas highlighted below indicate ongoing work; Vesey Street Tide Gate work to begin June 2026



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee – B. Kay

1. NYC Department of Transportation Street Design Manual - Report
2. Transit Access app for subway elevator information - Report

Street Design Manual

Fourth Edition



Explore the Manual



Discover What's New!



Equity Principle



New Spec Finder!

Why a Street Design Manual?

To maintain consistent, up-to-date standards that respond to current urban conditions, support multimodal mobility, and guide high-quality street design



© NYC.DOT

Website Structure: How to Use the Website

Chapter Structure

Access any page in the chapter. Fully review Key Considerations for essential guidance that is applicable to the treatments in the chapter.

Diagram

Descriptive schematic diagram of treatment or element. Click to enlarge.

Navigation Bar

Access any page in any chapter.

Summary

Description of project, treatment, element, or program.

Examples

Photo examples of project, treatment, element, or program with caption. Click to enlarge.

Main Content

Each page includes essential information including specification resources, benefits, considerations, applications, scope, design and siting guidelines, or best practices.



Street Design Manual

About

Process

Geometry

Materials

Lighting

Furnishings

Landscape

Activations

Case Studies

Plant Finder

Spec & Detail Finder

Site Search

Select Language

Raised Crosswalk

Usage: Limited



A marked pedestrian crosswalk at an intersection or a mid-block location constructed at a higher elevation than the adjacent roadway. A Raised Crosswalk is essentially a speed table that meets the adjacent curbs, and has a full-width crosswalk contained within the flat portion of the table, usually 10 feet wide. It combines the benefits of a raised speed reducer with increased accessibility and enhanced visibility for the pedestrians crossing. Review [Raised Speed Reducer](#)



Grand Street and Humboldt Street, Brooklyn



Main Street and Maple Avenue, Queens

Benefits

- Encourages slower vehicle speeds
- Increases pedestrian visibility at intersections
- Encourages motorist to yield to pedestrians, particularly when turning
- Enhances access for people with mobility challenges by providing a level crossing
- Can alert drivers that they are entering a slower-speed, pedestrian-oriented street environment
- Allows convenient pedestrian circulation between high foot traffic destinations on opposite

Geometry

Principles & Policies

Key Considerations

Design Process

Roadway Design, Vehicle Swept Path Analysis, & Emergency Access

Drainage & Stormwater Control

Accessibility, Pedestrian Mobility Plan & Pedestrian Access Routes

Resiliency & Sustainability

Step Streets, Bridges, Street Ends & Private Streets

Curb Management

Designing Intersections

Intersection Types

Enhanced Crossings

Hardened Daylighting

Turn Calming

Signal Timing

Dedicated Turning Lanes

Median Barrier

Designing Shared Spaces

Shared Street

Open Street

Designing for People

Revised Geometry Chapter Structure

Geometric treatments are now categorized by design purpose and target beneficiaries



Key Considerations for Each Chapter

Each chapter now features essential considerations displayed in the navigation for easier access

Key Considerations



Design Process



Roadway Design, Vehicle Swept Path Analysis & Emergency Access



Drainage & Stormwater Control



Accessibility, Pedestrian Mobility Plan & Pedestrian Access Routes



Sustainability & Resiliency



Step Streets, Bridges, Street Ends & Private Streets

Key Considerations

Design Process

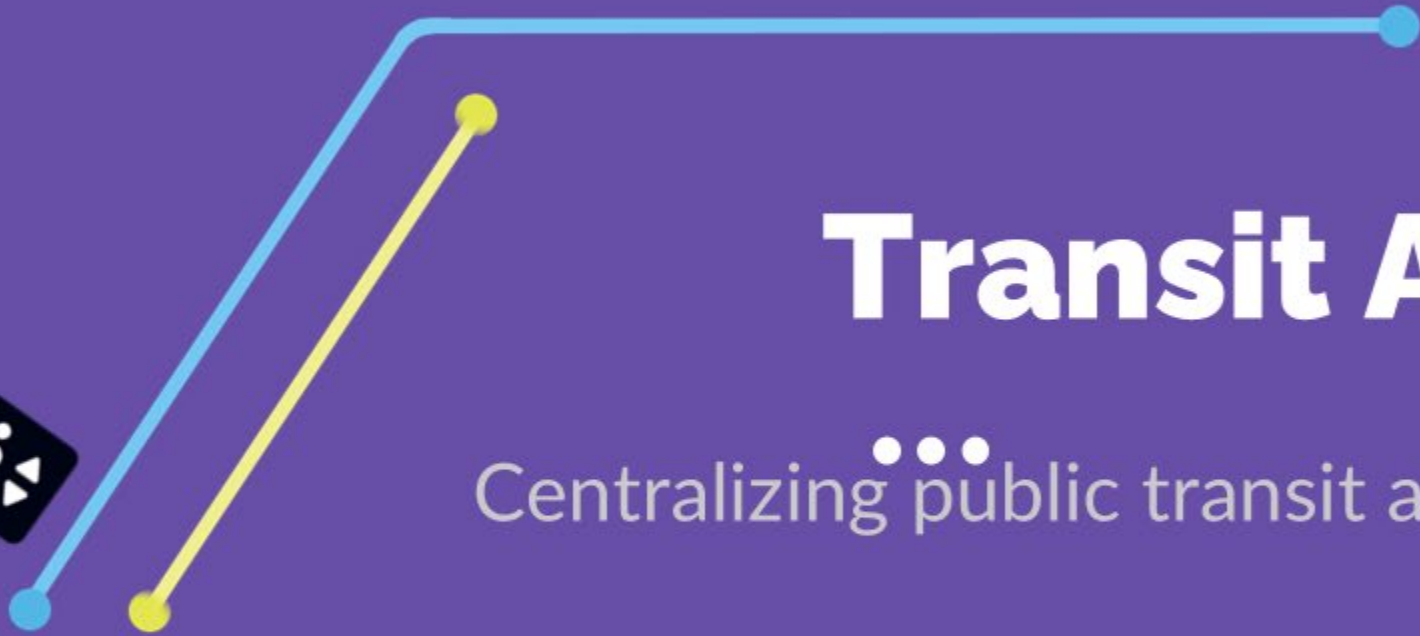
Roadway Design, Vehicle Swept Path Analysis, & Emergency Access

Drainage & Stormwater Control

Accessibility, Pedestrian Mobility Plan & Pedestrian Access Routes

Sustainability & Resiliency

Bridges, Step Streets, Street Ends & Private Streets



Transit Access

Centralizing public transit accessibility



The problem

Transit accessibility is hidden.

→ **Buried**

It's deep in transit authorities' websites and hard to decipher.

→ **Inconsistent**

BART vs MTA vs CTA vs MARTA, four metros, all different.

→ **Problems-based**

The elevator's broken. The system's only 26% accessible. This metro isn't for you.





Filter ▾



Station Name	Location	Lines	Estimated return	Reason	Travel Alternatives
125 St 2 Elevators in Good Service ▾	125 St & St Nicholas Ave (SW corner) to mezzanine for service in both directions EL142	A C B D	Thursday October 31 2024, at 11:59PM	Capital Replacement	Travel alternatives
14 St 3 Elevators in Good Service ▾	8th Ave & 14 St (NW corner) to mezzanine for A/C/E/L service in both directions EL221	A C E L	Thursday October 31 2024, at 11:30PM	Capital Replacement	Travel alternatives
Union Sq - 14 St 3 Elevators in Good Service ▾	Mezzanine to uptown N/Q/R/W platform EL219	N Q R W	Thursday October 31 2024, at 11:59PM	Capital Replacement	Travel alternatives
175 St	Mezzanine to platform for service in both directions. EL124	A	Thursday October 31 2024, at 11:59PM	Capital Replacement	Travel alternatives

Image Description:
The out-of-service elevators, in a list, in the NYC MTA



Travel Alternatives

If you are on the mezzanine: For downtown 1, proceed to the elevator at the other side of the mezzanine to reach the platform and use the elevator at the other end of platform. Take an uptown 1 to 72 St and use elevators to transfer to a downtown 1. For downtown A, B, C or D, proceed to the elevator at the side of the mezzanine and take an uptown A, C, B or D to 125 St. Use elevators to transfer to downtown service. Or, take a southbound M104 bus (Columbus Circle and 8 Av) to 41 St and 8 Av and proceed to Times Sq-42 St for downtown 1 or to 42 St/Port Authority Bus Terminal for A, C. If you are on the downtown A/B/C/D platform: Take a downtown A or C to 42 St/Port Authority Bus Terminal and use ramps to transfer to an uptown A or C to 59 St-Columbus Circle. Or, take a downtown C to 50 St. Exit station and take a northbound M20 or M104 bus (49 St and 8 Av) to 59 St-Columbus Circle. If you are on the downtown 1 platform: Take a downtown 1 to Times Sq-42 St then either: Use elevators to transfer to an uptown 1 to 59 St-Columbus Circle. Or, take a northbound M20 or M104 bus (8 Av and 43 St) to 59 St-Columbus Circle.

[Plan a trip >](#)

Bus Connections:

M5, M7, M10, M12, M20, M31, M57 (at 57 St), M104, X12, X14, X30, X42 (all at 57 St)/M5, M7, M10, M12, M20, M31, M57 (at 57 St), M104, X12, X14, X42 (all at 57 St)

Done

Image Description: an indecipherably long list of Travel Alternatives, provided by the MTA, in the event of an elevator outage

Transit Access

Sign Up!



NaviLens GO App Accessible QR Code

Transit Access



 **TRANSIT ACCESS DEMO:**
let's check it out!





Search for a station

Center Map





















Street Elevator
(uptown E access)

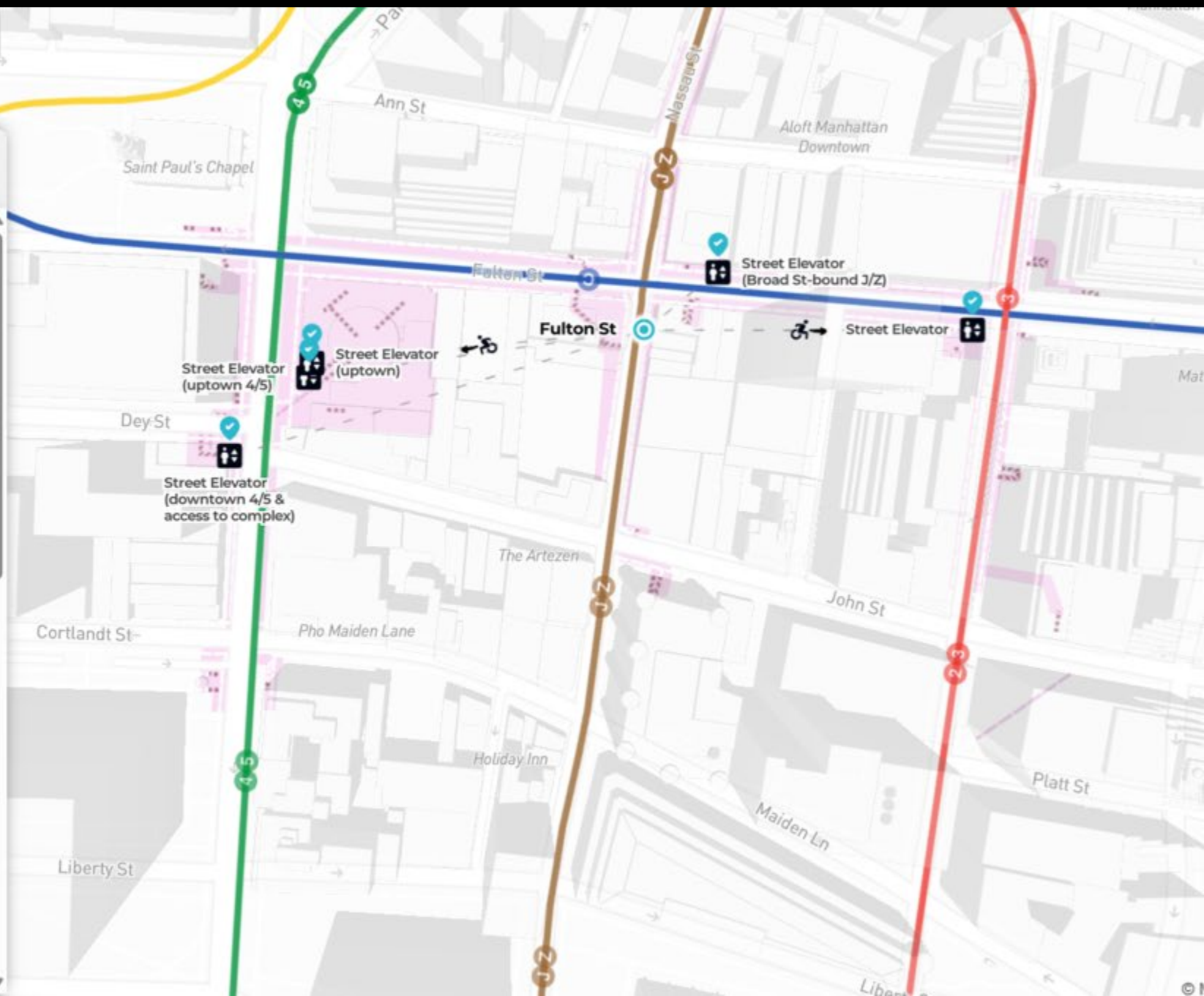
Fulton St

A C J Z 2 3 4 5

 All elevators in service  11 elevators at station

Street Level

-  **Street Elevator** **A C J 4 5 Z**
(uptown 4/5)
  **IN SERVICE** 
-  **Street Elevator** **4 5** (uptown)
  **IN SERVICE** 
-  **Street Elevator** **A C J Z**
(Broad St-bound J/Z)
  **IN SERVICE** 
-  **Street Elevator** **A C 2 3**
  **IN SERVICE** 
-  **Street Elevator** **R W 4 5**
(downtown 4/5 & access to complex)
  **IN SERVICE** 



Street Elevator

Fulton St (uptown)

EL718X

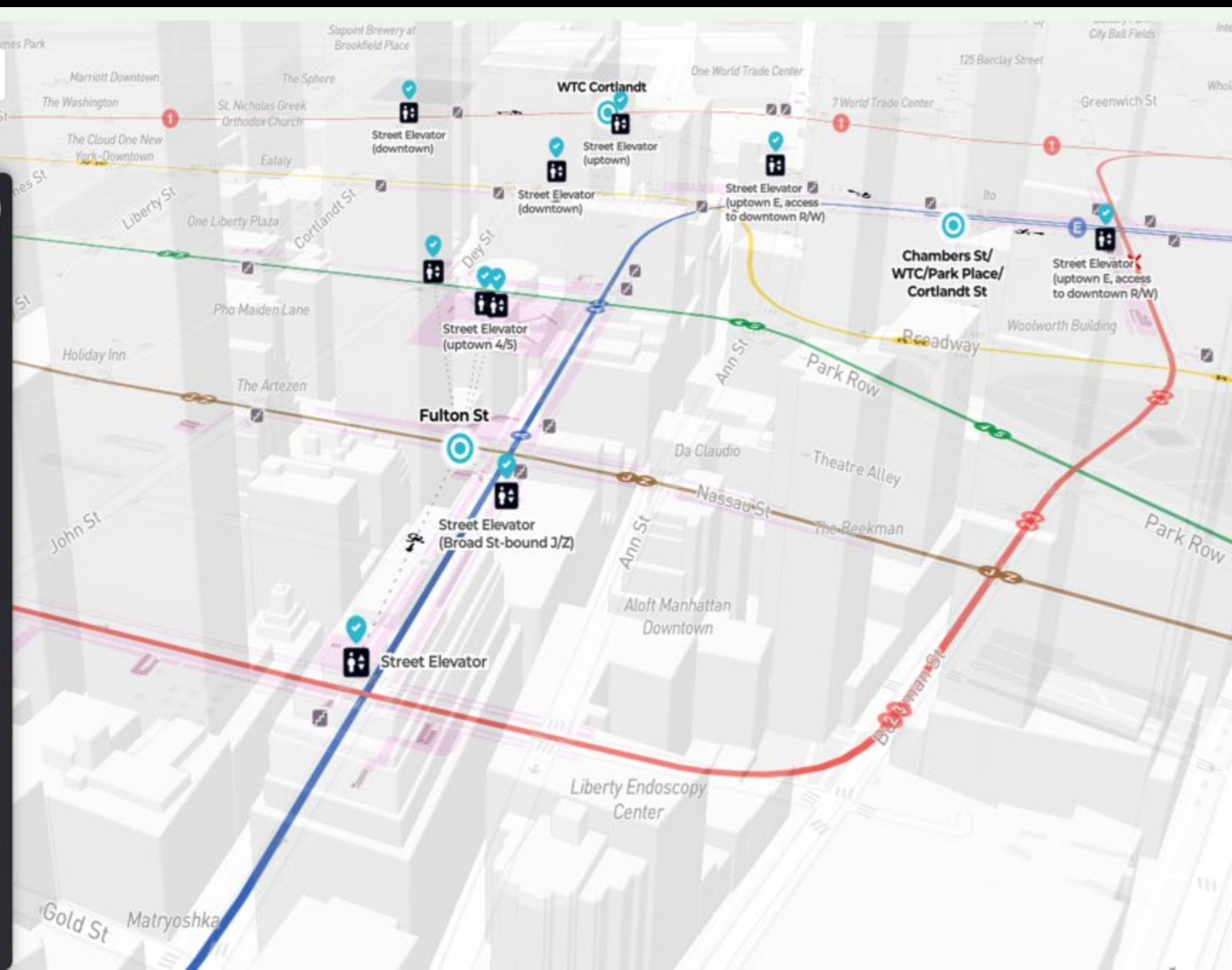
IN SERVICE

This elevator gets you from the street to uptown 4/5 trains, as well as the rest of Fulton complex. Inside Transit Center



Lines Served

4 5



Harlem-148 St (3 train) now ADA accessible!

Last updated: 12:54 PM

Search for a station

Center Map

Street Elevator
E, access
down R/W

Show 3D Buildings

Street Elevator

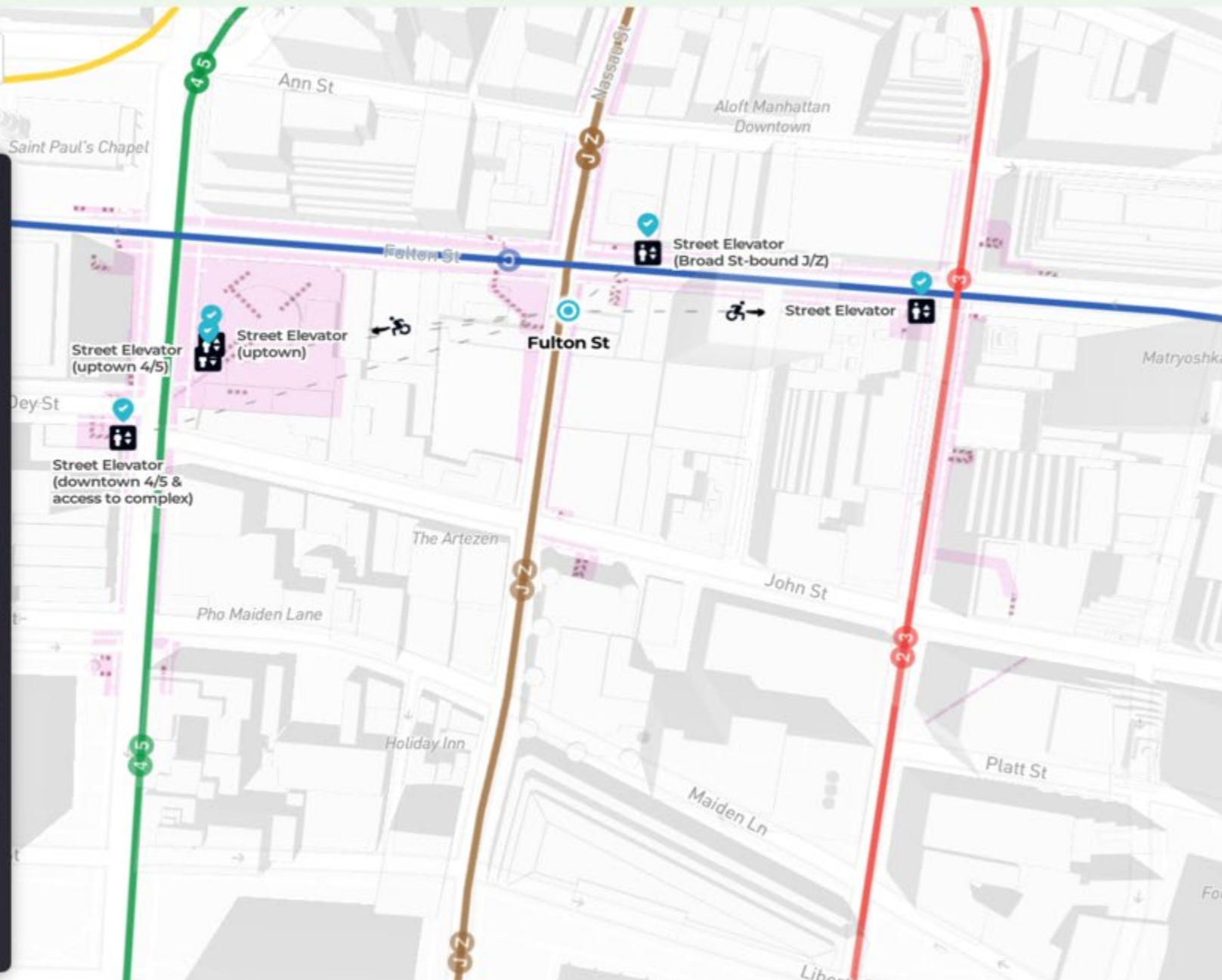
Fulton St
EL723

IN SERVICE

This elevator gets you from the street to the main station mezzanine. It's the closest elevator to 2/3 trains



Lines Served



Transit Access

To sign up for updates
or provide feedback

Sign Up!



[] NaviLens GO App Accessible QR Code

MANHATTAN COMMUNITY BOARD 1

Environmental Protection Committee – A. Blank

1. NYS Senate Bill 1464A/Assembly Bill 1749A - 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"

