



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | Zach Bommer DISTRICT MANAGER

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Thursday, December 18, 2025

TIME: 6:00 PM

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

The public is welcome to attend in person or on webex

AGENDA

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

Public Session (6:19 PM – 6:32 PM)

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

Speakers:

- **Eliza O'Connor:** Introduced herself as the new manager of the New Public Life branch. Board welcomed her and offered to share her contact info with the community.
- **Casey Martin & Julio (Goodsport at Oculus):** Announced opening of a new gym focused on youth and special needs. Shared experience working with at-risk youth and recent \$1.5M NY State grant. Offered to collaborate on senior and youth programs. Board suggested outreach to local schools and community centers.
- **Anthony Hanagan:** Requested the board consider writing a letter to the incoming Mayoral administration regarding the 320 Pearl Street shelter, advocating for compliance with court rulings and continued opposition to the shelter's location next to a school. Board agreed to add this topic to the January agenda for further discussion.
- **Elena (Chinatown Resident):** Raised concerns about Canal Street parking restrictions, lack of community awareness, and issues with illegal vendors. Requested DOT conduct more thorough outreach and consider the unique needs of Chinatown residents.

Public Hearing (6:33 PM – 6:33 PM)

Topic: Community feedback on public hearing topics for 2026 (No speakers)

Business Session

A) Adoption of November 2025 minutes

Motion to adopt was passed unanimously as presented by a roll call of 33 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

- Assemblymember Grace Lee -

Key Updates Presented:

- Constituent Services:
 - The office has closed nearly 700 constituent cases since taking office.
 - In 2025 alone, over 230 cases, including tax refund issues and unemployment claims.
- Chinatown Jail:
 - Collaborated with CB1 to secure an independent community monitor.
 - Organized inter-agency task force and monthly meetings.
 - Held a press conference advocating for jail relocation and more affordable housing in Chinatown.
 - Raised these concerns with the incoming mayoral administration.
- Canal Street Redesign:
 - Co-authored a letter to the DOT Commissioner in July regarding safety after tragic accidents.
 - Convened meetings with community leaders and attended all DOT-hosted sessions.
 - DOT is open to changes based on community feedback; further meetings planned for early 2026.
 - [Canal Street Redesign Proposal \(NYC DOT\)](#)
- SLA (State Liquor Authority) Meeting:
 - Hosted a meeting with SLA Commissioner and all community boards at 250 Broadway to address application questions.
- Legislative Updates:
 - Lower Manhattan Relocation and Appointment Assistance Program:
 - Tax incentives for businesses relocating to Lower Manhattan.
 - Extension passed with Downtown Alliance; signed into law by the Governor.
 - Polling Place Notification Bill:
 - Requires Board of Elections to notify elected officials and party committees of polling place changes.
 - API Education Equity Act:

- Sponsored bill for inclusive Asian American history curriculum statewide; signed by the Governor.
 - Ongoing Commitment:
 - Office representatives attend CB1 meetings monthly and are available for constituent support.
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Senator Brian Kavanagh’s Office Report (Delivered by Dan)

Key Updates:

- Working Group Meetings:
 - The next Manhattan Detention Complex Working Group meeting is scheduled for January.
 - A working group meeting for Battery Park City construction and the resiliency project is also being scheduled; dates will be announced soon.
 - Legislative Priorities:
 - The new legislative session begins January 7, 2026.
 - Top priority: Reforms to the Senior Citizen Rent Increase Exemption (SCRIE) policies, which have been a long-standing focus for the Senator’s office.
 - Other Announcements:
 - Expressed excitement for the upcoming session and ongoing collaboration with the community.
 - No additional legislative or constituent updates were provided at this meeting.
 - Q&A:
 - No questions from board members or the public.
 - Dan was thanked and wished happy holidays.
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Summary:

Dan, representing Senator Brian Kavanagh’s office, provided a brief update focused on upcoming working group meetings for the Manhattan Detention Complex and Battery Park City resiliency projects, and highlighted SCRIE reform as a legislative priority for the new session starting January 7, 2026. No additional details or constituent casework were discussed, and there were no questions from the board or public.

Assemblymember Deborah Glick’s Office Report

- The update from Assemblymember Glick’s office occurred during the “Elected Officials Updates” section, which typically takes place after the public session and before committee reports.
- Based on the meeting flow, this would be approximately 7:25–7:35 PM.

Details from the Minutes:

- Representative: Tracy Jackson attended on behalf of Assemblymember Glick’s office.
- Attendance: Tracy Jackson was covering multiple board meetings that evening and may have joined online.
- Report Distribution: Tracy Jackson planned to drop off written reports with the CB1 office for distribution to board members and the public.
- Councilman Christopher Marte’s Office -

Council Member Marte’s Office Report

- The update from Council Member Marte’s office occurred during the “Elected Officials Updates” section, after Assemblymember Glick’s office and before the Mayor’s office.
- Based on the meeting flow, this would be approximately 7:30–7:40 PM.

Representative: Max Dutch represented Council Member Marte’s office.

Key Updates Presented by Max Dutch:

Legislative Update

- Council Member Marte, along with Council Member Lynn Schulman, introduced a package of bills to ban “no pet” clauses in leases.
 - Purpose: Prevent landlords from prohibiting pets, which contributes to overcrowding in shelters and forces people to give up their pets.
 - Impact: Would allow anyone in subsidized and non-subsidized housing to own a pet, provided the pet is legal and not causing issues.

Community Update

- Council Member Marte met with the managing director and co-founder of the Plus Pool project.
 - Status: Water filtration system tests have been completed and sent to the Health Department.
 - Next Steps: Awaiting Health Department approval for permits.
 - Goal: If approved, the Plus Pool could open in 2027.
 - Advocacy: Marte’s office, along with other council members and President Levine, sent a letter to the Acting Commissioner of the Department of Health urging permit approval.

Budget Notice

- The City Council discretionary funding application will go live the first week of January 2026.
 - Audience: Nonprofits and community groups seeking funding.

- Action: Contact Marte’s office to be added to the notification list or for budget questions.

Q&A

- Location of Plus Pool: Expected to be north of the Manhattan Bridge, in CB3.
 - Definition of “Pet” in the Bill: Any legally allowed pet (dog, cat, bird, lizard, etc.), with enforcement for problematic animals.
 - No further questions or comments recorded.
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Borough President Levine’s Office Report

- The update from Borough President Levine’s office occurred during the “Elected Officials Updates” section, after Council Member Marte’s office and before the NYC Comptroller’s office.
- Based on the meeting flow, this would be approximately 7:40–7:50 PM.

Representative: Andrew Chang represented Manhattan Borough President Mark Levine’s office.

Key Updates Presented by Andrew Chang:

Housing Manhattanites 2025 Report

- Announced the release of the sequel to the original “Housing Manhattanites” report (2023 edition).
- The 2025 edition identifies at least 34 new sites for potential affordable housing development.
- The report is available on the Borough President’s website under the “Initiatives” section.

Leadership Training Series

- Recordings of the leadership training series are available on the office’s YouTube page until December 31, 2025.
- After January, a new Borough President will take office, so these resources may be archived.

Thanksgiving Initiatives

- The office distributed food and turkeys to over 15,000 families citywide during Thanksgiving.

Office Achievements (2022–2025)

- Issued 43 reports from 2022 through 2025.

- Testified on right-to-counsel legislation.
- Addressed sidewalk sheds and scaffolding issues.
- Advocated for the planting of trees and environmental improvements.
- Explored the use of AI for good governance.

Transition Announcement

- Mark Levine’s term as Borough President is ending; Brad Waterman will be the incoming Borough President starting January 2, 2026.
- Andrew Chang will remain available during the transition period.

District Attorney’s Office Report

- The update from the District Attorney’s office occurred during the “Elected Officials Updates” section, after Borough President Levine’s office and before other committee reports.
- Based on the meeting flow and transcript, this would be approximately 7:50–8:00 PM.

Representative: Peter Tse represented Manhattan District Attorney Alvin Bragg’s office.

Key Updates Presented by Peter Tse:

Youth Programs

- Youth Ambassador Program:
 - Application period has closed; applications are under review.
- High School Internship Program:
 - Summer program applications open January 26, 2026.
 - New requirement: Students must reside and attend school in Manhattan.

Prosecution Update

- Recent indictment of a man for a series of Asian hate crimes and an attack on a police officer.
 - Five anti-Asian attacks in Lower Manhattan.
 - Charges include multiple counts of assault (as hate crimes), grand larceny, attempted assault, and aggravated harassment.
 - Defendant is being held on bail and scheduled for prosecution in early 2026.

Community Engagement

- Thanked the Youth and Education Committee for promoting the Youth Ambassador program.
- Noted the popularity and growth of youth programs, leading to stricter eligibility requirements.

Q&A

- Clarified that the indicted individual is being held on bail.
 - No further questions from board members or the public.
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C) District Manager's Report – Z. Bommer

D) Chairperson's Report – T. Meltzer

Report

Committee Reports

A) **Executive Committee**

T. Meltzer

1. 150 Broadway, new application and temporary permit for Bagellery LLC for full liquor license – Resolution
Passed unanimously as presented by a roll call of 34 in favor, 0 opposed, 0 abstained and 0 recused
2. Downtown Skyport - Report
3. Community Board 101 Public Info Engagement Sessions at Executive Meetings January to April 2026 - Report

B) **Landmarks & Preservation Committee**

J. Friedman

1. Docket # LPC-26-03284 - Governor's Island, 111 Andes Road - Proposed expansion to the deck areas located at 111 Andes Road. The use of these expanded areas will be to provide additional lounge seating for the guests of the SPA - Resolution
Passed unanimously as presented by a roll call of 33 in favor, 1 opposed, 1 abstained and 1 recused
2. Docket # LPC26-02247 - 112 South Street and docket number LPC 26-02377 113 South Street to change use of attic to habitable space and add dormers - Resolution
Passed unanimously as presented by a roll call of 36 in favor, 0 opposed, 0 abstained and 0 recused
3. Docket #LPC-26-05390 - Proposed renovation of 309 Clayton Rd. and associated site improvements - Resolution
Passed unanimously as presented by a roll call of 35 in favor, 0 opposed, 1 abstained and 0 recused
4. Docket #LPC-26-04779 - 139 Franklin Street (Tribeca West Historic District) - application for exterior alterations including demolition of rear extension, installation of mechanical penthouse, new doors and storefront alterations, restoration and interior alterations - Resolution
Passed unanimously as presented by a roll call of 36 in favor, 0 opposed, 0 abstained and 0 recused

- C) **Transportation & Street Permits Committee** B. Kay
1. [Intro 1000-2024](#) - This bill would allow for-hire vehicles to park or stand in commercial parking meter areas for up to thirty minutes, four times per day - Resolution
Passed unanimously as presented by a roll call of 33 in favor, 3 opposed, 0 abstained and 0 recused
 2. [Intro 1233-2025](#) - The planting of vegetation on new medians separating bicycle lanes from motorized vehicle traffic - Resolution
Passed unanimously as presented by a roll call of 30 in favor, 6 opposed, 0 abstained and 0 recused
 3. Support for CB3, Manhattan resolution: [Request for Expeditious Safety Improvements to the Manhattan Bridge Off Ramp](#) - Resolution
Passed unanimously as presented by a roll call of 32 in favor, 4 opposed, 0 abstained and 0 recused
 4. [Canal Street Redesign](#) Project - NYC DOT - Resolution
Passed unanimously as presented by a roll call of 00 in favor, 0 opposed, 0 abstained and 0 recused
 5. Citibike station re-locations in Battery Park City due to construction from the North West Battery Park City Resiliency Project – Report
- D) **Joint Environmental Protection Committee and Battery Park City Committee** A. Blank
J. Galloway
1. North/West BPC Resiliency: Albany Street & Rector Place, Street-end Improvements and Stormwater TideGate - Report
 2. Independent Environmental Monitor for the North West Battery Park City Resiliency Project - Report
- E) **Battery Park City Committee** J. Galloway
1. BPC Security Update – Report
 2. Programming, Construction and Event Updates - Report
- F) **Land Use, Zoning & Economic Development Committee** N. Pourshakouri
1. BSA Application; 2025-24-BZ; 86 Warren Street - Report
 2. Manhattan Borough-Based Jail Conceptual Design Review - Report
- G) **Licensing & Permits Committee** F. Curtis
- Financial District area**
1. 50 Church Street, Oculus World Trade Center Space LL5135, new application and temporary retail permit for H&M Fortuneville LLC for wine, beer & cider license – Resolution

Passed unanimously as presented by a roll call of 35 in favor, 0 opposed, 0 abstained and 0 recused

Old Business

PDC Letter

Passed unanimously as presented by a roll call of 28 in favor, 0 opposed, 1 abstained and 1 recused

New Business

Adjournment

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"