



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | Zach Bommer DISTRICT MANAGER

COMMUNITY BOARD 1-MANHATTAN
APRIL MINUTES

DATE: Tuesday, April 28, 2026

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](#)."

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

Public Session (6:15 PM – 6:28 PM)

Chair Meltzer opened the public session. Members of the public may speak 1 to 2 minutes per speaker.

Speaker 1: Warren Green

Topic: Congestion Pricing Toll Rebate

Statement: In January 2026, Mr. Green called EZ Pass to request a statement of tolls paid during the year. He was told they would not provide one, forcing him to count month by month. He submitted the total on his NYS tax forms. The Department of Taxation and Finance then sent a letter requesting extensive documentation:

- Copies of EZ Pass statements showing proof of tolls paid by the MTA
- Proof of payment of tolls to the MTA
- Proof of residence in the district (utility bills, mortgage/lease)
- Proof of primary residence

He obtained statements from EZ Pass, credit card statements, Spectrum account, first page of lease, driver's license, and voter registration. His printer was not working, so he called Grace Lee's office for help obtaining an email address to send documents. He was told someone would

get back to him in two weeks. Grace's office eventually provided an email and fax number. He has not yet received confirmation that everything is in order.

Question (Warren Green): How do I get interest for the money the state has held? How many residents who qualify have the time and energy to respond to all this?

Response (Chair Meltzer): Acknowledged the difficulty. The board escalated Mr. Green to Jordan Finer at the Governor's office (Manhattan community liaison) to help resolve MTA/congestion pricing issues.

Speaker 2: Maryann Braverman

Topic: Battery Park City Ground Rent Resolution (supporting [S1462/A4537](#))

Statement: Speaking in support of the resolution before the board related to ground rent charged in Battery Park City. The resolution supports legislation that would give relief to owners where BPC is their primary address and they are under certain income levels. Many long time residents have gone from working full time to living on retirement income. Some have already been forced out by costs; others are on the brink.

Speaker 3: Mark Leemis

Topic: Construction Noise at Hugh L. Carey Tunnel (Manhattan Side)

Statement: For two plus months, there has been jackhammering on the Manhattan side of the tunnel, starting as early as 8:00 AM and going intermittently throughout the day. He has spoken to workers directly and received hostile responses. He has been unable to get information from agencies about the project duration or scope. Two main concerns: (1) lack of transparency about the project, and (2) lack of concern for residential buildings on both sides.

Response (Chair Meltzer): Confirmed Mr. Leemis is in the right place. The board will have Zach Bommer reach out. Note that 8:00 AM is legally permitted for construction. CB1 office: 212-602-6030.

Follow up (Dan Byers, Sen. Kavanaugh's office): Has also received outreach about construction near the Hugh Carey tunnel. Has reached out to the MTA and is still working on getting a cogent answer. Asked that Zach share his email so they can coordinate.

Speaker 4: Penny Punnah (PAC NYC)

Topic: Upcoming Family Day Event

Statement: PAC NYC (across from the Memorial) is hosting a Family Day on **Tuesday, May 13, 2026**, open from 3:50 PM, completely free and public. Activities include music, theater, and open workshops. Requested help promoting children's organizations and family organizations in the neighborhood.

Response (Chair Meltzer): Suggested connecting with Bob from Manhattan Youth.

PUBLIC HEARING (6:28 PM to 6:29 PM)

Topic: [NYC Council Preliminary Budget Response](#)

No speakers signed up. Chair Meltzer noted the city budget may be pushed back to end of May per agreement between the mayor and city council speaker.

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

Public Hearing (6:28 PM – 6:29 PM)

Topic: Comments on the [NYC Council Preliminary Budget Response](#)

Business Session: (6:29 - 7:14)

- A) Adoption of March 2026 minutes
Motion to adopt was passed unanimously as presented by a roll call of 30 in favor, 0 opposed, 0 abstained and 0 recused

Updates from Elected Officials

A. Senator Brian Kavanaugh's Office (Dan Byers)

Report: Hosted office hours at Nazareth Housing's tax prep event at Haven Plaza. Partnered with New York Legal Assistance Group (NYLAG) for a mobile office clinic in front of the Mandy Cancer Center. Planning summer office hours, including one in CB1. Scheduling the next Battery Park City Community Advisory Committee meeting and the Manhattan Detention Complex working group meeting. The state budget is a month late; negotiations continue between the state legislature and governor.

Re: BPC Bill [S1462](#): Passed the Senate. Glad to hear CB1 voting on a resolution of support.

Question (Justine Cuccia): Thank you for supporting the Battery Park City bill.

Response (Dan Byers): Of course. Thanks, Justine.

Comment (Chair Meltzer): There is an email campaign from BPC residents. Suggested the Senator's office engage the public and BPCA before the construction committee meeting.

Response (Dan Byers): Will bring it to the supervisor and think about it before the next meeting.

B. Assembly Member Glick's Office (Lane Sohn)

Report: Assembly Member Glick was happy to see that her bill (co-sponsored with Borough President Hoylman-Sigal) was picked up in the budget. Her animals in traveling acts bill passed the Assembly today, **April 28, 2026** (prohibits certain animals in traveling acts). Assembly Member Glick signed on to Assembly Member Charles Fall's bill ([A4537](#)) related to ground rent rebates for BPC homeowners/renters. Budget negotiations ongoing.

Question (Justine Cuccia): Thank you to Assembly Member Glick for supporting the bill with Assembly Member Fall. Let's get it to the floor for a vote.

C. Assembly Member Grace Lee's Office (Hayden Ryan, Director of Special Projects)

Report:

- Co-sponsoring the BPC ground rent bill ([A4537](#))
- Introduced the Teardown Tax Act: \$10,000 tax per unit taken off market when a multi-family home is torn down to build luxury condos
- **API Summit: Thursday, May 7, 2026** (evening reception 5:45 PM) **and Friday, May 8, 2026** (9:00 AM to 4:00 PM), all day event
- ICE Contract Transparency Bill: creates publicly accessible database for contracts entered into by ICE and private entities (e.g., Pier 40 vehicle parking license)
- One house budget highlights: utility rebate checks up to \$500 for millions of households, historic expansion of childcare support (launching TwoCare, funding universal 3K), \$183M for immigrant social and legal services, \$900M for clean water infrastructure

Question (Eric Yu): The Teardown Tax Act: is it for condos? What's the criteria? Condos are a form of homeownership.

Response (Hayden Ryan): The language refers to luxury condos specifically, likely defined by market value. Not on the legislative team, but will get Eric's info and follow up.

D. Manhattan Borough President Hoylman-Sigal's Office (Andrew Chang)

Report:

- Borough President hosted Manhattan City Council delegation (morning of April 28) in the Sparrow Room to discuss district concerns and priorities
- Joined officials demanding the Trump administration share plans for Penn Station redevelopment (federal RFP being hidden; New Yorkers deserve a seat at the table)
- Submitted FY27 preliminary budget response (available at bpbhs.com/budgetresponse)
- Sent letter to Governor Hochul, Assembly Speaker, and Senate Leader calling for release of all state records related to the 9/11 cleanup
- Battery Park City fence: a portion has been taken down
- Relaunching volunteer corps (sign up at bpbhs.com/volunteer)
- Community board applications: still reviewing, interviews soon, appointments expected by **late May 2026**
- Pride flag restored at Stonewall National Monument
- Working with DOT commissioner on Brooklyn Bridge entrance for **World Cup (summer 2026)**
- Meeting with Big Apple Greeter on greeting tours/visitors ahead of World Cup
- Monthly convenings with officials and immigration advocates on ICE issues

Question (Pat Moore): Please speak to the Borough President about dirt accumulating from food vendors in front of City Hall, and vendors back on the Brooklyn Bridge creating dangerous conditions ahead of World Cup crowds.

Response (Andrew Chang): Taken care of. Also met with City Hall Park Conservancy who raised the same issue.

Comment (Chair Meltzer): On a recent call, I learned there is a likelihood that the southern gate to City Hall Park will NOT be repaired to reopen. That is unacceptable; the sidewalk is tiny. This is asking the city to repair what they broke.

Response (Andrew Chang): They mentioned that as well; it would be capital funded.

Question (Ushma Panya): Tell the Borough President about Canal Street. It's disgusting and dirty; you can't walk on the sidewalk. Kids are scared.

Response (Andrew Chang): The Borough President did a walkthrough of Canal Street one to two months ago. Will reiterate.

Question (Richard Galloway): Regarding seeking feedback from the Trump administration about Penn Station plans: anything specific?

Response (Andrew Chang): Trying to get as much information as possible; the city has been left out.

Andrew Chang's email: achang@manhattanbp.nyc.gov

E. Council Member Marte's Office (Max Deutsch)

Report:

- 15 home care workers went on eight day hunger strike outside City Hall demanding the No More 24 Act (ban 24 hour work shifts). Speaker committed to passing the bill in **May 2026**; workers paused strike.
- Introduced bills: increase school gardens citywide; improve anti-discrimination training for senior center staff (LGBTQ protections); require DSNY violations include photo evidence.
- **Thursday, May 1, 2026:** Introducing legislation requiring Dept. of Small Business Services to study impact of film shoots on small businesses.
- **Wednesday, May 6, 2026 at 10:00 AM:** Transportation committee hearing on Intro 825 (allowing fair card recipients more than one replacement card per year).
- Land use: Council Member Marte met with downtown elected officials and Deputy Mayor Julie Kirsten re: Chinatown jail, pushing for alternative uses. Also met with Speaker Menin and advocates about affordable housing on that site and moving jail to the MCC. Productive early stage meeting.
- Canal Street: Council Member talks to City Hall weekly; they keep saying they'll get back. Will escalate further.
- **Monday, May 11, 2026 at noon:** Jack Kirby Way co-naming ceremony on Essex and Delancey (co-sponsored with American Jewish Historical Society; Kirby family attending; major comics creators present).

Question (Pat Moore): Fair cards shouldn't be unlimited. How do you know people aren't selling them?

Response (Max Deutsch): The card is tied to the individual; if reported lost, previous cards stop working. The bill may not say "unlimited" exactly, but allows more than one replacement per year. If someone is getting 30 in a year, that would be a flag.

Question (Betty Kay): Regarding 24 hour shifts: people with severe mobility challenges rely completely on Medicaid for 24 hour care. What happens to them?

Response (Max Deutsch): The bill is undergoing revisions. Current version tied to next year's state budget (effective **April 1, 2027**). Many agencies have already switched from 24 hour to split shifts while maintaining 24 hour patient care. Working with the state (Senate Labor Committee chair and Assembly Member Yuh-Line Niou Kim) to ensure adjustments by effective date.

Comment (Mitch): There's an insurance problem for people who can't function without 24 hour care. Split shifts sometimes require additional insurance proof. There needs to be a carve out for those situations.

Question (Ushma Panya): Amazon blue carts (bikes and cars) are not following road rules. Almost been hit three times in recent weeks. Can officials write a letter, do training, give meaningful tickets?

Response (Max Deutsch): The warehouse facility is in the district; there needs to be training and communication. No licensing or permit required for those vehicles.

Comment (Chair Meltzer): This will likely be a discussion in the transportation committee very soon.

Question (Christine Dimick): Update on ticket hustlers at the Battery?

Response (Max Deutsch): Finally heard back from Statue of Liberty Cruises (as of **April 27, 2026**). Their lobbyist had drafted a bill; they fired the lobbyist so there was no one to talk to. Now reconnected. Hoping to move forward.

Follow up (Christine Dimick/Chair Meltzer): Summer is coming; it was unmanageable two weeks ago. BPCA target deadline to open area: **May 31, 2026**. Need emergency measures: creative NYPD and small business taskforce action steps if a bill can't pass by Memorial Day.

Response (Max Deutsch): Will talk to the council member about escalation.

F. District Attorney's Office (Peter Tse)

Report: Gun buyback event: **Saturday, June 13, 2026, 10:00 AM to 4:00 PM** (includes ghost guns). One of the Manhattan DA's priorities is getting guns off the street. Flyers available on the table.

Comment (Chair Meltzer): No questions but noted the recent gun violence incidents in lower Manhattan subways make this very contextual.

G. Public Advocate Jumaane Williams's Office (Ariel, Senior Policy and Budget Associate)

Report:

- Delivery Protection Act (Council Member Tiffany Caban's bill): regulates last mile delivery facilities and drivers not hired directly by Amazon. Majority of city council members on it; edits happening after recent hearing. Council Member Marte also a sponsor.
- Build a Budget tool launched: interactive tool to explore city budget and revenue options (advocate.nyc.gov/buildabudget)
- Free tax services for eligible New Yorkers ([NYC.gov/DCA](https://nyc.gov/DCA))
- Biweekly newsletter: bit.ly/advocatenewsletter
- Office of Street Vendor Services launched (licensing, enforcement, regulations)
- New Office of Community Safety announced with the mayor
- Released "Play It Safe: Mitigating Gambling Harms in NYC" (16 steps to reduce gambling harms with new casinos coming; first casino opened today **April 28, 2026**)
- Public events: [NYC publicadvocate.eventbrite.com](https://nycpublicadvocate.eventbrite.com)
- Contact: gethelp@advocate.nyc.gov

Comment (Chair Meltzer): Invited a rep to walk Canal Street and the Battery with the safety committee.

Question (Ushma Panya): On gambling, please also focus on kids, tech, phones, and online gambling with youth.

Response (Ariel): Working on a gambling legislative package. The city is launching the Financial Literacy for Youth Initiative (pilot) and pushing for it to include a section on gambling harms and responsible gambling.

Question (Pat Moore): Can a representative come to the Quality of Life committee meeting (Wednesday, May 20, 2026)?

Response (Ariel): Yes, will attend. Will also arrange walk across Brooklyn Bridge to document vendors (removed before for safety, now back).

3. Treasurer's Report (Mariana James)

The report was emailed to all members and displayed on screen. No questions raised.

4. District Manager's Report (Zach Bommer)

- **April 28, 2026:** Electric vehicle aircraft (eVTOL) demo by Joby at the Downtown Skyport. Very quiet; carries four passengers and cargo. When grounded, rotors stop completely (unlike helicopters).
- Youth interns wrapping up session; met with Commissioner of Landmarks Preservation Commission Willington Chen.
- **May 2026 calendar:** Nominating committee **Tuesday, May 5**; Waterfront and Youth joint meeting **Tuesday, May 19**; holiday **Monday, May 25**. Resolutions due by **Thursday, May 22** (last meeting of the month).
- New public data added to website: building construction permit data (searchable by location and timeframe with map).

5. [Chairperson's Report](#) (Tammy Meltzer)

- **April Community Council meeting:** Thursday, **May 1, 2026** at the Law School, 180 Broadway.
- Thames Street has been repaired and closed; will be a new pedestrian plaza.
- Met with Old Seaport Alliance (small businesses concerned about large events blocking customers; concerned about FIFA and July 4).
- Interviewing for a part time land use person; hope to hire before next month.
- Met with Borough President about new cannabis event rules.
- Met with 9/11 Museum and Memorial regarding Port Authority's request to remove planters from Liberty Park for a 1993 bombing monument.
- Battery Park City fence: portion taken down; tables and chairs set out; public can access the waterfront again. Target full opening: **May 31, 2026**.
- Borough President community board appointments: **end of May 2026**, group interviews.
- **Full board training moved to Monday, June 23, 2026.** Full board meeting moved to **Monday, June 30, 2026.** Required for all board members. Training covers consensus building, respectful debate, and honoring people's time.
- Borough President training series to start in **fall 2026**.
- Land use hire report expected **end of June 2026**.
- Considering merging Landmarks into Land Use committee (as another Manhattan board has done under City of Yes rules).

- **Joint committee meeting: Monday, May 19, 2026** (Waterfront and Youth).
- Chinatown updates coming in May: environmental construction update to EPC; Chinatown Connections (Kimlau Square and Park Row) coming to exec.
- Reported being harassed by ticket hustlers at the Battery; told she could not enter the park unless she paid.

Committee Reports

A) **Executive Committee**

T. Meltzer

1. Pier 15: DOCKNYC Operator – Resolution
Passed by a roll call of 30 in favor, 2 opposed, 0 abstained and 0 recused
2. 87-89 Greenwich Street, application for sidewalk cafe for George’s – Resolution
Passed by a roll call of 38 in favor, 0 opposed, 0 abstained and 0 recused
3. 157 Duane Street, application for roadway cafe for Casa Restaurant – Resolution
Passed by a roll call of 32 in favor, 4 opposed, 2 abstained and 0 recused
4. Assembly Bill A10339 - Relates to outdoor alcohol service for certain special events - Report

B) **Street Fairs Committee**

D. Charkoudian

1. Report on upcoming CB1’s street fairs

C) **Joint Waterfront, Parks & Cultural and Youth & Education Committees**

A. Zelter
T. Joyce

Waterfront, Parks & Cultural Committee

1. Perelman Performing Arts Center - Report
2. Hudson River Park Trust updates - Report
3. Northeast Plaza for the Community Fellowship program – Report
4. Unsanitary conditions at Water & Wall Street Dog Run - Report

Youth & Education Committee

1. [Sammy’s Law](#) - [Location Notification](#), Speed Limit Reduction Street, Water Street between Beekman St and Peck Slip (NYC Charter School of the Arts) - Resolution
Passed by a roll call of 38 in favor, 1 opposed, 0 abstained and 0 recused
2. Updates by Superintendent Kelly McGuire District 2 - Report

D) **Licensing & Permits Committee**

S. Cole

Outdoor Dining

1. 66 Pearl Street, application for roadway cafe for 66 Pearl Street LLC dba Lucky Tiger NYC – Resolution
Passed by a roll call of 00 in favor, 0 opposed, 0 abstained and 0 recused

Tribeca area

1. 200 Chambers Street, new application for Carnegie Diner 200 LLC dba Carnegie Diner for full liquor license – Resolution
Passed by a roll call of 31 in favor, 5 opposed, 3 abstained and 0 recused
2. 75 Murray Street, application for removal and temporary retail permit for Italia Like Locals Inc dba Same for wine, beer and cider license – Resolution
Passed by a roll call of 38 in favor, 0 opposed, 0 abstained and 1 recused
3. 431 Washington Street, new application and temporary retail permit for Sebadoh Inc dba Anotherroom for full liquor license – Resolution
Passed by a roll call of 39 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 1 Fulton Street, application for alteration to add a customer bar and a service bar, relocate an existing service bar and a customer bar for HHC Fulton Retail LLC, HHC Lawn Games LLC & The Lawn Club NYC LLC dba Bar Snack /The Lawn Club/Snack Out for full liquor license – Resolution
Passed by a roll call of 39 in favor, 0 opposed, 0 abstained and 0 recused
2. 100 Church Street, unit 2 and unit 100, entrance on 63 Barclay street, application for a corporate change on both licenses for IFNOTNOW LLC for full liquor license – Resolution
Passed by a roll call of 39 in favor, 0 opposed, 0 abstained and 0 recused

Seaport/Civic Center area

1. 170 John Street aka 87 South Street, opposition of new application and temporary permit for Old Mates 170 John NY LLC for wine, beer & cider license – Resolution
Passed by a roll call of 36 in favor, 2 opposed, 0 abstained and 0 recused

Governor's Island area

1. 146 Carder Road, new application and temporary retail permit for Six Coats Smorgasburg LLC for full liquor license – Resolution
Passed by a roll call of 37 in favor, 0 opposed, 0 abstained and 1 recused

E) Quality of Life & Service Delivery Committee P. Moore

1. Report on NYPD 1st Precinct updates
2. Former Radisson Hotel (FIDI), Adult Families Shelter - Report

F) Battery Park City Committee J. Galloway

1. NYS Senate and Assembly Bills [S1462/A4537](#) Relating to establishing ground rent rebates for eligible homeowners and renters in Battery Park City - Resolution
Passed by a roll call of 31 in favor, 1 opposed, 1 abstained and 2 recused
2. Battery Park City Authority Financial Highlights – Report
3. Albany Street and Rector Place Street Ends Design Options Update - Report
4. South Battery Park City Resiliency Project Bi-Monthly Construction Update – Report
5. BPC Security Update – Report

6. Programming, Construction and Event Updates – Report

G) **Transportation & Street Permits Committee** B. Kay

1. Responses to CB1 [District Needs Assessment](#) - Report

H) **Land Use, Zoning & Economic Development Committee** N. Pourshakouri

1. Small Business Data Briefing and Resources - Report
2. Fund for the City of NY, CB1 Fellow Owen Elton, CB1 Land Use Mapping Project - Report
3. [65 Franklin Street](#) - Report
4. Borough Based Jail Manhattan - Resolution
Passed by a roll call of 35 in favor, 0 opposed, 0 abstained and 0 recused

Old Business

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"