

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, February 24, 2026
TIME: 6:00 PM
PLACE: 1 Centre Street, 19th Floor - Southside
Manhattan Borough President's Office
and Live Remote Meeting - <https://live.mcb1.nyc>

The public is welcome to attend in person or on webex.

Public Session (6:00 PM – 6:06 PM)

Chairing: Alice Blank, Vice Chair, welcomed attendees and opened public session.

Public Speakers / Comments

Kevin Del Casale, Serafina Restaurant Group

Spoke regarding a roadway seating application that had been previously discussed with the board. He stated the original plan had too many seats and was considered too obstructive for safety and accessibility. The applicant agreed to revise the plan to 28 seats in one structure, limited to West Broadway only with no extension to Reed Street.

Alice Blank asked Kevin to stay for the later agenda item and confirmed the spelling of his last name for the record.

Public Session closed quickly with no other public commenters during this segment.

Public Hearing — Mayor's Preliminary Budget (6:14 PM – 6:24 PM)

Tammy Meltzer (Chairperson) (spoke remotely)

Commented that funding for parks and open spaces should be increased, referencing the goal of dedicating 1% of the city budget to parks and open spaces, a goal she stated is long overdue.

Victoria Hillstrim (online)

Raised concerns focused on 385 Greenwich Street. She described alleged fraudulent conversions and conveyances as well as improper actions related to landmark status. She mentioned ongoing investigations, questionable permits and certificates, and alleged illegal uses such as Airbnb operations.

The Chair noted that her comments were not strictly related to the mayor's preliminary budget but accepted her remarks for the record.

The public hearing segment then closed.

Business Session

Adoption of January 2026 Minutes

Motion to adopt the minutes was passed unanimously as presented by a roll call vote: 29 in favor, 0 opposed, 1 abstained, 0 recused.

Updates from Elected Officials

Senator Brian Kavanaugh's Office

Dan Byers (Senator Brian Kavanaugh's office) (online)

Acknowledged the Gateway Plaza rent stabilization extension through 2069

(<https://bpca.ny.gov/bpc-people/bpca-local-elected-officials-and-gateway-tenants-association-preserve-rent-protection-for-hundreds-of-long-time-gateway-plaza-residents/>). Noted that other Battery Park City buildings remain on the radar for similar protections. Mentioned a town hall held on February 5 at Anna Silver School and upcoming constituent office hours scheduled for later in March.

Discussed Albany/state budget priorities, including housing voucher programs, SCRIE/DRIE expansion (<https://www.nyc.gov/site/finance/property/landlords-scrie.page>), and funding for legal representation for tenants facing eviction. No questions were taken.

Council Member Chris Marte (in person)

Key updates and remarks:

- Announced the extension of Gateway Plaza rent stabilization through 2069 (<https://bpca.ny.gov/bpc-people/bpca-local-elected-officials-and-gateway-tenants-association-preserve-rent-protection-for-hundreds-of-long-time-gateway-plaza-residents/>) with a rent increase cap of 2% to 2.5%, impacting over 400 units. Credited the Gateway Tenant Association and elected partners for this achievement.
- "No More 24" hearing (<https://www.aintiawoman.org/city-council-pass-no-more-24-act>) lasted 3 hours with broad support; awaiting administration feedback; encouraged community board participation.
- "Keep Chinatown on the Map" bilingual street signs bill (<https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=6566024&GUID=F18B9425-38FC-45E4-B548-3F0ADE7D4AFD&Options=&Search=>) hearing scheduled for Tuesday, March 3 at 10:00 AM. Noted an additional controversial item in that hearing regarding a bill on year-round outdoor dining by Lincoln Restler (<https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=7696070&GUID=521FBAFE-916E-4B38-A9AD-CD32DAD730D4&Options=&Search=>).
- DOT / transportation: Met with DOT Commissioner discussing pedestrianization projects in the Financial District. Addressed safety concerns at a crosswalk on Cortlandt/South Street area. Discussed waterfront bike lane and resiliency project impacts including Park Row and Canal Street redesign (<https://www.nyc.gov/CanalStreet>).
- Shelter / 320 Pearl Street (<https://www.nyc.gov/mayors-office/news/2026/02/mayor-mamdani-announces-opening-of-new-safe-haven-shelter-in-low>): Met with Deputy Mayor, DOE representatives, PTA, principal, and community board members regarding temporary shelter transfers and safety measures during school drop-offs and pick-ups. Follow-ups are ongoing; security measures reportedly in place.
- Congratulated Patricia Moore for being honored during a recent Black History Month event.

Questions / Comments to Council Member Marte:

- Jeff Galloway thanked Marte for support on Gateway protections and acknowledged other elected offices for their involvement.
- Susan Cole expressed support for bilingual signs but raised concerns about missing street-name signage on some neighborhood streets; Marte requested that missing corners be sent to his office for DOT attention.
- Christine [last name not captured] thanked elected officials and urged continued attention to relief measures for condominium owners and fixed-income homeowners, referencing Senator Kavanaugh's bill.

- Tammy Meltzer asked about sidewalk and street conditions near City Hall following a snowplow incident and requested assistance in securing ongoing sidewalk repair funding, especially with upcoming delivery hubs on the west side. Marte committed to re-engaging with the new administration on sidewalk repairs.
- Inquiry about the Varick Street bike lane gap; Marte stated this is part of the Canal Street redesign (<https://www.nyc.gov/CanalStreet>) and acknowledged it as a safety concern.

Assembly Member Deborah Glick's Office

Lane Stone (Assembly Member Deborah Glick's office) (online)

Provided an update on budget season activities in Albany.

Announced a shred event scheduled for April 9 at St. Vincent's Triangle from 9:00 AM to 12:00 PM.

Assembly Member Grace Lee's Office

Hayden Ryan (Assembly Member Grace Lee's office) (online)

Extended Lunar New Year wishes and reported on a recent Lunar New Year breakfast co-hosted with Welcome to Chinatown and Comptroller Levine's office.

Announced attendance at Council Member Harvey Epstein's Black History Month event on Thursday from 6:00 PM to 8:30 PM at 219 East Second Street, welcoming all to attend.

Manhattan Borough President Brad Hoylman-Sigal's Office

Andrew Chang (Manhattan Borough President's office) (in person)

Reported on Black History Month events, including a free admission event at the Studio Museum in Harlem on Friday from 4:00 PM to 9:00 PM requiring RSVP.

Announced an ICE preparedness town hall on Sunday, March 1 at St. Michael's Coptic Church at 5:30 PM, organized with Assembly Member Micah Lasher and Hands Off NYC.

Mentioned postponement of the Manhattan Borough President Convention and swearing-in ceremony; new dates forthcoming. Encouraged community members to submit community board applications by the upcoming Friday at 5:00 PM.

Noted new appointments: Deputy Borough President Misha Smith and Borough Historian Harold Pulster, who has expertise related to Abraham Lincoln.

Shared concerns about recent removal of the pride flag at Stonewall National Monument and the discontinuation of gender-affirming care for patients under 19 at NYC hospitals; committed to advocacy on these issues.

Reported ongoing involvement in community meetings regarding the proposed Borough-Based Jail (<https://bbj-mn.konveio.com/node/13>) and upcoming design community workshop scheduled for March.

Responded to a question regarding the role of the Borough Historian, clarifying it as a volunteer position focused on educating constituents about Manhattan's history, distinct from the Office Topographer.

Manhattan District Attorney's Office

Peter C. (Manhattan District Attorney's Office)

Provided prosecution updates including:

- Indictment of Germane Parhammer on charges of predatory sexual assault of a child and first-degree rape in connection with an incident at Peter Cooper Village in January 2026.
- Guilty plea from Alejandro Piedra for the stabbing death of Climpson Cockfield and injury of two others in the East Village in June 2024; expected sentencing for second-degree murder and attempted murder in April 2026 to 18 years to life.

- Indictment of Daniel Cath for assault and robbery charges relating to incidents at the Broadway-Lafayette Station in January 2026.

Thanked the board for publicizing a high school internship program; application deadline is this Friday.

Opened floor for questions:

- Addressed a question from Eric about trial scheduling and factors influencing trial timing; offered to provide further explanation offline with an Assistant District Attorney.

- Explained internship program length varies by level: high school interns participate in summer programs; college intern programs run during the academic year. Offered to provide detailed information offline.

District Manager's Report — Zach Bommer

Reported upcoming events including the annual HOPE Count

(<https://hoperegistration.cityofnewyork.us/>) — the homeless outreach population estimate count — moved to March 10 due to weather; encouraged volunteer participation via the city website.

Announced a design workshop on March 11 regarding the proposed Borough-Based Jail (<https://bbj-mn.konveio.com/node/13>) at 31 Chambers Street at 6:00 PM.

Reported snow impacts including damage to City Hall Park sidewalk caused by a sand truck, resulting in a sinkhole due to an underlying void; city working on repair.

Noted additional snow-related hazards including building closures due to falling ice on Broadway.

Introduced Julia, the Community Board's new fellow, who presented a newly developed 311 complaint data dashboard (<https://data.cityofnewyork.us/Social-Services/311-Service-Requests-from-2020-to-Present/erm2-nwe9>) hosted on the CB1 website, explaining its functions including filtering complaints by address, agency, and complaint type with daily data updates from NYC Open Data. Board members praised the dashboard as a unique and valuable tool, and noted its potential use for licensing and DOT project reviews.

Chairperson's Report — Tammy Meltzer & Alice Blank

Tammy Meltzer (remote) reported on a busy month notwithstanding the recent blizzard. Acknowledged concerns regarding City Hall Park sidewalk conditions and water issues around Lower Manhattan related to the Collect Pond.

Applauded attendance at a multi-district elected officials' town hall and encouraged participation in such regional collaborations.

Reported that the Tin Building (<https://www.tinbuilding.com/>) is now officially closed; noted a new redevelopment concept including a Balloon Museum by Lux Entertainment (<https://balloonmuseum.world/>). Segments of the Tin Building will remain open to the public, with new cafes and long-requested restrooms being planned for Pier 17.

Encouraged community board engagement with Seaport Entertainment Group for quarterly updates.

Announced plans for upcoming tours of 25 Water Street.

Emphasized the importance of the upcoming March Land Use and Environmental Protection Committee meetings for understanding changes under the new City of Yes zoning reforms (<https://www.nyc.gov/content/planning/pages/our-work/plans/citywide/city-of-yes-housing-opportunity>) and urged board member participation. Noted postponement of a City Planning Commission training.

Discussed ongoing outreach to assist unhoused individuals in Lower Manhattan; urged calling 311 for anyone seen unhoused.

Alice Blank commended Tammy's effective leadership and noted positive engagement with new ideas.

Committee Reports

A) Executive Committee — Alice Blank

Reported on the Serafina Tribeca roadway café application at 113 Reade Street. The Executive Committee leaned toward opposing the original application due to safety and accessibility concerns and the large number of seats proposed (84 seats crossing a bike lane).

Noted the applicant has since reduced the proposed seats from 84 to 28, limited the structure to West Broadway only (no Reed Street), and committed to safety and accessibility improvements including adequate clearance between tables. A resolution reflecting this updated plan was presented for board consideration.

Susan Cole clarified that DOT had required a resolution be submitted, making it necessary to act rather than defer to March. Jeff Galloway noted that DOT had already approved the application from a transportation perspective, making a limiting resolution the most effective tool.

Following debate, the motion to approve the application with the revised 28-seat proposal was passed by 23 in favor, 7 opposed, 5 abstained, and 0 recused.

B) Personnel Committee — Elizabeth Lewinsohn

Presented a report and proposed resolution regarding personnel matters (District Manager salary).

Noted that no executive session was required for the board vote.

The resolution was passed by a roll call vote of 35 in favor, 0 opposed, 0 abstained, and 0 recused.

C) Quality of Life & Service Delivery Committee — Patricia Moore

Reported on several items including:

- City legislation establishing a security perimeter for places of religious worship (Int. 0001-2026). The committee decided not to write a resolution at this time.

- Updates on scaffolding and sidewalk shed laws.

- Progress on façade work at 86 Trinity Place (the former American Stock Exchange building, aka 123 Greenwich Street), noting coordination among three involved parties — Trinity Church, the former AMEX building owner, and DBC — to secure and maintain the building, repair crumbling parapet work affecting adjacent properties, improve lighting, and ensure on-site security presence.

- Water Street Streetscape Improvements Project

(<https://www.nyc.gov/content/planning/pages/our-work/plans/manhattan/water-street-upgrades>) update: project started in 2021 and timeline now extended to 2027.

- Presentation of the public 311 complaint data dashboard

(<https://data.cityofnewyork.us/Social-Services/311-Service-Requests-from-2020-to-Present/erm2-nwe9>) developed by CB1 Fellow Julia.

Board members engaged in discussion; no motions or votes were reported on these items.

D) Landmarks & Preservation Committee — Jason Friedman

Presented four docket items with corresponding resolutions:

Docket # LPC-26-03445 – 37 Harrison Street

Application to build a low fence in the backyard where there is a pedestrian easement.

The committee reviewed the application twice. The resolution recommends approval from a landmarks perspective only, and explicitly does not opine on the legal status of the pedestrian easement.

Vote: 35 in favor, 0 opposed, 0 abstained, 0 recused.

Docket # LPC-26-03326 – 6 Varick Street

Application for installation of new handicap access ramps and platforms on the sidewalk fronting Varick Street, and accessibility upgrades to steps and landings on Franklin Street and West Broadway sides of the building. The committee noted the permit had previously been approved but had expired; the current application is a renewal.

Vote: 35 in favor, 0 opposed, 0 abstained, 0 recused.

Docket # LPC-26-06268 – 385 Greenwich Street

Application for repairing and restoring roof facades, storefront infill, and constructing a rooftop addition. The board expressed concerns about the scale and bulk of the proposed rooftop addition, finding it inconsistent with the surrounding historic district context. The resolution disapproves the application and calls for a redesign.

Note: A member of the public (Victoria Hillstrim) raised personal concerns about the building; the board acknowledged her concerns and noted they may be better addressed through HPD/DOB channels.

Vote: 30 in favor of disapproval, 3 opposed, 2 abstained, 0 recused.

Docket # LPC-26-00925 – Street Plan of New Amsterdam and Colonial New York Proposed LPC Master Plan for pedestrian improvements within the individual landmark "Street Plan of New Amsterdam and Colonial New York." The improvements include modifications at existing curbs and roadbeds — specifically the buildout of existing painted curb extensions into capital-project sidewalk extensions — to shorten pedestrian crossing distances and improve ADA accessibility. The board noted the unique status of this street grid as a landmark and emphasized the importance of preserving cobblestones and prioritizing accessibility.

Vote: 33 in favor, 1 opposed, 0 abstained, 1 recused.

E) Battery Park City Committee — Jeff Galloway

Reported on construction updates for both resiliency projects

(<https://www.bpcresiliency.info/>):

South Battery Park City Resiliency Project:

- Wagner Park portion: 99% complete; pavilion 95% complete (excluding restaurant build-out).

- Battery/Pier A portion: 70% complete; completion target remains mid-2026. A dewatering issue at a tidal gate in the Pier A plaza has been resolved; flood wall and deployable gate installation are in progress.

Northwest Battery Park City Resiliency Project:

- Site prep and utility work underway since fall 2025; the North Cove Marina area and end of Albany Street are now fenced off.

- Tide gate construction at Albany Street underway; tide gate at Rector Place to begin in March; each gate project takes approximately six months.

- Full resiliency barrier system work to begin in earnest in Q2 2026; South Esplanade to North Cove will likely close in the coming months. Final sequencing of esplanade sections not yet determined as of early February.

- Regular bi-monthly construction updates will continue at the Battery Park City Committee.

BPC Security and Programming updates also provided; board members directed to the BPC Authority website and YouTube for full reports.

F) Transportation & Street Permits Committee — Jeff Coleman

Reported on the following issues:

- Blue Highways Action Plan (<https://edc.nyc/blue-highways>): EDC-led initiative to move freight off streets and onto waterways, using Piers 6 and 11 and last-mile cargo bike delivery. Many details still to be determined; committee raised concerns and will continue to monitor.
 - Low Traffic Neighborhoods (<https://www.openplans.org/low-traffic-neighborhoods>): Presentation by Open Plans on strategies other cities have used to reduce through-traffic; discussed potential applications in CB1's district given bridge and tunnel traffic.
 - Leonard Street (between Hudson and West Broadway) one-sided parking request: A resident raised concerns about traffic chaos, placard parking, and trucks being diverted by GPS. Parking is technically already prohibited on one side but unenforced. Request sent back to resident to build more community support and develop a specific plan. Committee announced a renewed focus on placard parking enforcement as a 2026 priority.
- No motions or votes were indicated.

G) Land Use, Zoning & Economic Development Committee — Neta Pourshakouri

Reported on the Downtown Alliance "Re-Store" Program

(<https://downtownny.com/restore/>), aimed at revitalizing retail vacancies in Lower Manhattan (current vacancy rate: 22%, highest in the city) by supporting small businesses and creatives through:

- Free short-term (pop-up) retail space in vacant storefronts for several months.
 - Up to \$15,000 to offset build-out costs.
 - Technical and operational assistance including permitting, design, and test fits.
- Program targets retail (non-food/beverage) operators; RFP responses were pending at time of committee meeting; program runs through end of summer.

Board members engaged in broader discussion about the causes of retail vacancy, including the conversion of Class B and C office buildings to residential use (which removes affordable street-level retail), landlord incentives to keep spaces vacant, and the need for community members to support local businesses. Suggestions were made to form a small business subcommittee and invite state and city elected officials to discuss small business incentive programs and zoning solutions.

Also noted: two City of Yes (<https://www.nyc.gov/content/planning/pages/our-work/plans/citywide/city-of-yes-housing-opportunity>) applications (1 Franklin Street and 65 Broadway) highlighted as important items for the March 9 Land Use Committee meeting.

H) Youth & Education Committee — Tricia Joyce

Reported that issues with food trucks blocking sidewalks in front of PS 234 during school arrival times were resolved directly by school leadership with vendors, avoiding the need for formal resolutions. Other items are pending for next month.

I) Licensing & Permits Committee — Susan Cole / Francis

Presented several liquor license applications and temporary retail permits for board consideration:

Financial District Area:

- 11 Hanover Square (Suite 0101) aka 76 Beaver Street — Dunmoreen Corp dba Evelyn: New application and temporary retail permit for full liquor license.

Vote: per agenda, 22 in favor, 0 opposed, 0 abstained, 0 recused

Tribeca Area:

- 39 Avenue of the Americas — AMTD Hotels Group (USA) LLC and Hersha Hospitality Management LP dba Hilton Garden Inn Tribeca: New application and temporary retail permit for full liquor license.

Vote: per agenda, 23 in favor, 0 opposed, 0 abstained, 0 recused

Governor's Island Area:

- 125 Carder Road — ABC&E Joint Venture LLC dba Taco Vista: Application for method of operation change to amend hours of operation to 4:00 AM, extend seasonal closing dates, and allow ticketed events for full liquor license.

Discussion noted that the 4:00 AM closing time is tied to ferry operations on Governor's Island. One board member voted no on this application, citing the late hours.

Vote: per agenda, 30 in favor, 1 opposed, 0 abstained, 1 recused

Seaport/Civic Center Area:

- 119 Peck Slip aka 42 Peck Slip aka 119 South Street — Paris Cafe Management 1 LLC: Full liquor license application. Note: applicant described plans to use wristbands and security patrols to manage the public space and address concerns about loitering.

Vote: per agenda, 31 in favor, 0 opposed, 0 abstained, 0 recused

- 1A & 1B Centre Street — The Kiosk Pasta Bar LLC dba The Kiosk Pasta Bar: New application and temporary retail permit for full liquor license.

Roll call votes conducted on the Seaport/Civic Center applications; no oppositions or abstentions recorded in transcript.

Vote: per agenda, 30 in favor, 0 opposed, 0 abstained, 0 recused

Old Business

(No items reported.)

New Business

Announcement of need for a Nominating Committee for officer elections in June. Nominations for the five-member committee are being sought from board members not planning to run for office. Nominations can be submitted via email to the board office (Lucy) between now and March, with committee formation and election to occur at the March meeting. The committee will be responsible for proposing candidates for officer positions at the June election. Information and links to bylaws will be emailed to all members.

Adjournment

(No formal adjournment time recorded in transcript.)

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."