



The City of New York  
**Manhattan Community Board 1**

Tammy Meltzer CHAIRPERSON | Zach Bommer DISTRICT MANAGER

**MONTHLY BOARD MINUTES**

DATE: Thursday, June 25, 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

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**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 (6:08 PM – 6:35 PM)**

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

Eliza Connor (Battery Park City branch, New York Public Libraries) submitted written testimony.

Roger Manning (Co founder, Metro Area Governors Island Coalition / MAGIC)

- Website: GovIslandCoalition.org
- Concerns about 2025 pesticide spraying at Governors Island; Trust responded they "do not plan to use at this time"
- NYC Teaching Garden ~half on contaminated ground; farm should be relocated or exposure signs added
- New Harbor School extension: only 1/3 of 2021 upzoning allowed height is "extremely intrusive"
- Center for Climate Solutions signature building planned at nearly twice that height
- Thanked CB1 for resolution on Yankee ferry; urged same for the Binghamton

Mark Leaveman (Battery Park City resident since 2002)

- **Environmental Monitoring (Northwest Resiliency Project):** 4 month delay in releasing first reports; 100 page technical reports unrealistic for residents; no sound/vibration data plans; urged real time monitoring and water quality testing
- **Community Outreach:** BPCA response times to questions need improvement; questions often unanswered for weeks

Jackie Leang (Community Outreach Coordinator, Hudson River Park Trust)

- Juneteenth celebration; Roadway by the Ford Talks (starting July 13, Mondays at Clinton Cove)
- Sunset Salsa series (starting July 9, Thursdays at Pier 76)
- Wet Lab open (Tues/Wed/Sat/Sun); Big City Fishing (Wed/Thurs/Sat)
- Pride Sunday at Piers 45/46; July 4th info pending
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Caroline Battista (Owner, 41.5 Harrison Street)

- Property will be enclosed inside Independence Plaza development without legal access or fire egress
- Developer refuses communication; City Planning made aware
- Claims developer's letter to Landmarks called "fraudulent"
- Asked CB1 to demand city not accept environmental review submission
- Harrison row houses were one of first landmark sites in NYC history
- Structural concerns from combined dewatering of resiliency project Independence Plaza

Diane Stein (Resident, Independence Plaza; Public Member CB1) via Webex

- Opposed to proposed 1,090 ft tower
- Thanked CB1, Glick, and Marte for testimony at DCP
- Questions why project is "minor modification" and not subject to ULURP
- Urged CB1 to pass resolution and hold DCP accountable

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

### **Public Hearing (6:35 PM – 6:37 PM)**

**Topic** Comments on the new [Mayor's Office Commission on Government Efficiency \(COGE\)](#)

### **Business Session**

A) Adoption of May 2026 minutes approved by a vote of 39 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

Assembly Member Deborah Glick

### **Key Updates:**

- Participated in the hearing on the scope of work for the EIS at Independence Plaza earlier that day; will submit expanded written testimony in the coming week
- **State Budget:** Ran late (into late May); left only ~10 days of legislative session instead of two months
- **Environmental Protection Fund:** Increased from \$425M to \$450M
- **Water Infrastructure:** Increased from \$500M annually to \$750M
- **Immigration Package:** Requires federal agents not to be masked; prohibits local police from directly participating in civil immigration enforcement (e.g., cannot call ICE after a traffic stop); prohibits fishing at immigration courts
- **Pied a Terre Tax:** Finally passed after nearly 10 years of work; up to the city to administer
- **Auto Insurance:** Changes passed (governor insisted); unlikely to result in major premium changes
- **Did NOT Pass:** Forever chemicals in personal care products; forever chemicals in household goods; waste reduction legislation
- **Low Impact Landscaping (HOA bill):** Passed once before, governor vetoed. Resubmitted; would allow HOA residents to install pollinator gardens and water absorbing landscaping

#### Q&A:

- Board member thanked Glick for testimony at City Planning and for 36 years of service
- Justine Cuccia (online) thanked Glick for the Battery Park City ground rent rebate bill for homeowners/renters under 150% AMI

Assembly Member Grace Lee's Office (Hayden, Director of Actual Projects)

#### Key Updates:

- **No Income Tax on Tips:** Up to \$25,000; \$60M in annual relief for tipped workers
- **\$1 Billion in Utility Rebates**
- **Universal Pre K for Children**
- **Immigration Protections:** Prohibiting ICE agents from wearing masks; allowing New Yorkers to sue federal agents who violate civil rights; ending most cooperation between ICE and local law enforcement
- **Four Bills Passed by Assembly Member Lee:**
  1. Protect drinking water by setting strict science based limits on PFAS (EPA recently rolled back federal limits)
  2. Ground rent rebate program for Battery Park City residents
  3. Baby cosmetic products must clearly list ingredients and display warning labels for possible carcinogens
  4. Expanding eligibility for World Trade Center death and disability benefits for NY National Guard members
- **Did NOT Pass:** Tear Down Tax Act; ICE Transparency Act; bill requiring large universities (NYU, Columbia) to pay property taxes

State Senator Brian Kavanagh's Office (Dan, via bicycle)

#### Key Updates:

- Last legislative session for Senator Kavanagh in the State Senate
- **Housing Capital Funding:** Over \$1B total: \$140M for NYCHA; \$85M for Mitchell Lama preservation; \$60M for Mitchell Lamas in NYC; \$25M outside NYC; \$40M for vacant apartment repair
- **J 51 Program Extension:** Extended through June 2036 (was set to expire next month); eliminated \$1,000 base filing fee; capped at \$20,000 per application
- **SCRIE/DRIE/SCHE/DHE:** Increased maximum income threshold from \$50,000 to \$75,000; NYC must pass local legislation to implement
- **Battery Park City Ground Rent Bill (S1462):** Passed both Senate and Assembly; awaits governor's signature. Freezes ground rent for primary resident homeowners at or below 150% AMI.

#### Q&A:

- Eric asked: How long does the governor have to sign a bill once passed? Answer: Governor has 10 days once delivered, but legislature can delay delivery until end of year.

Congressman Dan Goldman's Office (Josh Ferman)

#### Key Updates:

- Office remains open until December; constituent services continue
- **ORR Reimbursement:** 70 lawmakers demanding Office of Refugee Resettlement reimburse lawyers (unpaid since December 2025)
- **Military Hazing Reform Bill:** Named after Lance Corporal Harry Liu and Private Dan Chen
- **Voting Systems Protection Act:** Guards against federal interference in elections; proposes blackout period 100 days before and after elections
- **New legislation:** Install AEDs in housing developments
- **Buy Now Pay Later legislation:** Same legal protections as credit card users

#### Q&A:

- Board members asked about the impact on green card holders from the Schultes decision. Answer: No guidance received yet; will share when available.

Council Member Christopher Marte's Office (Max Deutsch)

#### Legislation:

- **Romanch's Law:** Bill to ban horse carriages in Central Park following death of a horse and killing of an 18 year old tourist (Romanch). Speaker Menan announced the hearing in July (expected July 15). Working with administration on workforce development for carriage drivers.
- **City Bike Discount Bills:** Package with Council Member Fayroll Lewis: discounts for CUNY students, high school students over 16, and seniors over 65.

#### Budget:

- City budget expected to pass Monday. Non profits/agencies should expect award letters by the end of July. Contact Andy Lee (budget director) at [anli@council.nyc.gov](mailto:anli@council.nyc.gov).

### Land Use:

- Council Member Marte testified at the DCP hearing on the proposed luxury tower at Independence Plaza. Urged scope to include residential displacement, water infrastructure capacity, school impacts. Reiterated opposition.

### Community Updates:

- **Battery Ticket Scam Report:** Investigation released with Speaker Menin. Legislation in drafting to change licensing structure (move license to company level); increase fines; 30 day implementation.
- **Canal Street Walk Through:** Inter agency walkthrough with NYPD, DOT, DCWP, DSNY, Mayor's Office. The Mayor's office is reportedly close to proposing a comprehensive plan.

### Q&A:

- Number of carriage drivers: ~100 to 150
- Mitch: Strong support for horse carriage ban (animal cruelty)
- Eric: Supports the carriage industry but agrees regulation was lacking
- Joe: Ticket vending legislation timeline? Drafting nearly complete; 30 day implementation
- Vicki: Battery task force details? (See Chair's Report)

Borough President's Office (Andrew)

### Key Updates:

- BP Brad Hoylman-Siegel joined mayor for Knicks Parade; proclaimed OG Anunoby Appreciation Day
- Wrote to Governor Hochul urging posthumous pardon for Eve Adams (arrested 1926 for being a lesbian; murdered at Auschwitz)
- Inaugurated new soccer pitch at Central Park; watch parties Saturday
- **Hired first ever Manhattan Director of Tenant Organizing:** Alejandro Corrier
- **Immigrant Welcome Center:** Opened at 431 West 125th Street
- **Neighborhood Report Card on Dog Waste:** Analyzed 311 data with Beta NYC

C) District Manager's Report – Z. Bommer

D) [Chairperson's Report](#) – T. Meltzer

### Election

S. Cole

A) Secretary to cast one vote for officer positions unopposed – Request  
Brendan Thompson casted on vote for the unopposed positions.

- 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

By a vote of 25 to 14 Jeff Galloway was appointed as Vice-Chair effective September 1, 2026

### **Committee Reports**

A) **Executive Committee**

T. Meltzer

1. Cannabis Showcase Event Permit Application for Adsomo Bistro at 74 Broad Street – Resolution  
Approved by a vote of 39 in favor, 0 opposed, 0 abstained and 0 recused
2. 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  
Approved by a vote of 38 in favor, 0 opposed, 1 abstained and 0 recused
3. 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  
Approved by a vote of 37 in favor, 0 opposed, 2 abstained and 0 recused
4. CB1 Affordable Housing Working Group Final Report - Report

B) **Environmental Protection Committee**

A. Blank

1. NOI on Draft Integrated Interim Feasibility Report and Environmental Impact Statement (EIS) for FiDi FORGE Study Area – Resolution  
Approved by a vote of 37 in favor, 2 opposed, 0 abstained and 0 recused
2. Environmental Health Impacts Report on Manhattan Detention Complex – Report
3. Borough-Based Jail Report Back – Report

C) **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  
Approved by a vote of 37 in favor, 0 opposed, 1 abstained and 0 recused
2. NYC Request to Suggest Locations for E-Bike Battery Swapping Cabinets – Resolution  
Approved by a vote of 26 in favor, 4 opposed, 6 abstained and 0 recused

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

**D) Landmarks & Preservation Committee** 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  
Approved by a vote of 37 in favor, 0 opposed, 1 abstained and 0 recused
2. 320 Pearl Street - Docket number LPC-26-09196 - Installation of window tints and fly screens at the front facade - Resolution  
Approved by a vote of 37 in favor, 1 opposed, 0 abstained and 0 recused
3. 140 West Broadway - Docket number LPC-26-09804 - Proposing an exterior ADA ramp - Resolution  
Approved by a vote of 37 in favor, 1 opposed, 0 abstained and 0 recused

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

1. Independence Plaza Modifications (including Environmental Assessment Statement) and Draft Scope of Work - Resolution  
Approved by a vote of 36 in favor, 0 opposed, 1 abstained and 0 recused
2. Overview of 100 Gold Street mixed-use residential project - Report

**F) Waterfront, Parks & Cultural Committee** A. Zelter

1. Trust for Governors Island update - Report

**G) 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

**H) 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

**I) 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  
Approved by a vote of 34 in favor, 1 opposed, 0 abstained and 0 recused

### **Tribeca area**

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  
Approved by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused
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  
Approved by a vote of 34 in favor, 0 opposed, 1 abstained and 0 recused
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  
Approved by a vote of 33 in favor, 1 opposed, 0 abstained and 0 recused
4. 353 Greenwich Street, Maryann's 353 Mex Inc., Zona Tribeca Mezcaleria for full liquor license - Resolution  
Approved by a vote of 25 in favor, 1 opposed, 6 abstained and 0 recused

### **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  
Approved by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused

### **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  
Approved by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused

### **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  
Approved by a vote of 35 in favor, 0 opposed, 0 abstained and 0 recused

Submitted by Assistant Secretary Brendan Thompson

**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](mailto:man01@cb.nyc.gov)

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