The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

MONTHLY BOARD MINUTES

DATE: Thursday, July 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."

Public Session (6:10 PM – 6:30 PM)

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

Michael Demer

- Returning speaker on transportation and quality of life conditions over the prior two weeks.
- Reports a mobile food truck operating directly in front of his building lobby, roughly 100 feet from the entrance, following a $2 million lobby renovation. A second vehicle holds the space overnight to reserve it for the following morning. Noted California plates.
- States the operator works around existing rules and that enforcement has not succeeded.
- Researched restricted street designations for mobile food trucks in Manhattan and reports that the city's published map shows no restricted zones in Lower Manhattan, while the area south of Central Park is heavily trafficked by trucks.
- Seeking the protocol to designate his street and neighboring streets as a no mobile food truck zone. Asked for the board's assistance and noted he has emailed several members.

Jacqueline Leang, Community Outreach Coordinator, Hudson River Park
Summer programming update:

- **Broadway by the Boardwalk**: Mondays at Clinton Cove. Ten performances remain; final performance **10 August**.
- **Jazz at Pier 84** : Wednesdays, in partnership with the Jazz Foundation of America.

- **Healthy on the Hudson**: weekly yoga, Pilates, and HIIT classes.
- **Sunset Salsa**: Thursdays at Pier 76 , all skill levels.
- **Wet Lab**: weekly at Pier 40, featuring local wildlife including oyster toadfish.
- **Discovery Tank**: Pier 57.
- **Science After Dark**: monthly, ages 21 and up, with local experts and live Q&A.
- **Blues BBQ**: Saturday **15 August**, annual festival with local barbecue, live blues, and all ages activities. Headliner Bobby Rush, who contributed to the soundtrack for *Sinners*.
- Event listings available on the Hudson River Park events calendar.

Penny , Associate Director, 9/11 Memorial & Museum

Two events commemorating the 25th anniversary of 9/11:

- **11 September**: concert titled *Sounds of Our Members*, beginning immediately after the reading of the names, featuring the New York Philharmonic and an Army band .
- **13 September**: performance of material from the musical *Come From Away*.
- Registration is not yet live on the organization's website. A private registration queue is available to priority groups, including this board. Members asked to register before **7 August**, ahead of public release. Business cards and registration information left at the front of the room.

Canal Street Redesign

Nine to ten speakers registered. Five spoke. All five supported the redesign.

Robert Sakota, CB1 resident, in person

- Walks and occasionally bikes on and across Canal Street.
- Supports the redesign on safety and traffic flow grounds. Consider sidewalk extensions and pedestrian islands crucial.
- Cited the absence of an east/west two way bike lane in this part of the district as a danger to cyclists and others.
- Argued the redesign benefits drivers by removing pedestrians stranded mid street, and that e-bike riders will use Canal Street regardless, making a protected lane safer for all users.
- Expressed disappointment that DOT is delaying the eastern portion, stating "the perfect is the enemy of the very, very good," and urged the board to encourage DOT to move forward.

Andrea Peterson, Nolita resident of over 40 years, online

- Crosses Canal Street regularly to reach Tribeca galleries and Chinatown; previously crossed daily for school runs and tutored at a local public school.
- Described crossings as consistently unsafe and worsening, driven by traffic between the Holland Tunnel and the Manhattan Bridge.
- Referenced the deaths approximately one year ago of cyclist Kevin and pedestrian Mary, struck by an impaired driver leaving the Manhattan Bridge.
- Noted six travel lanes for vehicles against narrow sidewalks. Called for wider sidewalks, shorter crossing distances, and daylighting.
- Supports the DOT proposal from the West Side Highway to Essex Street and beyond, and stated it cannot start soon enough.

John Nobelle online

- Fully supports the DOT redesign from Broadway to West Street.
- Cited difficulty crossing West Street to reach Hudson River Park due to limited crosswalks, and the same condition along Canal Street to Broadway.
- Supports curb extensions to shorten crossing times and concrete islands as a means of shifting drivers out of highway driving behavior as they enter city streets.

Daisy Sakota, Chinatown community member, online

- Stated she lost her mother to traffic violence.
- Supports the DOT redesign of the western portion of Canal Street and the Grand Street protected bike lane.
- Asked DOT to stop delaying plans for the eastern portion, stating the redesign must cover the full corridor.
- Cited **nine pedestrian deaths on Canal Street since 2014**, all victims aged 55 or older, average age 74.
- Supports measures easing crossings for aging residents and people with mobility challenges. Supports the Grand Street protected bike lane so cyclists have a separate, predictable space.
- Stated she would shop, run errands, and visit Chinatown more if the corridor were safer, and currently avoids it.

Christopher Sanders, online

- Previously worked in the area and continues to take meetings there.
- Supports the redesign and urged the board to pass a supporting resolution.
- Described crossing Canal Street as taking one's life into one's hands.
- Noted the pedestrian improvements are modest and phased, referencing deaths from reckless driving in the prior year.
- Supports the accompanying bike lane, and acknowledged the plan is imperfect: recommended the board proceed, gather data, and revisit.

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

Public Hearing (6:30 PM – 6:31 PM)
No Speakers

Topic: FY 2027 Adopted Budget

Business Session

A) Adoption of June 2026 minutes approved by a vote of 36 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

- Councilman Christopher Marte's office -
    1. Reported by Max
    2. **Legislative**

    ii. The City Council held a **ten hour hearing** two weeks prior on Council Member Marte's bill, **Romanch's Law**, to ban horse carriages in New York City.
        - Testimony from the family of Romanch Mahajan, who supported a ban.
        - Hundreds attended, including advocates, horse sanctuary representatives, and residents, overwhelmingly in support.
        - The administration testified in support of the bill's intent, seeking a fuller worker protection and transition program for carriage drivers and stable workers, and placement of horses in sanctuaries.
        - The office is in active conversation with the administration and the Speaker's office on those provisions.
        - The bill has **28 co-sponsors**, a Council majority, plus the Speaker's support. The office is optimistic about passage within the next few months.
    - **SCRIE**: Council Member Farah Louis introduced the implementing bill several weeks prior to raise the city level maximum income eligibility to **$75,000**. Council Member Marte is co prime sponsor.
    - **DRIE**: Council Member Marte will introduce a companion bill to raise DRIE eligibility to $75,000. Currently being drafted, with introduction targeted for the fall.
    - **Battery vending licensing**: legislation to amend the ticket and vending licensing system in the Battery has been drafted. The proposal originated with Community Board 1. Introduction targeted for **13 August at the earliest**. The office is working with the administration, the Speaker's office, and the chair of the Consumer and Worker Protection Committee to expedite introduction and a hearing.

- **Budget allocations, CB1 specific**
    - **$1,000,000**: Battery Park City School playground renovation
    - **$223,000**: hospital simulation center at BMCC

- **Budget allocations, district wide**
    - **$300,000**: capital investments in parks
    - **$475,000**: discretionary funding for green space activities and cleanup efforts
    - **$660,000**: social services, including workforce development, case management, public benefits assistance, accessibility classes, and low wage worker support
    - **$170,000**: legal services, including support for victims of gender based violence, immigration matters, housing assistance, and general legal advocacy
    - **$664,000**: youth programming, in school and after school

Q&A:

- **Q:** The $75,000 threshold is welcome, but frozen rent is not truly frozen. If income rises and one third of income exceeds the frozen rent, the Department of Finance raises the frozen rent. When income falls again, the rent does not revert, so tenants can end up paying up to half of income. This particularly affects freelancers with fluctuating income. The Department of Finance has indicated a legislative fix is required. The speaker asked the office to pursue it alongside the threshold change. **A:** Acknowledged.
- **Q (Chair):** Status of the bill to prevent demolition of buildings identified with requests for evaluation but not landmarked. **A:** A related update is available; the office will discuss offline and schedule a meeting.
- **Q:** How can the board obtain a full list of funding allocations? **A:** Contact Budget Director **Andy Lee**. **[audio rendered the address as "ANLI@council.nyc"; confirm the exact address before publishing]**

- Assemblymember Grace Lee's office -
    1. Reported by Yasmin .
    ii. Limited legislative updates following the close of session. Companion measures now with the City Council; awaiting action.
    iii. The Governor signed a **one year executive order on the data center moratorium**. The Assembly Member is urging an extension for a longer period with the accompanying environmental regulations.
    iv. **Mobile office hours** scheduled at local libraries and parks throughout **August**. Locations posted to the office Instagram account.
    v. The office is open to meetings in the fall ahead of the new legislative session. Meeting requests accepted by email to the scheduler.

- Assemblymember Deborah Glick's office -
    1. Reported by **Lane**
    ii. **NYC Emergency Management** asks residents and businesses to report property damage from flooding following recent extreme weather events. Reporting guidance and resources are posted on the NYCEM pages for reporting flood damage and resources for individuals. Details appear in the printed board report and will be circulated digitally. Reports support accurate state and federal impact data.
    iii. Additional flood recovery resources are available for small businesses with significant damage through **NYC Small Business Services**.
    iv. Assembly Member Glick submitted testimony urging protection of horses in New York City and a ban on horse drawn carriages, citing danger to both horses and people and referencing a death last month.

- Manhattan Borough President Brad Hoylman-Sigal's office -
    1. Reported by Andrew Chang.
    ii. Submitted **scoping comments** on the draft scope of work for the **Plaza** modification and its environmental impact statement. Primary concern: no affordable housing would be required in the development. Full testimony

available on the Manhattan Borough President's website under the Testimony and Scoping Comments section.

iii. Monitoring **Legionnaires' disease** incidents on the Upper West Side, including one at a hotel, and on the Lower East Side, in communication with the Department of Health and Mental Hygiene.
iv. Testified in support of City Council legislation on horse carriages and in support of **Romanch's Law**.
v. Allocated **100 percent of this year's capital funding to arts and cultural institutions**.
vi. Held a **Disability Pride Month roundtable** earlier that morning in partnership with Disability Unite, focused on accessible education programs and cross pollination of ideas to strengthen educational systems for students with disabilities. Replay available on the Borough President's YouTube channel. **[confirm channel URL]**
vii. **Dominican Day celebration**: WednesdayJuly 30th, 7:00 PM to 9:00 PM, free and open to all. Registration link on the office social media; a representative offered to circulate it.

- Congressman Dan Goldman's office -
    1. Reported by Josh Ferman.
    ii. An immigration triage center is operating at the district office at **290 Broadway**, adjacent to the immigration courts. The office has assisted individuals detained by ICE and invites referrals from anyone with a friend, relative, or acquaintance affected. **[verify: number of people assisted]**
    iii. Rep. Goldman, with Rep. Jerrold Nadler, introduced the **No 9/11 Family Left Behind Act**, restoring compensation eligibility for approximately **150 families** of victims previously ineligible, with average awards near **$300,000**. **[verify figures]**
    iv. Sen. Schumer and Sen. Gillibrand called for an investigation into the plan to relocate Army Corps of Engineers offices from New York City to privately owned offices in New Jersey, citing disruption to ongoing projects, increased distance from local stakeholders, and potential noncompliance with law.
    v.
- Mayor Zohran Mamdani's office –
    i. Mayor's Office of Community Engagement
        1. Reported by **Soon** , introduced as the new representative for the district, joining as manager, and offering the office as a resource to the board.
- **City fleet safety**: audible alerts to be installed on **4,000 municipal non emergency trucks**.
- **Expansion of the Bureau of Coastal Resilience** to protect the city from future storm surges.
- **Flash flood risk this evening**: the city is opening **one public school per City Council district** for overnight stay for residents affected by flooding, including basement apartment residents.

- Launched the **Talk to Tenants** campaign last week, currently piloting uptown and in parts of Brooklyn, informing tenants of their rights and how to address conditions in their homes. Related **"New York City 101"** sessions begin **12 August**.

Q&A:

- **Q (Chair):** How does this tenant initiative coordinate with the Borough President's tenant initiative and new tenant staffing? **A:** The offices are actively meeting to determine collaboration. The current focus is information sharing and assessing community needs.
- **Q (Eric Yu):** Are district residents able to attend? **A:** Yes, open to everyone. The geographic phasing reflects capacity limits and the program will expand.

ii.

- Comptroller Mark Levine's office –
- State Senator Brian Kavanagh's office -

1. Reported by Dan.

ii. Congratulations to the outgoing chair and welcomed new board members. Limited legislative updates following the close of session.
iii. The **New York City Council has introduced legislation adopting the $75,000 income threshold for SCRIE and DRIE**, enabled in this year's state budget. **Intro 9708**, sponsored by Council Member Farah Louis, retroactive to **1 July**, allowing newly eligible applicants to apply and receive the rent freeze benefit once signed into law.
iv. Once approved, an individual's benefit begins the first day of the month following the application filing.
v. Co sponsors include Council Members Christopher Marte
vi. Community side: planning working groups on the **Manhattan Detention Complex** and the **Battery Park City Community Advisory Council**. Members invited to raise concerns or agenda items.
vii. Office will table at **National Night Out** with the 1st Precinct and at local family days.

Q&A:

- **Q:** Does the raised income threshold also update the residency or apartment size proxy? **A:** Yes in principle, but the change must be introduced at the city level to take effect. Current threshold figures were not available on the spot. Noted that Battery Park City residents have qualified previously.

C) Treasure's Report – M. James
Report distributed and no further questions

D) District Manager's Report – Z. Bommer

E) Chairperson's Report – T. Meltzer

Committee Reports

A) **Executive Committee** T. Meltzer

1. Draft Environmental Impact Statement for the DSNY Citywide Containerization Program – Report
2. Independent Budget Office (IBO) Review of FY 2027 NYC Budget adopted budget – Report
3. Pier 15: DOCKNYC Operator Update – Report
4. Locating sites for Public Restrooms in CB1 - Report

B) **Street Fairs Committee** D. Charkoudian

1. Update on upcoming CB1's street fair events - Report

C) **Youth & Education Committee** D. Robinson

1. Discussion regarding city planning with respect to youth, education, recreational spaces, and public safety - Report

D) **Licensing & Permits Committee** S. Cole

Tribeca area

1. 205 Hudson Street aka 203 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
   Approved by a vote of 39 in favor, 1 opposed, 0 abstained and 0 recused

2. 75 Murray Street, new application and temporary retail permit for Italia Like Locals Inc for full liquor license – Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

3. 157 Duane Street, new application and temporary retail permit for Spring Street Restaurant LLC, full liquor license transferred from Boteco Do Casa LLC – Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 27 Whitehall Street, new application and temporary retail permit for Cozy Food Market Corp for wine, beer & cider license – Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

E) **Environmental Protection Committee** A. Blank

1. Visioning Session on EPC Priorities for FY 2027 - Report

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

1. Canal Street Re-design presentation for the portion west of Broadway to West Street (9A) – Resolution
   Approved by a vote of 34 in favor, 2 opposed, 5 abstained and 0 recused

2. CB1's Visualization Demo on NYC Open Data for Pedestrian, Bicycle and Vehicle Collisions - Report

G) **Landmarks & Preservation Committee** V. Cameron

1. 17 Harrison Street - Docket number LPC-26-09347 - Proposed vertical enlargement at the roof level of a single-family dwelling - Resolution
   Approved by a vote of 25 in favor, 5 opposed, 11 abstained and 0 recused

2. 271 Church Street - Docket number LPC-26-11369 - Application is for a new entrance to the corner store - Resolution
   Approved by a vote of 40 in favor, 0 opposed, 1 abstained and 0 recused

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

1. 67 Vestry Street Parking Authorization Application - Resolution
   Approved by a vote of 37 in favor, 2 opposed, 2 abstained and 0 recused

2. 100 Gold Street – Review of MCB1 2025 Resolution, RFP, and Accepted GFP Project Proposal - Report

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

1. NYC Parks intention to issue Request for Proposals ("RFP") for the Renovation, Operation and Maintenance of the John Street Service Building Snack Bar at the East River Waterfront Esplanade - Resolution
   Approved by a vote of 41 in favor, 0 opposed, 0 abstained and 0 recused

2. Hudson River Part Trust Estuarium Update - Report

3. Elizabeth Berger Park and Washington Street - Report

J) **Battery Park City Committee** J. Galloway

1. Tunnel to Towers Run Map 2026 - Report
2. Independent Environmental Monitor for North/West Battery Park City Resiliency Project, Lawra Dodge, Excel Environmental Resources - Report
3. North/West Battery Park City Resiliency Project - Report
4. BPC Security Update – Report
5. Programming, Construction and Event Updates – Report

K) **Quality of Life, Health, Housing & Human Services** M. James

1. City's handling of Freedom of Information Law requests for post-9/11 air quality records - Resolution
   Approved by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused

2. Placement of OMNY machines at MTA Subway stations - Resolution
   Approved by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused

3. WTC Health Program new policies - Resolution
   Approved by a vote of 38 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"