



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | Zach Bommer DISTRICT MANAGER

COMMUNITY BOARD 1-MANHATTAN
MINUTES

DATE: Tuesday, March 24, 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 (6:20 PM – 6:55 PM)

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

- Rob Harper: Co PTA President of Lower Manhattan Community (LMC) School. LMC - Learned that an AI school is being put into the building. They object because they want to add a High School. Encourages a more natural matriculation in the same community without having to apply.
- Michael Walsh: Co PTA President of LMC, Youth and Education Committee is working with them. There is a resolution on the agenda for later. Would appreciate the support
- Mia Barth: Student at LMC and in opposition to the Tech school. Resolution - AI presents risks like privacy, biases and labor disruption. Not enough clarification. No justification for co-locating the school in the same building, David Semprate's campaign, encourage support in favor of resolution
- Gavin Healy: Member of District 2 education council; reiterating what has been said about the proposal very late in the process (last month), right before Feb community education meeting. Consistently asked for more information and have been stone walled. Opposed to locate the tech school at this location. Supports expanding LMC to 6 - 12, to

parents, students, and educators. The principal has a 100% trust rating. Go with a tried and true model.

- Written testimony provided by others.
- Catherine Savage: Parent at LMC - the school is proven and respected and special education services, serves a diverse population, and is a rare example of diversity in our city. Need more 6 -12 options to avoid the 9th grade screening.

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

Public Hearing (6:55 PM – 6:56 PM)

Topic: [Mayor's Preliminary Budget](#)

- No speakers

Business Session

A) Adoption of February 2026 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

- Senator Brian Kavanaugh's office - Dan Byer
 - a. Office Hours at Lands End 2 on March 11th, and took in dozens of constituents
 - b. Tax Prep Event, Apr 2nd
 - c. Mobile Legal clinic Apr 17th 10 - 3 - call office to make appts (NYLAG)
 - d. Legislative: one House was voted on and passed, continue to work on deal. The Housing access voucher program provides NYers to homeless or imminent loss of housing advocating \$250M for full funding
 - e. 125
 - i. Andrew Zelter: Share an example of cases for open houses - e.g. trouble getting in touch with a government agency, apt repairs, housing vouchers, food stamps. Very Broad
 - ii. Justine Cuccia: Appreciate the email was able to intro the bill again for housing affordability that own condos in BPC and meet income guidance
 - iii. Eric Yu: Where does the senator stand on tier 6 pension in line with tier 4. Dan will follow-up
 - iv. Rosa Chang: Funding for FiDi resiliency, would love to have a design package ready to go to get federal funding. Is there any funding from the State for design.
 1. Reached out EDC, no full answer at the moment and can follow-up

- Grace Lee's office - Online
 - a. Negotiating budget
 - i. Affordability
 - ii. Presented Utility rebate checks of up to \$500
 - iii. Historic expansion of childcare in NY State and City
 - iv. \$175M for Immigrant, social, legal services
 - v. Clean infrastructure
 - vi. Limit PFABS in drinking water in NY State
 - b. Sexual Abuse survivors of former OBGYN - Colombia has not been good partners. Want to provide transparency with survivors
 - i. An internal investigation happened for decades, but still unanswered questions.
 - c. Constituent Service
 - i. Wall Street do park being uncleaned, now regularly monitoring the park
 - d. Garbage and abandoned bikes at Pearl Street Playground
 - e. Cantonese constituent to get inflation refund check
 - f. Thank LMS PTA for expressing concern about the new tech school. Office present at recent meetings. Brought up with Chancellor today (3.24)
 - g. Priority ICE Contract Transparency Act (inspired by Pier 40 where private orgs are engaging in contracts with ICE without community knowledge. See in upstate NY as well, where warehouses are being used for future detention centers. Required to report to the Dept of State. Can be fined up to \$5K or not qualify state grants
 - h. Prohibit coordination between local enforcement and ICE and no masks

Questions:

- Jesse Coleman: Any new information on 5 World Trade
 - Intergov at port authority they're still fully committed with 1/3 affordability. Don't have a timeline for building. Wasn't communicated well in the committee meeting. Developers are realigning costs - uncertain when they can start
- Eric Yu:
 - Stance on Tier 6 pensioners? Would you support having the same benefit as tier 4 members
 - Yes, fully support, Labor union is pushing percent of contribution from 3 6% and lowering amount of time it takes to earn full pension
- Justine Cuccia
 - 5 World Trade, really committed to 1/3 affordable housing
 - Yes. At least 1/3 affordability
 - Faster the better
- Rosa Chang
 - Follow-up on World Trade: Cost goes up with time, what happens if this is delayed 5/10 years, we'll get less affordable units. Is there an ability to make sure the dollars are using sooner than
 - Fidi Seaport Resiliency, doesn't have enough funding, can funds go to that. Can the state find funding?
 - Don't know if funding is fungible (moveable)

- IMO, we should just try to accelerate the building - Not just about the money, it's about people having homes. More conversations need to be had around it.
 - Re: Seaport Resiliency, happy to work with the community to make sure we get funding from the City and State. Team will touch base offline
 - Matthew Fenton:
 - 5 World Trade: Disparity between Amex and 5 World Trade. Coalition to build Amex after 5 World Trade starts building.
 - Will bring that back for negotiating
 - Hayden Ryan: Will attend 3/28 No Kings Protest
 - She and Ass. Member Jordan Wright UAW members expanding investment in Biotech industry
 - Question: Justine Cuccia - Want to remind about the BPC bill for condo owners. Want to get out of committee, would love her support for the bill and have a vote in the Assembly.
- Council Member Marte's office -
 - a. Max Deustche: Transpo committee, require bilingual street signs in Chinatown and replace missing street signs. The bill would allow a council member to request bilingual signs in their neighborhood. Many community orgs testified.
 - b. Participatory Budget voting start soon April 11th - 19th
 - i. \$1M allocated, anyone can submit (over the age of 11), vote in person, online, afterwards allocated
 - ii. City Budget happening now, a lot is still unclear.
 - iii. 15 alternative sites for pearl street safe haven
 - iv. Met with reps from Parks and DOT for Duane Park and expansion. The new admin is more supportive
 - v. Similarly, transpo committees for Newman triangle to support expanding of triangle
 - vi. Hudson has gotten really bad with increase in traffic accidents, setting up meeting with Deputy Mayor
 - c. Eric Yu: Updates on monitoring traffic device
 - i. No Updates yet, will get a timeline update
 - d. Marc Amuruso: re:Hudson Street - have had numerous resolutions, traffic controllers at Beach, closing streets is not a solution and makes worse for locals west of Hudson. In the past the port authority wouldn't put officers pointing blame at two agencies. Saying the same thing for 30 years.
 - i. Included this in the request for the meeting. No date yet, they're putting together a response.
 - ii. Jared Sheer: Adding cameras 10 days ago, cameras on laight, beach, canal, to study and see what's going on, potential positive step.
 - Assembly Member Deborah Glick office - Tracy Jackson:
 - a. CLCPA goals, rolled back, but want to maintain them - making statements and advising. Haven't seen bill language, so will speak more when there is. Could see a

- path to changing deadlines, however, strongly opposed to how NY State measures our goals
 - b. Bill number for BPC(?) - in the chat
 - c. Bill passed to prohibit leasing of state forest and wildlife areas for gas production - don't want to renew those leases. Hopefully governor will sign
 - d. Rent Guidelines board has started to meet, 22 Reade Street. 3/26 first meeting and public.
 - e.
- Manhattan Borough President Hoylman-Sigal office –
 - a. Andrew CHange
 - i. Happy Eid, Passover, IWM, etc
 - ii. Black History Month at Studio Museum in Harlem
 - iii. Lincoln Center Borough inauguration
 - iv. Eid event for teens 3/20
 - v. Women's History Month this Friday 3/27 at Hunter college 4 - 6 pm, will have a panel with women that own their own business including catered by WOB.
 - vi. 3/31 Cultural even
 - vii. Have new cards to write to MBPO
 - viii. Hope Survey participation 10pm - 1am to gather information on those that live on the street to get an accurate count
 - ix. Stand with DOT and Mayor on implementation of Sammy's law to reduce speed limit to 15mph. He passed as an elected official, so grateful to implement it on a city-wide basis.
 - x. Relaunching volunteer corp program with MBPO BPBHS/volunteer
 - xi. What was the homeless count that evening?
 - 1. Not sure, DHS/DSS will release later
 - xii. Cody Lyon: Can college students volunteer (Summer events, packing materials, etc also have internships
- DAs Office: Peter Tse -
 - a. NY State Attorney , DAs crime victim vigil, at 2pm
 - b. Education curriculums available e.g. elder abuse, after arrest education - have something for High school students
 - c. Conviction of Anthony Rosa for causing the death of son, Charlie from asphyxiation
 - d. Clarkson Wilson for shooting 25 yo, convicted on all counts

C) District Manager's Report – Z. Bommer

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

Committee Reports

A) Executive Committee

T. Meltzer

1. 9/11 Environmental Action's proposal for congressional appropriations funding – Resolution
Vote was passed by 34 in favor, 0 opposed, 0 abstained and 0 recused

2. American Heart Association Wall Street Run & Heart Walk, May 14th Route - Resolution
Vote was passed by 34 in favor, 0 opposed, 0 abstained and 0 recused
3. Year-round roadway cafes under the DOT Dining Out Program – Resolution
Vote was passed by 29 in favor, 2 opposed, 4 abstained and 0 recused
4. Film Shoot - HBO Gilded Age - Film activity around intersection of William and Beaver Streets May 16 - 17th - Resolution
Vote was passed by 35 in favor, 0 opposed, 0 abstained and 0 recused
5. Pier 15: Change in Operator - Report
6. Drone Cargo Pilot on Pier 6 Update and next Phase - Report
7. CB1 Committee Composition - Report

B) Licensing & Permits Committee S. Cole

Financial District area

1. 32nd Annual Taste of Tribeca - Resolution
Vote was passed by 34 in favor, 0 opposed, 0 abstained and 0 recused
2. 5 Platt Street, new application and temporary permit for 102-110 John Mazal LLC for full liquor license – Resolution
Vote was passed by 34 in favor, 0 opposed, 0 abstained and 0 recused

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

1. World Trade Center Buildings 2 and 5 Update - Report
2. Commercial Waste Zone Implementation - Report
3. Community Health Needs Assessment Survey Results, New York Presbyterian - Report
4. H.R.1410 - 9/11 Responder and Survivor Health Funding Correction Act of 2025 to ensure long-term stability for the World Trade Center Health Program - Report on bills passage

D) Landmarks & Preservation Committee J. Friedman

1. Docket # LPC-26-05650 and LPC-26-08510 - Pier 17 Meow Wolf project - Proposed modifications to 89 South Street at Pier 17 for an immersive exhibition space. A new entry is being proposed along with graphic elements on the façade - Resolution
Vote was passed by 24 in favor, 3 opposed, 6 abstained and 0 recused
2. Docket # LPC-26-08398 - Application to demolish the one-story commercial building (1954) at 35 Lispenard Street and the one-story commercial building (1946) located at 31-33 Lispenard Street and to construct a new building – Resolution
Vote was passed by 33 in favor, 1 opposed, 0 abstained and 0 recused

E) Battery Park City Committee J. Galloway

1. Environmental Monitor - Report
2. BPC Parks Operations - Report
3. Quality of Life Violation Enforcement - Report

4. BPC Security Update – Report
5. Programming, Construction and Event Updates – Report

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

1. 2026 TD Five Boro Bike Tour May 3rd - Resolution
Vote was passed by 35 in favor, 0 opposed, 0 abstained and 0 recused
2. NYC DOT Microhub Location Review - South West side of Front Street at Maiden Lane - Resolution
Vote was passed by 08 in favor, 14 opposed, 6 abstained and 0 recused (Did not pass)

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

1. Board of Standards Application for 86 Warren Street (Warren Street Hotel) - Resolution
Vote was passed by 29 in favor, 0 opposed, 0 abstained and 0 recused
2. 101 Franklin Street - Bulk Authorization - Resolution
Vote was passed by 23 in favor, 3 opposed, 1 abstained and 0 recused
3. 65 Franklin Street - Landmark TDR + Authorization - Resolution
Vote was passed by 21 in favor, 2 opposed, 4 abstained and 0 recused

H) **Youth & Education Committee** T. Joyce

1. Proposed construction of a new school within Lower Manhattan Middle School (26 Broadway) – Resolution
Vote was passed by 28 in favor, 1 opposed, 0 abstained and 0 recused
2. District 2 Community Education Council updates - Report
3. Buoyant USA - Report
4. Battery Park City ballfields - Report

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

1. The Battery Conservancy Statue Ferry Security Proposal – Resolution
Vote was passed by 29 in favor, 1 opposed, 0 abstained and 0 recused
2. Welcoming Paula Recart, President of The Battery Conservancy - Report

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

1. Fidi - Seaport Climate Resilience Plan Update - Resolution
Vote was passed by 25 in favor, 2 opposed, 2 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"