



The City of New York
Manhattan Community Board 1

Tammy Meltzer CHAIRPERSON | Zach Bommer DISTRICT MANAGER

MONTHLY BOARD AGENDA

DATE: Tuesday, May 26, 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](#)."

Introductions

Martine Johansson (Part-Time Urban Planner): Hired in May 2026; supporting EPC and Land Use committees. Available via email; all requests should go through the relevant committee chair and Zach.

Public Session (7:01 PM – 7:20 PM)

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

Speaker 1: Jacqueline Liang ([Hudson River Park Trust](#))

Topic: Summer Events Preview

Statement: Park runs from Chambers Street to 59th Street along the west side waterfront.

Upcoming events:

- **June 1:** Healthy on the Hudson series returns (yoga, HIIT, conditioning on Piers 25, 46, 97, and 64)
- **June 13:** Big City Fishing program begins (all ages)
- **June (date TBD):** Youth Breakfast on Pier 84 (partnering with Hetrick-Martin Institute)
- **June 6:** [Wet Lab Estuarium on Pier 40](#) opens (free tours Tuesdays, Wednesdays, Saturdays, Sundays)
- **May 28:** Science After Dark event (18+): Ask a Scientist featuring Gateway Tunnel project scientists
- Full calendar: hudsonriverpark.org/events

Chair Meltzer note: No questions taken (first time presenting at CB1). BPCA resiliency project as it relates to Hudson River Park Trust will be presented at the Hudson River Park Advisory Council on **June 9, 2026**.

Speaker 2: Benjamin Bakash (Resident, 190 Hudson Street)

Topic: Opposition to 205 Hudson Street (Chefscape DBA Rosa) Extension of Operating Hours

Statement: Lives at 190 Hudson Street, the closest residential building to the Rosa space at the corner of Hudson and Desbrosses. The corner already has significant quality of life issues: Holland Tunnel traffic, incessant street construction, and event spaces at 2 Desbrosses and 10 Desbrosses. Concerned that Rosa extending operating hours would make it a de facto extension of those event spaces. Also noted the application address may be 203 Hudson (Rosa's actual address), not 205 as listed.

Speaker 3: Michael Dema (Resident, 80 North Moore Street)

Topic: Food Vendor Quality of Life Issues

Statement: Objects to food vendors on the street near Independence Plaza. The vendor uses dummy cars with California and Illinois plates (not NY plates). Previously submitted a petition to the Borough President's office and was directed to precinct and sanitation; resubmitted four weeks ago with some changes but vendor remains. Requests help with enforcement.

Question (Board Member): What's the address of the complaint?

Response (Michael Dema): Near IPN area (documents available for review).

Speaker 4: Justin Davies (Resident, 190 Hudson Street, 13 years)

Topic: Opposition to 205 Hudson Street Operating Hours Extension

Statement: The entire block is treated like a Vegas strip. Kids routinely woken up; elephants and horses walked down the street for weddings. Objects to a 4th space staying open until 2 AM. The owner (Billy Riley) shows a pattern of good behavior until applications are accepted, then problematic behavior resumes. Uses parking cones to create illegal spots; buses idle on the block. Zero community outreach for this application (learned from a sign in the window). Requests any stipulation be specific to the Rosa space only.

Speaker 5: James Monica (Resident, 190 Hudson Street, 26 years)

Topic: Opposition to 205 Hudson Street Operating Hours Extension

Statement: Requests clarification on the address (believes 205 is empty; 203 is Rosa). Patrons of 360 Tribeca Rooftop urinate in the street, vomit, fight. Steel barriers block the street. Massive quality of life issue. Does not understand how four bars can operate in a 200-year-old space until 2 AM with live music.

Clarification (Chair Meltzer): SLA has 205 on file. That is the address of record.

Speaker 6: Eileen (Resident, 190 Hudson Street)

Topic: Opposition to 205 Hudson Street

Statement: Requests that any action taken be stipulated specifically for the Rosa space only.

Topic: FY2027 Executive Budget

No speakers signed up. Public hearing closed.

Public Hearing (7:21 PM – 7:21 PM)

Topic: [FY 2027 Executive Budget](#)

Business Session

1. Adoption of May 2026 Minutes

Roll call conducted. Motion to adopt passed.

2. Updates from Elected Officials

A. Assembly Member Grace Lee (Virtual from Albany)

Report:

- Budget is approximately 55 days late but progressing
- Passed a package of immigration bills in response to ICE activities and the Trump administration's deportation agenda:

Prohibits state and local collaboration with ICE

Bans government resources from supporting ICE or immigration detention centers

Keeps ICE out of schools, places of worship, poll sites, and healthcare facilities

Bans ICE agents from wearing masks to hide identity

Allows New Yorkers to sue federal agents who violate civil rights

Ensures all children receive free public education regardless of immigration status

- Passed super speeder bill: requires people with more than 16 speed camera tickets in one year to have a speed-limiting device installed
- Tier 6 reform for public sector workers: lowers employee contribution rates; teachers who served 30 years can retire at 58 (five years earlier); boosted overtime retirement benefits for police, firefighters, and public employees (impacts 500,000+ New Yorkers)
- Aware of Manhattan Youth afterschool contracts issue; working with other elected offices

Question (Eric Yu): Is Assembly Member Lee a supporter of the packaging reduction bill (PPRA)?

Response (Assembly Member Lee): Yes, it encourages large companies to reduce packaging.

Follow-up (Chair Meltzer): This topic passed in EPC committee; discussion should continue there.

Question (Justine Cuccia): Any chance the Battery Park City ground rent bill ([S1462/A4537](#)) gets considered in the budget?

Response (Assembly Member Lee): She and Assembly Member Charles Fall have made it a top priority. Optimistic but cannot make promises. Leadership is aware.

Question (Joe Lerner): 16 speeding tickets seems high for the threshold.

Response (Assembly Member Lee): Did not write the bill; assumes statistical analysis informed the number.

B. Congressman Dan Goldman's Office (Josh BDA)

Report: New representative introduction. First community board meeting. Printed materials on the back table.

C. Assembly Member Glick's Office (Tracy)

Report: No formal report; working in Albany on a budget conference.

D. Mayor's Office of Mass Engagement (Ovie Lattimore, Manhattan Borough Manager, Virtual)

Report:

- Currently the only Manhattan representative; will be getting a teammate later this month
- Office stems from the Community Affairs Unit
- Launching **Organize NYC** initiative:

Volunteer operations: doorknocking and canvassing

First issue: Rent Guidelines Board hearings (last year only 400 people testified despite 2M+ in rent-stabilized units)

Doorknocking around SNAP benefits (federal cuts; ensuring residents maintain benefits)

NYC 101 Education Series: events on affordability crisis and everyday issues

Comment (Justine Cuccia): Manhattan Youth was a lifeline as a single mom. Having afterschool taken away from 13 schools is devastating for working families.

Comment (Tricia Joyce): Not opposed to diversification of providers, but DYCD announced on **May 14** that Manhattan Youth was losing 13 contracts. Parents made middle school decisions last December. Resolution calls on DYCD to put it on hold and give a year's notice. Over 3,600 signatures in one week.

Response (Ovie Lattimore): Grateful to hear the nuances; will pass the resolution along.

Question (Mitch Frohman): Can I call your office about SNAP benefits red tape?

Response (Ovie Lattimore): Yes, work with Yuri Franco (citywide Director of Constituent Affairs).

E. NYC Comptroller's Office (Representative)

Report:

- **Healthy Initiative:** Investing \$1B per year for four years (\$4B total) in affordable housing creation and preservation
- **AI Impact Report:** First update on AI's impact on NYC economy (forecasts, simulations, five scenarios)
- Contact: ecolladasnavid@comptroller.nyc.gov

Question (Eric Yu): If NYC invests in private development, could that create a conflict of interest when regulating developers?

Response (Comptroller's Rep): Does not think so; the city already invests in affordable housing.

F. Manhattan Borough President's Office (Andrew Chang)

Report:

- Board applications: decisions to be announced later this week
- **Thursday, May 28, 2026 (5:30 to 7:30 PM):** Jewish Heritage Month event at 1 Centre Street mezzanine (co-hosted with Comptroller's office; kosher food and beverages)

- **Flash Grants:** Non-profits reimbursed up to \$20,000 (flyers available)
- **Thursday, June 5, 2026 (4:00 to 9:00 PM):** [Whitney for Quiet](#) free Friday event (free tickets)
- **Tuesday, June 16, 2026 (6:00 to 8:00 PM):** Manhattan Borough Book Club at NY Historical Society (Borough President with author Russell Shorto and Manhattan Borough Historian Harold Holzer discussing "The Island at the Center of the World")

G. Public Advocate Jumaane Williams's Office (Ariel)

Report:

- City Council passed resolution recognizing **May 15 to June 15 as Tourette Syndrome Awareness Month** (Public Advocate Williams is the first elected official in the country with Tourette syndrome)
- Report coming out **May 27** on municipal internet in NYC and potential program to reduce costs

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

A) Adoption of April 2026 minutes
Passed by a roll call of 32 in favor, 0 opposed, 0 abstained and 0 recused

B) Updates from Elected Officials

C) District Manager's Report – Z. Bommer

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

A) **Nominating Committee**

S. Cole

1. Candidates for the upcoming election
 - Alice Blank, Chair
 - Richard Corman, Vice Chair
 - Jeff Galloway, Vice Chair
 - Brendan Thompson, Secretary
 - Jason Friedman, Assistant Secretary

- Tammy Meltzer, Treasurer

B) Executive Committee

T. Meltzer

1. Dining Out NYC - Outdoor Seating - 255 Vesey Street, application for sidewalk cafe for PVM 255 Vesey LLC dba Pura Vida Miami – Resolution
Passed by a roll call of 32 in favor, 0 opposed, 0 abstained and 0 recused
2. Manhattan Youth Afterschool Locations and DYCD Compass Funding Update – Resolution
Passed by a roll call of 29 in favor, 0 opposed, 1 abstained and 2 recused
3. Sail 4th 250 Programming Update, Jasmine Uribe, Sail 4th 250 - Report
4. Chinatown Connections Update - Report
5. NYC Agency Annual Concession Plan (FY2027) (Manhattan) - Report

C) Land Use, Zoning & Economic Development Committee

N. Pourshakouri

1. Strategic Equity Framework Public Comment Period - Resolution
Passed by a roll call of 33 in favor, 0 opposed, 0 abstained and 0 recused
2. CB1 Affordable Housing Working Group Report - Report
3. 67 Vestry Street Parking Authorization Application - Report

D) Joint Waterfront, Parks & Cultural and Youth & Education Committees

A. Zelter
T. Joyce

Waterfront, Parks & Cultural Committee

1. South Street Seaport Museum quarterly updates - Report
2. Battery to Bridges Coalition - Report

Youth & Education Committee

1. Follow up on PS 150 safety concerns - Report

E) Licensing & Permits Committee

S. Cole

Dining Out NYC - Outdoor Seating

1. 310 Greenwich Street, application [approved with modifications] for sidewalk cafe for TEC NY LLC dba Toby's Estate – Resolution
Passed by a roll call of 31 in favor, 1 opposed, 0 abstained and 0 recused

Tribeca area

1. 77 Worth Street Basement, new application and retail permit for RBC Bar Inc dba Atera for full liquor license – Resolution

- Passed by a roll call of 32 in favor, 0 opposed, 0 abstained and 0 recused
2. 78-82 Reade Street, application for a method of operation change for Balcony Cafe In dba 1803 for full liquor license – Resolution
Passed by a roll call of 32 in favor, 0 opposed, 0 abstained and 0 recused
 3. **[TABLED]** 205 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
Moved to TABLE by a vote of 32 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 125 Greenwich Street, request for 200 foot rule waiver on a liquor license for 125 Greenwich LLC – Resolution
Passed by a roll call of 31 in favor, 0 opposed, 1 abstained and 0 recused
2. 11 Wall Street, new application and temporary retail permit for club license (corporate dining space) Aramark Services Inc, Intercontinental Exchange Holdings Inc. and Dinex Group LLC, for full liquor license – Resolution
Passed by a roll call of 31 in favor, 0 opposed, 1 abstained and 0 recused

Governor's Island area

1. 825 Gresham Road, Governor's Island, new application and temporary retail permit for Governor Island Tenant LLC & Dovetail Manager LLC dba Collective Retreats for full liquor license – Resolution
Passed by a roll call of 30 in favor, 0 opposed, 0 abstained and 2 recused

Seaport/Civic Center area

1. 219 Water Street, new application and temporary retail permit for SEG VOW NYC LLC for full liquor license – Resolution
Passed by a roll call of 32 in favor, 0 opposed, 0 abstained and 0 recused
2. 96 South Street, new application and temporary retail permit, for Balloon Museum USA LLC, purchasing existing business from Fulton Seafood Market LLC along with full liquor license – Resolution
Passed by a roll call of 32 in favor, 0 opposed, 0 abstained and 0 recused

F) Battery Park City Committee

J. Galloway

1. Battery Park City free Summer 2026 Programming - Report
2. Northwest Battery Park City Resiliency Project Construction - Report
3. BPC Security Update - Report
4. Programming and Event Updates – Report

G) Transportation & Street Permits Committee

B. Kay

1. NYC Department of Transportation Street Design Manual - Report

2. Transit Access app for subway elevator information - Report
3. NYS Assembly Bill A2010-A - Report

H) **Environmental Protection Committee**

A. Blank

1. **[TABLED]** NYS Senate Bill 1464A/Assembly Bill 1749A - Resolution
Moved to TABLE by a roll call of 26 in favor, 2 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"