The City of New York
Manhattan Community Board 1
Alice Blank CHAIRPERSON | **Zach Bommer** DISTRICT MANAGER

MONTHLY BOARD AGENDA

DATE: Tuesday, September 22, 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."

Special Presentation (6:00 PM – 6:10 PM)

New York State Deputy Comptroller, Rahul Jain presents 25 Years Later: The Transformation of Lower Manhattan An Economic Snapshot

Rahul Jain, New York State Deputy Comptroller for the City of New York

Topic: Lower Manhattan economic snapshot, 25 years after September 11, 2001

Report:

- The Office of the State Deputy Comptroller was created after the 1970s fiscal crisis and reviews city finances, the city economy, and neighborhood level performance. Prior editions of this report were issued at the 10 year and 15 year marks.
- The study area is Financial District and Tribeca, bounded at Canal Street, which extends slightly beyond CB1.
- Employment: approximately 253,000 jobs in 2025 versus approximately 240,000 in 2000. The area has absorbed four downturns (September 11, the Great Recession, Superstorm Sandy, and COVID) and recovered each time.
- The job mix has diversified beyond finance into technology, media, entertainment, law, marketing, and medical and physician offices.

- Population: Lower Manhattan is 4.3 percent of Manhattan's population in 2024, double the 2.1 percent share in 2000. The share of residents who are children has risen faster than the citywide rate, and the population skews younger than the city overall.
- Housing: 21,337 units as of January 2002 versus 46,194 units as of January 2026. Lower Manhattan is cited citywide as a model for office to residential conversions.
- Drivers cited: pre and post 2001 rezoning for residential use, and transit and infrastructure investment including WTC Cortlandt, the Fulton Transit Center, the Oculus, the rebuilt South Ferry station, and expanded ferry service.
- Leisure and hospitality employment has grown substantially with tourism.

Comment (Jill Goodkind): The report reads as overly positive. Lower Manhattan has lost more affordable housing than anywhere else in the state. Market rate apartments now reach $8,000 per month with renewal increases of roughly 15 percent and no controls, which excludes older residents. Characterizing that growth as success is objectionable.
Response (Deputy Comptroller Jain): Point taken. The report does address affordability, rent burden, and the growth in units renting above $2,500, and the office can share additional detail on trends.
Question (Board Member): Can the office track the growth of tax revenue generated by Lower Manhattan over the 25 year period, split between commercial and residential?
Response (Deputy Comptroller Jain): Property tax data is feasible. Business and sales tax data is not available at that level of granularity. The request will be taken back to the office.
Chair note: The report will be posted to the CB1 website for the public record.

Public Session (6:52 PM – 7:15 PM)

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

Speaker 1: Alfred (Dentist and board member, 139 Centre Street condominium)
Topic: DDC water shutoff notice

Statement: The building is 55 to 60 percent dental and physician offices. On Friday afternoon the building received notice of a full water shutoff the following Tuesday and Wednesday, 8:00 AM to 4:00 PM. Practices rescheduled patients over the weekend. Two hours after a group of doctors wrote to DDC the shutoff was cancelled, requiring a second round of rescheduling. Requests at least one month of advance notice.
Speaker 2: Andrea (Former board member, medical practice at the same building)

Topic: DDC water shutoff notice
Statement: Nine suites of medical offices serve hundreds of patients per day, including scheduled treatment that cannot proceed without water. Notice was inadequate and no one from the agency contacted the building superintendent, the board, or the practices directly. Requests advance notice of planned disruptions and that shutoffs be scheduled overnight where possible.

Speaker 3: Additional tenant representative
Topic: DDC water shutoff notice
Statement: Beyond patient impact, elderly patients rely on family members for transport and the rescheduling cascade was unmanageable. Requests that this not recur.
Chair response: CB1 will follow up with DDC on notification protocols going forward. DDC's eventual responsiveness is noted, but the process was unacceptable.
Speaker 4: Amy Manning (Resident, Franklin Street, East Tribeca, since 2004)
Topic: East Tribeca quality of life

Statement: Reports a noticeable decline over the past six to twelve months and the first sustained discomfort walking in parts of the neighborhood. More than 45 residents in the building support the initiative, and neighboring buildings and local businesses are being petitioned. Three concerns: public safety; persistent homelessness and encampments; and the condition and use of public spaces. 311 complaints are frequently closed without resolution even when officers observe the conduct. Asks CB1 to connect residents with the precinct and community affairs, to use recurring 311 reports to identify patterns and drive agency accountability, and to help explore better use of spaces such as Finn Park.
Speaker 5: Eric Beck (Condo board president, Franklin Street)

Topic: East Tribeca quality of life
Statement: Resident of roughly 15 years. Cites unsafe street conditions observed by police without action, 311 complaints closed with no resolution, bureaucratic responses from DHS, and parks that do not function as designed, including the non operational water feature at Finn Park discussed for two years. Offers to share data and work with the board.

Chair response: Residents from that area are encouraged to apply to the board and to attend the Quality of Life Committee. The 1st Precinct Community Council meets this Thursday at 6:00 PM. The 1st Precinct covers south and west of Broadway below Canal; the 5th Precinct covers the area north and east. Parks has indicated the Finn Park water feature is to be restored. A resident interested in starting a Friends of Finn Park group was identified for connection.
Speaker 6: Jacqueline (Community Outreach Coordinator, The Battery)

Topic: Programming highlights
Statement: Summer programming included Sail 4th 250 celebrations and a barbecue event drawing more than 11,000 attendees. Climate Week programming includes guided discovery tank tours and wildlife walks. An ongoing pop up exhibit at Pier 57 running through October 7 features the work of Dr. Eric Sanderson on the city's ecological history. Bird banding sessions continue on Saturdays and are open to all skill levels. The season closing event is **October 28, 2026**.

Speaker 7: Eliza O'Connor (New York Public Library)
Topic: Upcoming branch programming

Statement: Monday: a children's wind energy and climate science program. Most programs require registration opening at 12:00 PM. October: a teens program with cocoa and tea for ages 12 to 18; and on **Tuesday, October 13, 2026**, a first adult program on Day of the Dead, with attendees invited to bring a photo of a relative for a community altar. Full calendar and newsletter signup are on the branch website.
Speaker 8: Owner and founder, Butterfly Bakeshop

Topic: Plaza lighting and outdoor seating
Statement: A Battery Park City resident of 13 years opening a third location at 385 Greenwich Avenue on Kowsky Plaza. The streetlight directly outside the storefront is not working, leaving that section of the plaza very dark and feeling unsafe for staff, customers, and residents. Emails to the Battery Park City Authority have gone unanswered, as have inquiries about a small amount of outdoor seating, which would help activate the plaza. The grand opening is **September 26 and 27, 2026**, 10:00 AM to 6:00 PM.

Speaker 9: Michael Dema (Resident, North Moore Street)
Topic: Food truck quality of life

Statement: Submitted a petition in July following changes to side parking regulations outside his residence. A mobile food truck with out of state plates uses a second vehicle to hold a guaranteed space, maneuvering into position twice daily. Cites use of sanitation baskets, food deliveries in the crosswalk, sitting on the fire hydrant, and use of the building's trash room for water. Requests that North Moore Street and Greenwich Street be designated a no food truck zone.
Chair response: CB1 will follow up with DDC on communication protocols and the vending concerns are noted.

Public session closed at 7:15 PM.

Public Hearing (7:15 PM – 7:16 PM)

Topic Fiscal Year 2028 District Needs - (FY27 District Needs)

Business Session

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

B) Updates from Elected Officials

- Councilman Christopher Marte's office - **(Max Deutsch)**
  Report:

- **Intro 1008:** Reintroduced legislation protecting traditional Medicare for city retirees, with 19 co sponsors within a month. Optimistic about passage this session.
- **Ticket vending reform:** Reintroduced to hold ferry companies accountable for the conduct of the ticket sellers they hire. Three violations would cost a company its license to sell tickets, and fines rise from $50 to as much as $1,000. A press conference last week included CB1 members, the Borough President's office, City Cruises, The Battery Conservancy, the Downtown Alliance, and the Statue of Liberty and Ellis Island Foundation. A hearing is expected in November and community turnout will be needed.
- **SCRIE and DRIE:** Friday's six hour Council hearing covered Council Member Farias Lewis's bill raising renter eligibility to $75,000, Council Member Marte's bill extending comparable eligibility to homeowners, and **Intro 307**, which would create a single universal application in place of the separate HPD and Department of Finance processes.
- **100 Gold Street:** The office shares the concerns raised and wants maximum affordability on public land. The announcement was new information that day. Meetings with City Planning and the developer are expected in the coming weeks.
- **Borough based jail:** The Council Member joined a walkthrough of the construction site with the Deputy Mayor's staff and community advocates to document construction impacts and visit the alternative site nearer the courts.
- **Five Points:** Wrote to the Department of Transportation demanding action on pedestrianization or a low traffic neighborhood designation. The study was funded and approved in 2017 or 2018 with no action since. An op ed is being published in support.
- **Participatory budgeting:** Outreach begins next month. Residents with project ideas should contact the office's budget director so proposals are scoped correctly for the spring ballot.

Comment (Susan Cole): Placard parking is the core problem on streets such as William Street. Removing placard abuse would restore street and sidewalk function without redesign. Conditions are worse than ever and for hire vehicles idling and double parking around the World Trade Center and government buildings are a major contributor.

Comment (Board Member): Unlicensed vending is spreading from Chinatown to under the FDR Drive and the Seaport, and warrants the same legislative approach being applied to ticket sellers.

Question (Board Member): Status of the SCRIE provision under which a temporary income increase permanently resets the frozen rent to a higher base? The Department of Finance agrees it is a problem but says it requires a legislative fix.

Response (Max Deutsch, Council Member Marte's Office): Will raise it again with the Council Member and determine whether the fix is available at the city level or requires state action.

Question (Board Member): Status of the prior package of placard enforcement bills?

Response (Max Deutsch, Council Member Marte's Office): Those bills have been reintroduced this session but have not moved. The office will convey that it is hearing from the community board and will ask the sponsoring office for an update.

Comment (Board Member): Sidewalks on Nassau Street are too narrow to pass, and the Citi Bike dock at Reade Street and Broadway is routinely blocked.

Comment (Board Member): Cyclist behavior and e-vehicles traveling at high speed in bike lanes require a change in attitude and enforcement. Roughly 30 related bills are scheduled to be heard in the City Council next week.

- Public Advocate Jumaane Williams's office -Ariel (virtual)

  Report:

  - Summer events across the city distributed Know Your Rights information for immigrant New Yorkers, including in response to the expiration of Temporary Protected Status for Haiti.
  - The Public Advocate is traveling the state to discuss violence prevention and community based approaches to public safety, and welcomes input.
  - Recent policy and legislative work covers digital equity, gambling harms, street vending, public safety, housing, health, environmental justice, and economic opportunity.
- Assemblymember Deborah Glick's office - In Person

  Report:

  - SCRIE and DRIE income eligibility will rise to $75,000 for age eligible households in rent regulated units, pending City Council enabling legislation. Efforts to index the threshold to the consumer price index were unsuccessful and should be pursued with the incoming legislature in January.
  - Will no longer be able to advocate with the legislature after December 31.
  - A final constituent event will be held on Greenwich Avenue off 7th Avenue.
  - Housing loss: multi family dwellings converted to single family homes have removed hundreds of units, with West 11th Street cited as an example. City policies have encouraged displacement and gentrification in communities said not to be adding housing.
  - City owned land belongs to the people of the city, not to an administration. Where land is given or sold below value, affordability should exceed 25 percent.
  - Continues to press for a property tax circuit breaker based on age, income, and length of ownership, for long term owners whose assessments rise because of nearby gentrified comparables.
  - Where luxury developments enter foreclosure, the city and state should engage lenders and consider eminent domain for housing as a public good, consistent with its use for roads, hospitals, and schools.

Manhattan Borough President Brad Hoylman-Sigal's office - In person

Report:

- A painting of Verdi Square, gifted from the estate of former Council Member Ronnie Eldridge, is now installed at the Borough President's office. A ribbon cutting will follow.
- Thanked CB1 for the September 11 twenty fifth anniversary programming, including the survivor tree ceremony and the jail walk, and supported CB1's position that the community be represented in programming at the memorial site.
- **100 Gold Street:** A plan was announced that day for approximately 4,000 units of housing, of which roughly 1,000 would be permanently affordable. Scoping has been announced and community input will follow.
- **Friday, September 25, 2026:** Parks Appreciation Day.
- Community board members will be invited to a Vanderbilt University event in Chelsea announcing the relaunch of the Dolly Parton Imagination Library in Manhattan, providing free books to children up to age five regardless of income.
- The Borough President's book club event at Neighborhood Network, 509 West 38th Street, was interrupted by a nearby fire and is rescheduled for **Thursday, October 1, 2026**, with New York Times journalist Michael Grynbaum.
- A **Legionnaires' disease task force** is being formed, composed of community board chairs or their designees, to address gaps in communication between the Department of Health and local communities.
- Supported the Council Member's bill addressing the Battery Park City ticket selling operation, with an emphasis on imputing liability to the operators who profit rather than enforcement against sellers alone.
- **E-bike safety:** Referenced a fatality outside One Centre Street and the death of a 15 year old struck at 14th Street and 1st Avenue. Supported upcoming City Council hearings and offered to bring community board ideas forward.

Comment (Board Member): Three thousand market rate units on city owned land in an area that has lost affordable housing is unacceptable. A 25 percent state mandated affordability floor is not sufficient.

Response (Borough President): Developer claims that higher affordability cannot pencil out should be analyzed case by case. The office is hiring a housing analyst for that purpose.

Question (Canal Street resident): What can the Borough President's office do about counterfeit vending, which is now spreading down Church Street and toward Leonard Street?

Response (Borough President): Concerns include blocked pedestrian access, harm to small business, and the sense that the area is unsafe. Responsibility extends to tourists purchasing counterfeit goods, which fund exploitative production abroad and undercut New York artisans, and to the organized operators who move merchandise when police

approach. The District Attorney has a task force on the issue that has not met this year, and the office has spoken with him about restarting it. Enforcement is complicated by the risk of ICE activity. The Borough Board can be a venue for developing recommendations.

Response (Council Member Marte's Office, Max Deutsch): The office has worked on Canal Street vending for five years. The Mayor's Office is assembling a stakeholder group that includes agencies plus small businesses, residents, community health centers, and organizations working with vendors. Membership and goals have not yet been shared despite weekly requests. An update was promised for September.

Comment (Board Member): The Borough President's incoming housing analyst should have advocacy or legal capacity, not only assessment capacity.

- Congressman Dan Goldman's office -
- Assembly Member Grace Lee - Virtual

  Report:

  - Secured $2 million in the state budget for Einstein Medical research for first responders to identify cancer risk and obtain treatment.
  - The Governor signed legislation led by the Assembly Member extending World Trade Center death and disability benefits to National Guard members and their families.
  - Supports the SCRIE and DRIE eligibility expansion to $75,000.
  - Joined Met Council and UJA for high holiday food distribution, partnered with Grand Street Settlement on back to school events distributing more than 1,000 backpacks, and attended National Night Out at the 1st, 5th, and 7th Precincts and PSA 4.
  - **Thursday, October 16, 2026:** Free shredding event at Sol Lain Park at Grand Street and East Broadway.

Question (Board Member): Does the cancer research cohort include women or women's cancers, or is it limited to firefighters?

Response (Assembly Member Lee's Office): Will confirm with the legislative team and follow up.

- State Senator Brian Kavanagh's office - Dan Byer

  Report:

  - Supports raising the SCRIE income eligibility cap. The Senator joined a press conference with housing advocates and elected colleagues ahead of Friday's Council hearing, and thanked Council Members Farias Lewis, Marte, and Epstein.
  - Organizing the working group for the Manhattan Detention Complex. Dates will be circulated. Concerns about borings and the dewatering process will be addressed.
  - The next Battery Park City Community Advisory Council meeting is scheduled, with monitoring data and reporting cadence to be addressed.

- Flu clinics are being planned and dates and locations will be shared.

C) District Manager's Report – Z. Bommer

D) Chairperson's Report – A. Blank

Committee Reports

A) **Quality of Life, Health, Housing & Human Services** P. Moore

1. Borough Based Jail Construction Update - Report
2. OMNY Card Lawsuit Update - Report
3. Future Committee Agenda Topics: Recommendations – Report

B) **Education & Culture Committee** D. Robinson

1. Future Committee Agenda Topics: Recommendations - Report

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

1. Future Committee Agenda Topics: Recommendations – Report

Tribeca area

1. 458 Greenwich Street, new application and temporary retail permit (ownership change) for Better Than August LLC dba North Bar for full liquor license – Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

Financial District area

1. 11 Fulton Street, new application and temporary retail permit for Blue Fox Theatre LLC dba The Cinemas for full liquor license – Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

2. 175 Greenwich Street, new application for catering establishment and temporary retail permit for 175 Greenwich Sub LLC dba Glasshouse Downtown for full liquor license – Resolution
   Approved by a vote of 39 in favor, 0 opposed, 1 abstained and 0 recused

Battery Park City area

1. 21 South End Avenue, Corner Store new application and temporary retail permit for Loong 21 Battery Park LLC dba Loong Ramen for wine, beer & cider license – Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

2. 345 South End Avenue, alteration application for 301 South LLC where Treadwell Park will be renamed Casa Oaxaca with an expanded bar & Black Hound Bar will be renamed Madison with updated seating layout for full liquor licenses – Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

Seaport/Civic Center area

1. 220 Front Street, new application and temporary retail permit for Mesa Bar LLC for full liquor license – Resolution
   Approved by a vote of 39 in favor, 0 opposed, 1 abstained and 0 recused

2. 227 Front Street, new application and temporary retail permit for H.O.P. Seaport LLC for full liquor license - Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

D) **Environmental Protection & Climate Resiliency Committee** R. Corman

1. Future Committee Agenda Topics: Recommendations - Report

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

1. NYC Transit bus service along West Street/9A corridor and Hudson River Park - Report
2. Lower Manhattan Placard Parking - Report
3. Future Committee Agenda Topics: Recommendations - Report

F) **Landmarks & Preservation Committee** J. Friedman

1. Docket number - LPC 26-08179 - 24-28 Laight Street, upgrade to the HVAC/Cooling Tower, which involves adding HVAC to the roof, with Mandated Acoustic and Visual Screening, visible from a section of the public sidewalk - Resolution
   Approved by a vote of 40 in favor, 0 opposed, 0 abstained and 0 recused

2. Docket number - LPC 27-02094 - 23 Wall Street, adding signage, reopening infilled windows, and adding a retail entrance and egress door in the location of a historic opening - Resolution
   Approved by a vote of 38 in favor, 0 opposed, 2 abstained and 0 recused

3. Future Committee Agenda Topics: Recommendations - Report

G) **Parks, Plazas & Open Space Committee** A. Zelter

1. Seaport Entertainment Group, public space and programming update - Report
2. Gotham Park update – Report
3. Capsouto Park Fountain repair update – Report
4. Future Committee Agenda Topics: Recommendations – Report

H) **Battery Park City & World Trade Center Committee** J. Galloway

1. NYC Department of Transportation's 8 Proposed Revocable Consent Agreements - Resolution

Approved by a vote of 39 in favor, 0 opposed, 1 abstained and 0 recused

2. BPC Public Space and Streetscape Framework – Report
3. BPC Security Update – Report
4. Programming, Construction and Event Updates – Report
5. Future Committee Agenda Topics: Recommendations - Report

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

1. Draft Fair Housing Growth Strategy – Report
2. POPS Overview: Recent Changes to CB1 POPS, Review of Water Street Zoning Text Amendment (2016), and Local POPS Advocacy – Report
3. Future Committee Agenda Topics: Recommendations - Report

J) **Executive Committee** A. Blank

1. FY28 District Needs: Remove, Revise & Identify New Priorities - Report
2. Future Committee Agenda Topics: Recommendations – Report
3. Elizabeth Berger Park and Washington Street Artwork Signage - Report
4. Downtown Skyport/ EDC Follow Up- Pilot Increase in capacity with change in operating hours - Report
5. *Tunnel to Towers Run Map 2026 - Resolution
   Approved by a vote of 38 in favor, 0 opposed, 0 abstained and 0 recused
6. Draft Fair Housing Growth Strategy – Resolution
   Approved by a vote of 36 in favor, 1 opposed, 3 abstained and 0 recused
   *August as ratification

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"