



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, June 24, 2025
6:00 PM

1 Centre Street, 19th Floor - Southside
Manhattan Borough President's Office
and [Live Remote Meeting](#)

The public is welcome to attend in person or on Webex

Tammy Meltzer, Chairperson
Alice Blank, Vice Chairperson
Zach Bommer, District Manager
Lucy Mujica Diaz, Community Coordinator
Onedeige James, Community Associate
Tracey Howard, Intern

"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.](#)"



MANHATTAN COMMUNITY BOARD 1

Public Session (6:00 PM – 7:00 PM)

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

Registration to speak during the public session will open at 10:00 AM the same day and close at 5:45 PM.

OFFICE CONTACT

Manhattan Community Board 1
1 Centre Street, Room 2202 North New York, NY 10007
Tel: (212) 602-6300

Website: nyc.gov/mcb1 Email: Man01@cb.nyc.gov

**The Manhattan Community Board 1 office is open,
but you must email us to set up an appointment.
Please use man01@cb.nyc.gov as the principal
means of communication with staff.**



MANHATTAN COMMUNITY BOARD 1

Public Hearing (7:00 PM – 7:15 PM)

Topic: Strategies for a Climate Resilient Public Realm in Rapidly Growing Lower Manhattan - Leah Barazani, CB1 Fund for the City of NY Urban Fellow, Hunter College, Department of Urban Planning



REMINDERS FOR FULL BOARD: BUSINESS SESSION FOR BOARD MEMBERS

- Resolutions Protocols
 - Drafts due to the office no less than 24 hours prior to Full Board Meeting (UNLESS MEETING IS THE NIGHT BEFORE FULL BOARD).
 - IF CHANGES ARE NEEDED AFTERWARDS - Highlight them on the draft and it will be reviewed at Full Board
 - If your committee meeting is in week 1 or 2 of the month - send drafts to the office within a week.
 - If you cannot do it as chair/co-chair - ask your committee members.
 - Committee Chair/Co-Chair is responsible for timely resolutions.
- PROTOCOLS: Committee Reports, no resolutions - 2 minutes/topic presented or 6 minutes total.



MANHATTAN COMMUNITY BOARD 1

Business Session

- Adoption of May 2025 minutes
- Updates from Elected Officials
- District Manager's Report – Z. Bommer
- Chairperson's Report – T. Meltzer

MANHATTAN COMMUNITY BOARD 1



District Manager's Report June 2025

New York City Charter Revision Commission

Manhattan Public Input Session:

Monday, July 7, 2025, 5:00pm – 8:00pm,

Schomburg Center for Research in Black Culture, Langston Hughes Auditorium, 515 Malcolm X Boulevard.

[Details and Virtual Option](#) .

City Council Charter Revision Commission Public Hearing

Final hearing:

Tuesday, July 1st from 5 PM to 7 PM

Queens Public Library Central Branch, Auditorium (89-11 Merrick Blvd). [Register here.](#)

MANHATTAN COMMUNITY BOARD 1

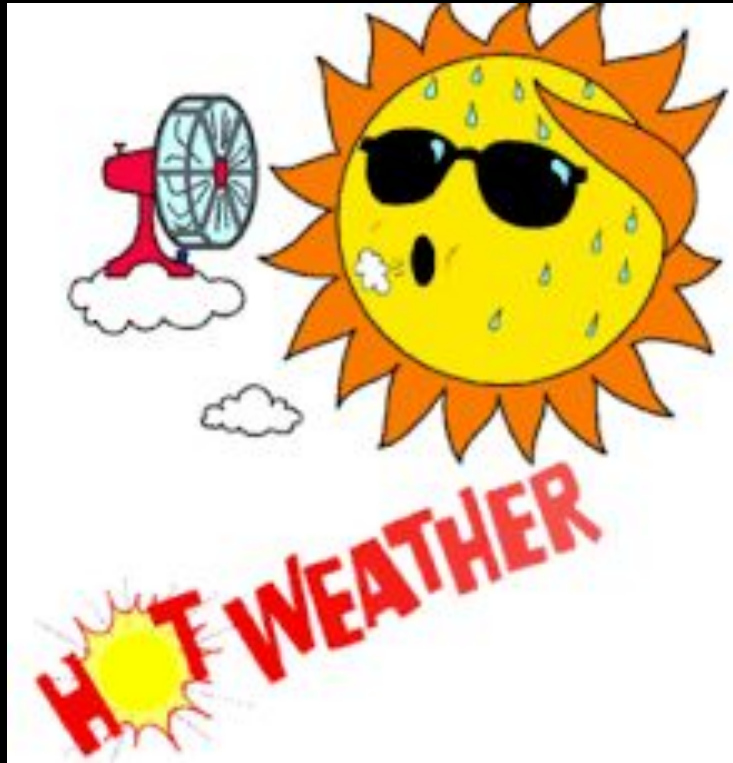


District Manager's Report June 2025



MANHATTAN COMMUNITY BOARD 1

Chairperson's Report June 2025



HAPPY SUMMER!!

Follow ups still waiting for....

- Agency responses from:
 - DCP re: 77 Water
 - OCM re: Resolutions and letter to Chair Wright (who is now gone)
 - ANY confirmed changes re: 320 Pearl Street
- Still working on:
 - Land Use/Housing Working Group;
 - need volunteers for
 - Street Parking Working Group!
 - Holiday get together (need 2 more ppl)
 - Survey creators
 - newsletter

SINCE LAST MEETING -WHERE'S THE CHAIR?

- MAY 28 - BRIEFING RE: FEIS NWBPCR
- May 30 - East River Working Group/EDC
- MAY 30 - Public Bathroom Working Group (Betty, Mimi, Pat)
- JUN 03 - HRPAC EC
- JUN 05 - GOTHAM PARK - BIG BANKS RIBBON CUTTING
100 GOLD STREET RFP MEETING

FIDI WEST/ZACH

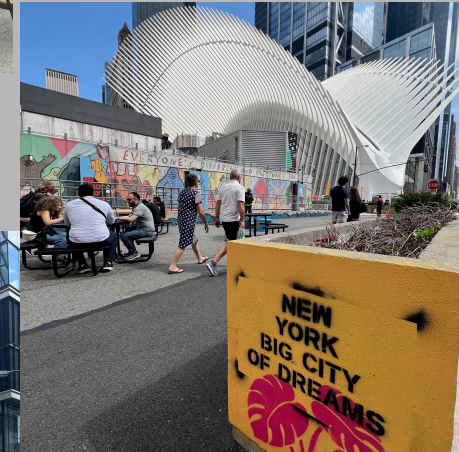
- JUN 05 - HRPT BOARD OF DIRECTORS MEETING
OPENING OF LITTLE ISLAND
- JUN 10 - HRPT AC - PIER 57
- JUN 11 - WASHINGTON ST SHELTER CAB
- JUN 12 - 320 PEARL STREET SHELTER, Walk Thru
AHA DEBRIEF
- JUN 16 - PUBLIC TESTIMONY- Comm on Governmental
Operations, State & Federal Legislation

JUNE UPDATES



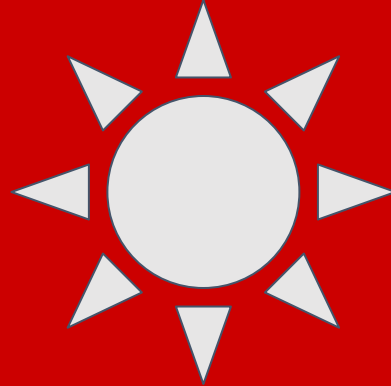
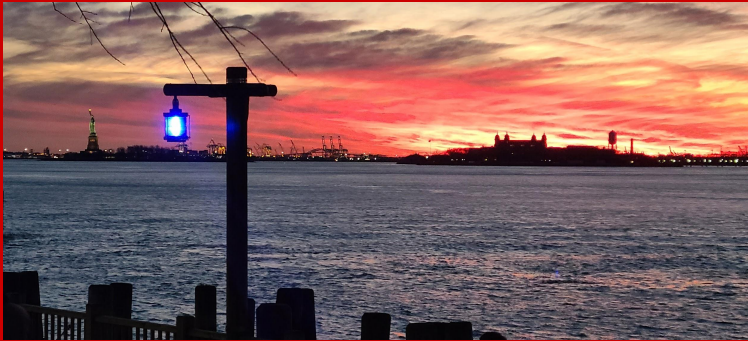
EDC Tabling at
The Battery

Photos Courtesy of
Wendy Chapman
Many Thanks!



....IN THE PIPELINE

1. JULY 4TH FIREWORKS - EAST SIDE OF CB1 - WATCH FOR UPDATES
2. July MEETING START JULY 8
 - a. Please take a look at agendas - meeting dates have moved!
3. July 29- reopening of Wagner Park
4. July 30 - Full Board Meeting *** NEW DAY&DATE***
5. July 31- Tentative BBJ Community Workshop



August is rest, refresh, enjoy the neighborhood and vacations!
Executive meeting in August ONLY IF required due to DOT Revocable
Consent or OCM or OTHER AGENCY timelines.

Enjoying A Fun Summer in the CB1?

Send photos in and we can share in the presentation!

Bring us the good and the wow - wish that was better!



MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. 85 Nassau Street, application for retail dispensary for Nayeem Ghesani, Diamond Star Group, Inc. dba Third Avenue Garden (OCM-RETL-2003-000779) – Resolution
2. 353 Greenwich Street, Zona Tribeca Mezcaleria, application for sidewalk cafe (new site plan provided) – Resolution
3. 353 Greenwich Street, Zona Tribeca Mezcaleria, application for roadway cafe - Resolution
4. Review Charter Revision Commission Preliminary Report - Resolution
5. Proposed Rule Change to Department of Health and Mental Hygiene: “Dining with Dogs” Rule - Resolution



MANHATTAN COMMUNITY BOARD 1

Quality of Life, Health, Housing & Human Services Committee - M. James

1. **NYS Senate Bill S1457A Kavanagh / NYS Assembly Bill A5334 Glick, Provides for adjustment of the maximum income threshold for eligibility for SCRIE, DRIE, SCHE and DHE by any increase in the consumer price index - Resolution**
2. **20 Broad Street, Blue Bottle Coffee Inc dba Blue Bottle Coffee, application for sidewalk cafe – Resolution**
3. **408 Greenwich Street, Blue Bottle Coffee Inc dba Blue Bottle Coffee, application for sidewalk cafe – Resolution**



MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee - J. Friedman

1. Docket number 25-09729 - 366 Broadway - Scope of work includes a vertical addition to the existing bulkhead that has an existing shed roof to make it a flat roof, and we are also adding a mechanical room to the side of the bulkhead that extends to an existing elevator machine room - Resolution
2. Docket number 25-07942 - 140 West Street - Adding 2 exterior door openings and a juliet balcony at the 31st floor monumental windows on the Vesey Street and West Street side of the building - Resolution
3. Docket number 25-11238 - Pier 17 Temporary Winter Tent - Seaport Entertainment will install a temporary tent on the roof of Pier 17 to be open between late November 2025 and mid - March 2026 - Resolution



MANHATTAN COMMUNITY BOARD 1

366 Broadway



MANHATTAN COMMUNITY BOARD 1

140 West Street



BARCLAY-VESEY BUILDING, 1930



BARCLAY-VESEY BUILDING FROM WEST STREET, 1945



DXA studio

dxastudio.com

894 6th Avenue
5th Floor
NYC 10001
T 212 874 0567

DRAFT

140 WEST STREET — HISTORICAL PHOTOS

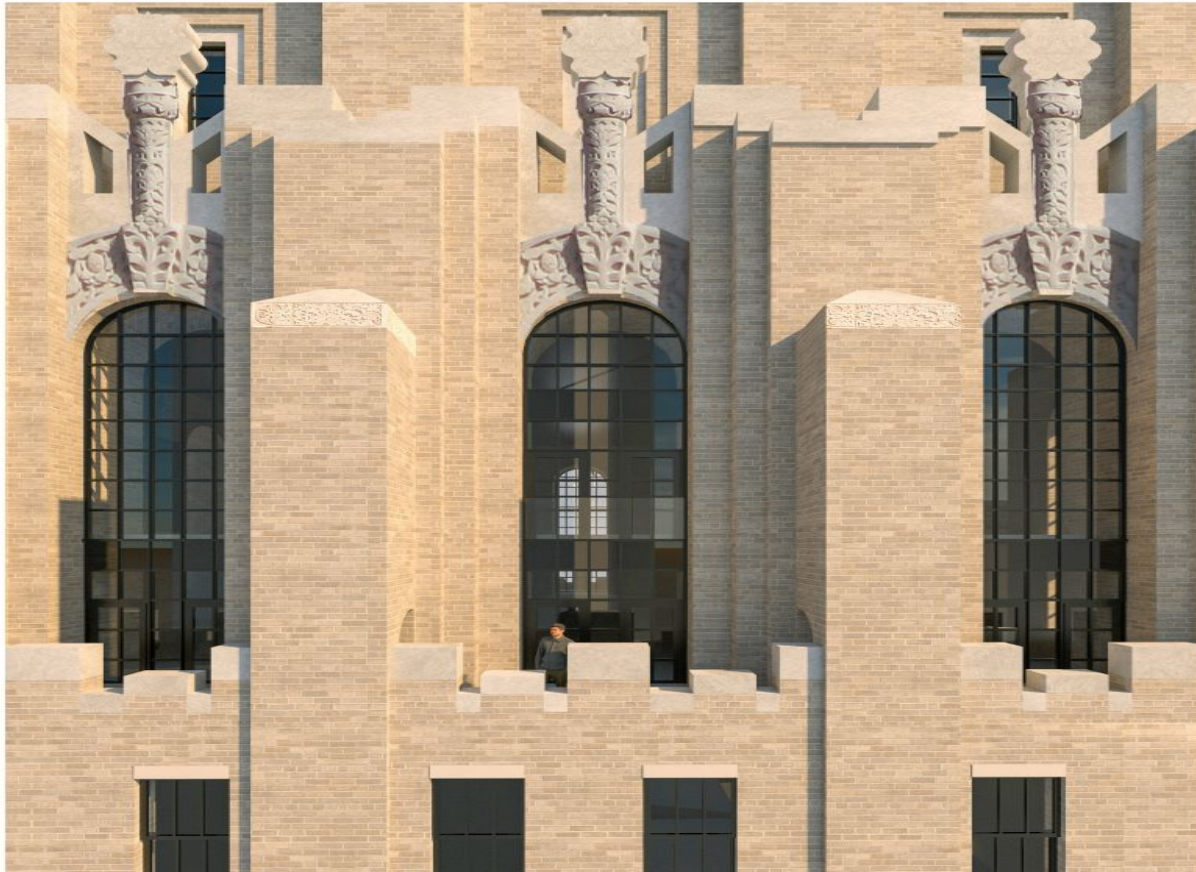
SCALE
CLIENT
PROJECT NUMBER
DATE

N/A
140 West LLC
25.12
June 12, 2025

02

MANHATTAN COMMUNITY BOARD 1

140 West Street



RENDERING : PROPOSED WINDOW CONFIGURATION AT 31ST FLOOR



RENDERING : PROPOSED WINDOW CONFIGURATION AT 31ST FLOOR



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140 WEST STREET — RENDERINGS

SCALE
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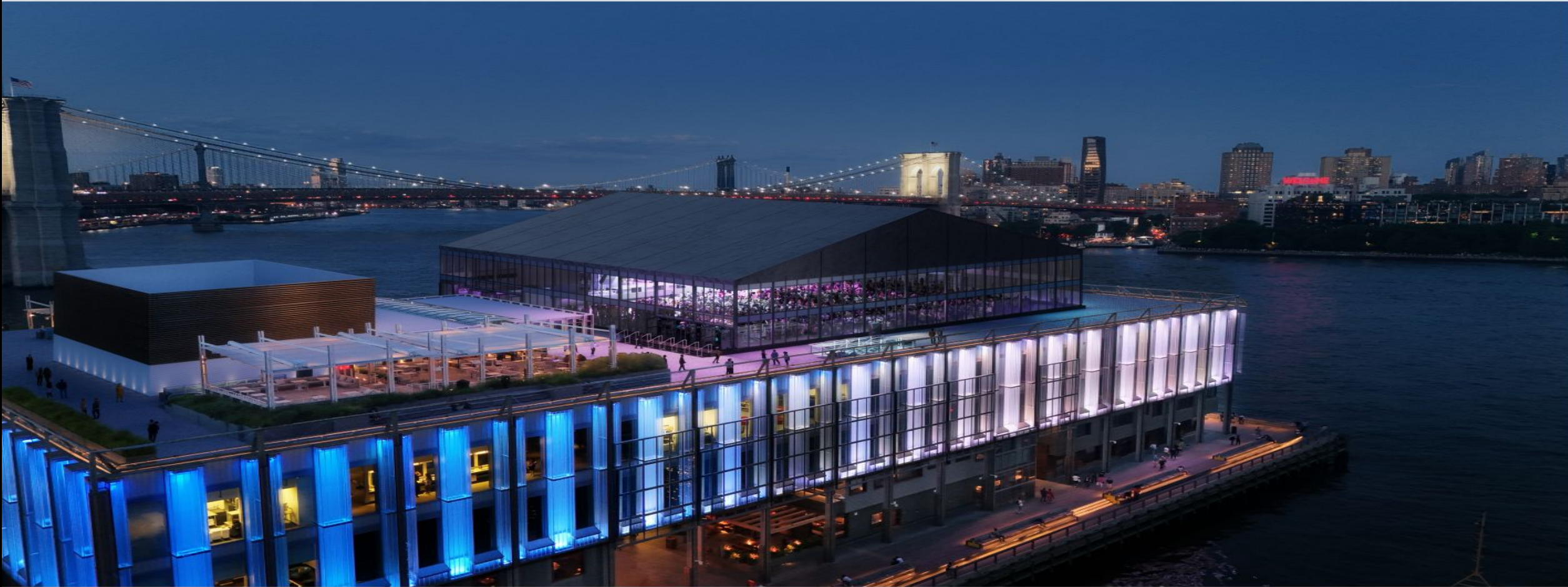
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140 West LLC
25.12
June 12, 2025

14

MANHATTAN COMMUNITY BOARD 1

Pier 17

TEMPORARY WINTER CONCERT ENCLOSURE



MANHATTAN COMMUNITY BOARD 1

Environmental Protection Committee – W. Chapman

1. **Lead Paint Right to Know Act S4265A/A1529 - Report**
2. **Final Environmental Impact Statement (FEIS) for North/West Battery Park City Resiliency Project - Report**
3. **Design Updates on North/West Battery Park City Resiliency Project – Report**



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Dining Out NYC - Outdoor Seating

1. 145 West Broadway, alteration of hours for sidewalk and roadway liquor license at The Odeon – Resolution

Tribeca area

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



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Financial District area

1. 18 William Street, renewal and waiver request for Submursive LLC, Hanover Hospitality LLC & 18 William Ptr, for full liquor license – Resolution
2. 151 Maiden Lane, new application and temporary retail permit for 151 Maiden LLC, CP Maiden Lane LLC & Maiden Lane Hospitality Group Ltd dba AC Hotel New York Downtown for full liquor license – Resolution
3. 100 Pearl Street, new application and temporary retail permit for Pickle 1 LLC for wine, beer & cider permit – Resolution

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee - B. Kay

1. S4045A- 2025 & A2299B-2025 Super speeder legislation that requires the installation of intelligent speed assistance devices for repeated violation of maximum speed limits - Alexis Sifkas, Families for Safe Streets - Resolution
2. Microhub location suggestions - Resolution
3. NYCDOT notification of its plan to reduce speed limits to 15 MPH on streets next to some approved school locations - Resolution



**S4045A- 2025 & A2299B-2025 Super speeder
legislation that requires the installation of intelligent
speed assistance (ISA) devices for repeated violation
of maximum speed limits**

...

RESOLUTION

Therefore Be It Resolved That

Manhattan Community Board One (CB1) urges members of the New York State legislature to pass, and the governor to sign, Senate Bill S4045 and Assembly Bill A2299, which would require the installation of intelligent speed assistance (ISA) devices for repeated violation of maximum speed limits.



Microhubs Pilot Program

Site Research Recommendations

The Challenge of Local Distribution

Local distribution is consuming street, curb, and sidewalk space.



On-street sorting and transloading of deliveries impact the safety of the operators



Double parking and haphazard delivery staging in the parking lane impacts road users, and impedes mobility



Growing demand for deliveries increases truck circulation across neighborhoods, contributing to increased traffic congestion and concerns about poor air quality and safety

Therefore Be It Resolved That

Manhattan Community Board 1 (CB1) supports the Department of Transportation's (DOT) Microhubs Pilot Program to improve package delivery efficiency and to enhance street and sidewalk safety for all; and

Be It Further Resolved That

In general, CB1 prefers repurposing on-street commercial loading areas as on-street microhubs and installing microhubs for transfers to hand carts or commercial e-bikes. Transfers to electric vans could be appropriate in some locations, however, they would require case by case approval from CB1 due the associated increases in hub size and vehicular traffic; and

Be It Further Resolved That

CB1 has concerns about, and does not support having microhubs (1) on the 6th Ave median north of Franklin St since it could interfere with any plans to extend Barnett Newman Triangle south to Franklin Street and (2) on N Fulton St W of driveway at Cliff St. However, the DOT is urged to evaluate curbside locations on 6th/Church St north of Franklin St and on Fulton St east of Cliff St that could address the acknowledged delivery needs in both of these areas; and

Be It Further Resolved That

CB1 urges the DOT to notify CB1 about any locations that are selected for installation of a microhub; including the location, the companies that will be authorized to use them, and the volume and type of cross-loading (to handcarts, etc) that is planned. Notifications of microhub installations should have a CB comment period of at least 45 days; and

Be It Further Resolved That

Active use of microhubs should be restricted to no longer than 7:00 AM to 10:00 PM Monday through Saturday. However, repurposed commercial parking spaces should keep the existing hours for those areas; and

All microhubs should be designed and evaluated so that their activities do not interfere with pedestrian spaces, or traffic, bus, or bike lanes and that they don't limit sightlines for pedestrians, cyclists or motor vehicle operators if they are near intersections.

**NYCDOT notification of its plan to reduce
speed limits to 15 MPH on streets next to
some approved school locations**

...

Resolution

Therefore Be It Resolved That

Manhattan CB1 supports lowering the speed limit to 15 MPH next to schools as proposed by the NYC Department of Transportation (DOT) for:

- Battery Place, between 2nd Place and 1st Place (Battery Park School; P.S./I.S. 276),
- Beaver Street, between New Street and Broadway (Urban Assembly School of Business for Young Women; Lower Manhattan Community Middle School; New York City Charter School of the Arts),
- Beekman Street, between William Street and Nassau Street (Spruce Street School; P.S. 397),
- Spruce Street, between Nassau Street and Gold Street (Spruce Street School; P.S. 397), and
- Warren Street, between North End Avenue and West Street (P.S. 89; I.S. 289); and

*Schools were chosen because they already have a school slow zone of 20 mph

Be It Further Resolved That

CB1 is concerned about the schools in our district that will not benefit from this safety treatment and implores the DOT to seek and implement safety measures that could protect the students and others who go to them.

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee - J. Galloway

1. WTC River Water Cooling Station - Report
2. South Battery Park City Resiliency Project
Construction update – Report
3. BPC Security update – Report
4. Programming, Construction and Event Updates –
Report



WTC River Water Pump Station Water (Sluice) Gates

Battery Park City Committee Project Update

June 5, 2025



Project Overview

Facility

The **WTC River Water Pump Station (RWPS)** takes in cool water from the Hudson River. The water is used to produce chilled water for cooling WTC public facilities

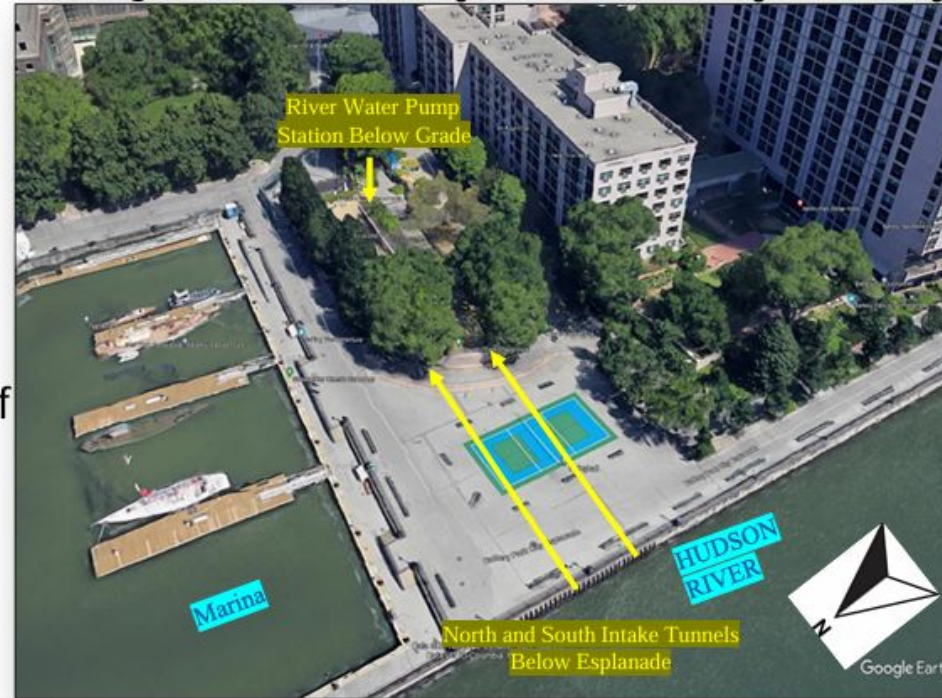
Project Goals

Remove Sediment Buildup: Clearing out dirt and debris from the intake tunnels and facilities

Replace 5 Water Gates: Replaced 2 out of the 5 gates that help control the flow of water

New Bar Rack Installation: Replace a new metal screen at the tunnel entrance, which helps catch large debris and wildlife before it enters the system

Project Area: Kowsky Plaza in Battery Park City



Project Overview

Scope

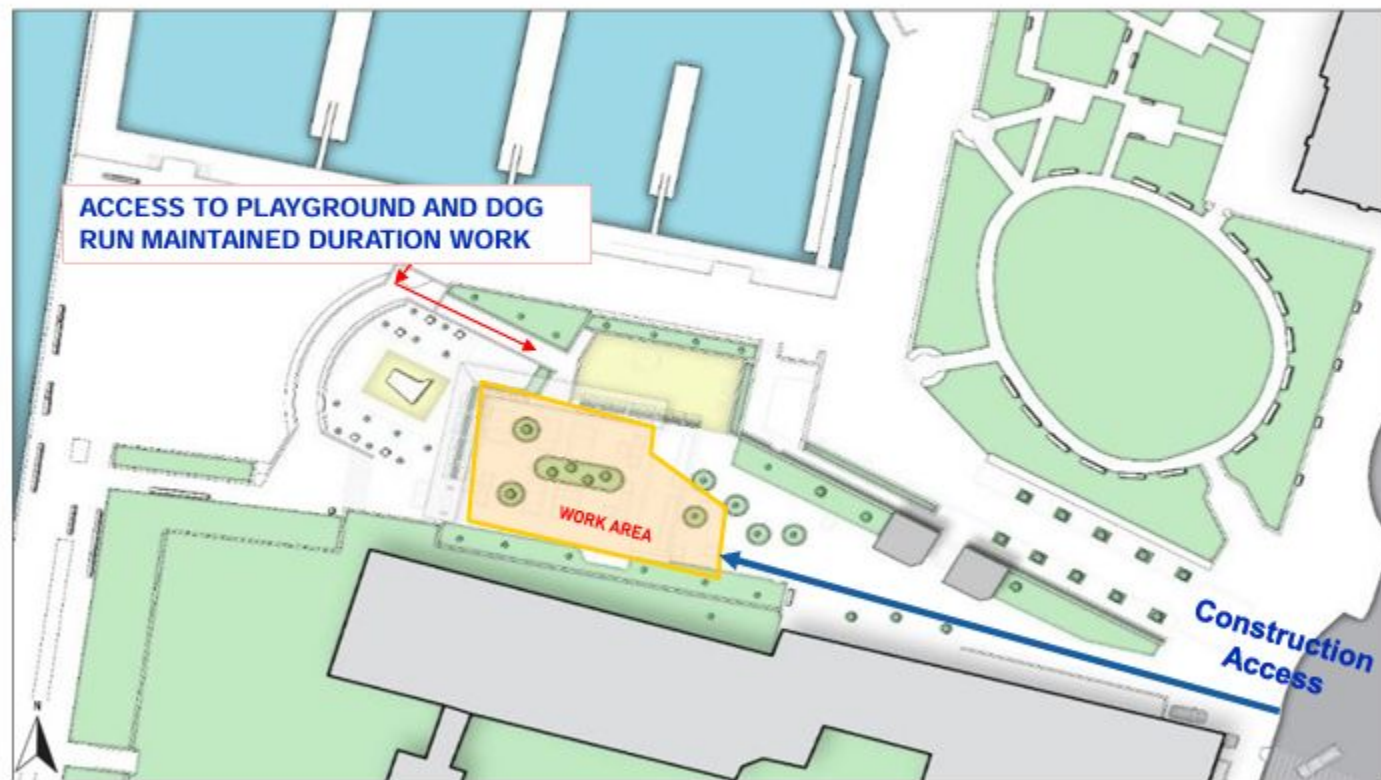
Water Work Near the River:

- **Completed** – Barge and dive survey
- **Completed** – Dredging underneath esplanade

Land Work on Kowsky Plaza

- **Completed** – Mobilization
- **In progress** – Replacing north water sluice gates
- **In progress** – Replacing damaged concrete slab underground on the north side
- **In progress** – Replacement of damaged concrete slab underground on the south side
 - The unforeseen conditions revealed damage to the concrete slab that requires repairs.
 - This has expanded the project scope and extended the timeline
- **Upcoming** – Replacement of water sluice gates on the south side

Kowsky Plaza Construction Footprint



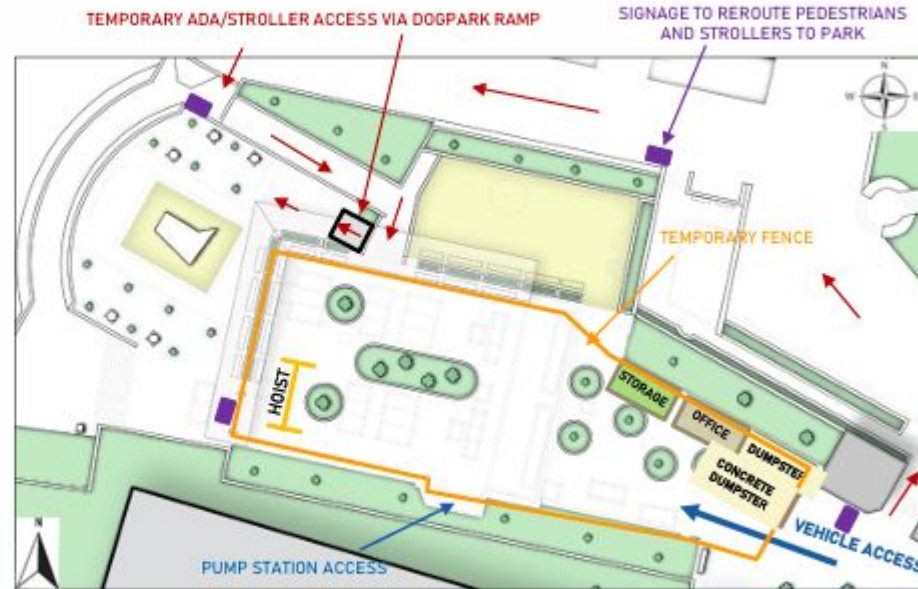
Underground Repairs (North and South Sides)

Work Area

- Anticipate the project work area to be maintained until 2027
- Update the layout of the work area to make room for more access for repair work/vehicles

What to Expect

- Temporary access for ADA users and strollers provided through the dog park ramp
- Removal of fence and bushes to create path
- Signs to guide pedestrians, strollers, and ADA users to the north ramp
- Access to the playground & dog run maintained open



Legend for Arrows

- Red: Pedestrian, Stroller & ADA Access
- Blue: Vehicle and pump station Access
- Orange: Temporary construction Fence
- Purple: Signage to reroute pedestrians

MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural Committee - P. Goldstein

1. Hudson River Park Trust Programming Update - Report
2. Public Design Commission Presentation Submission for The Battery Restroom Building - Resolution
3. Titanic New York 'Beacon of Hope' on Pier 16 – Resolution



PUBLIC PROGRAMS SPRING & SUMMER EVENTS



HUDSON RIVER PK®

RETURNING FAVORITES

**HEALTHY ON
THE HUDSON**



**SUBMERGE
MARINE SCIENCE
FESTIVAL**



**SUNSET
SALSA**



**BLUES BBQ
FESTIVAL**



RETURNING FAVORITES

BOARDWALK BLUES



JAZZ AT PIER 84



DANCE IS LIFE!



BROADWAY BY THE BOARDWALK



SPECIAL EVENTS

SUNSET CELEBRATIONS

Juneteenth
Friday, June 20
6:30 PM
Pier 45 at Christopher St.
Feat. Ladies of Hip-Hop



IMPROV EVERYWHERE

Saturday, June 21
2:00 PM
Piers 62, 63 & 64

PRIDE

Thursday, June 26
6:30 PM
Pier 45
at Christopher St.
Feat. Papi Juice



RIVER PROJECT

**WETLAB
LOOK-INS**



**BIG CITY
FISHING**



**PARK
TOURS**

**Nature Walks
& Shoreline Strolls**

PDC

Battery Restroom Building

Goals

- Renovate existing building housing DPR and The Battery Conservancy's offices, lockers and staff WC
- Upgrade resiliency of building and its systems
- Improve ADA accessibility of the facility
- Create family and children restroom facilities for Playscape: 2 family ADA compliant WCs for children, lowered height handwashing station, and 2 toilet stalls, both at children height.
- SeaGlass Carousel storage, ticket window and break room as additions to existing building replacing the current storage container.



Manhattan

Manhattan 2 MI



The Battery

The Battery 500 FT



Site

Battery Field House 150 FT



Battery Field House
The Battery | Project Location

South Cove Park

Basketball (2)
Handball (2)
Play Equipment

Battery Park City Esplanade

Seating

Robert F Wagner Jr Park

Community Room
Food Service
Public Bathroom (2)

Battery Park

Food Service
Fountain
Public Bathroom (3)
Carousel (1)
Bikeway
Urban Farm
Play Equipment
Monument

West Thames Park

Basketball (3)
Soccer (1)
Play Equipment
Dog Park

Bowling Green

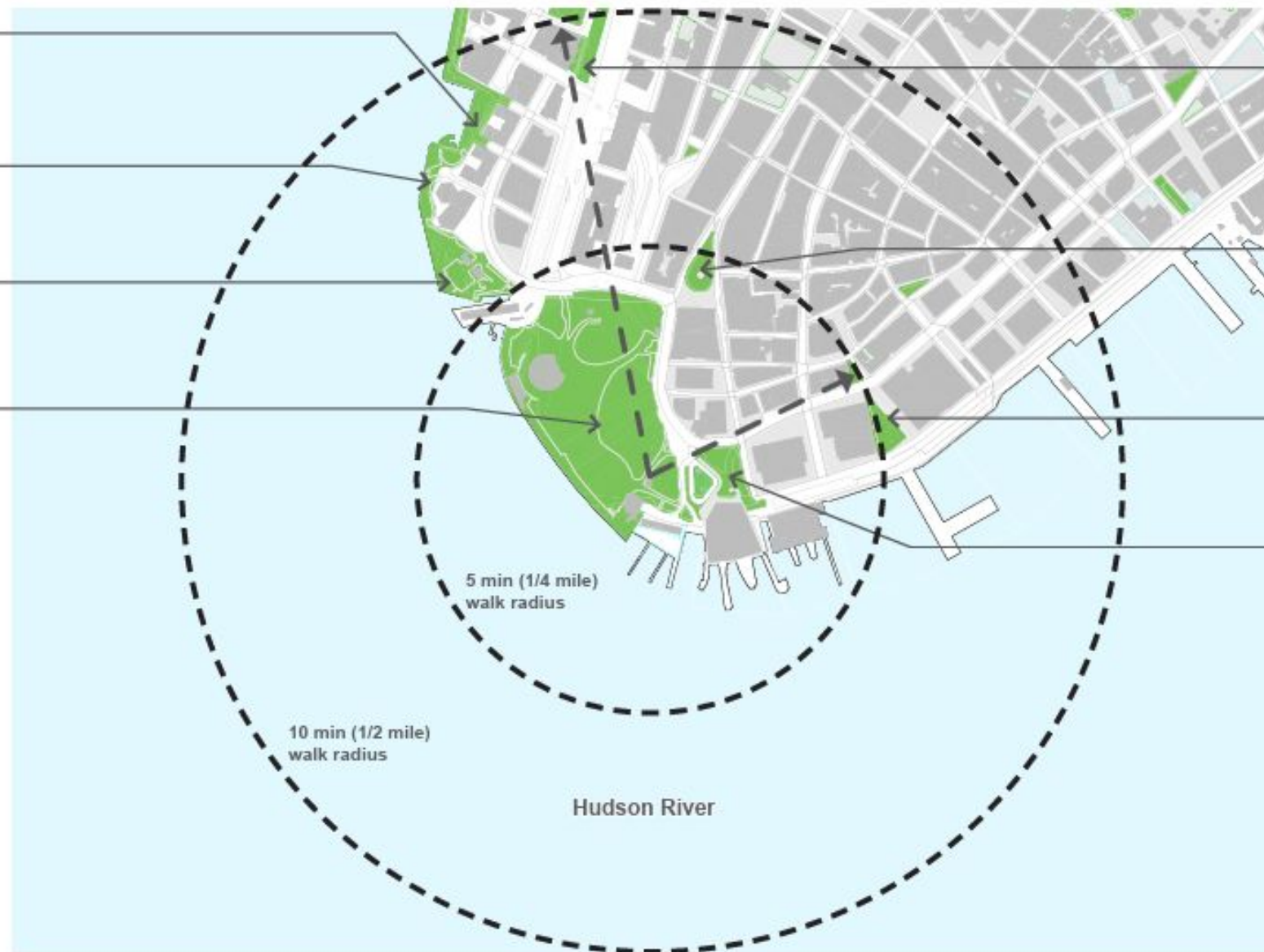
Fountain
Seating

New York Vietnam Veterans Memorial

Seating
Monument

Peter Minuit Plaza

Seating
Food Service Kiosk



5 min (1/4 mile)
walk radius

10 min (1/2 mile)
walk radius

Hudson River



Legend

- Project Limit
- ↔ Park Entrance
- Play Equipment
- Building or Structure
- Asphalt Pavement
- Reinforced Concrete
- Tree
- Parks Lightpole
- Drinking Fountain
- ← Traffic

Park Tree Canopy Information

27.6% Parkland Canopy Cover
4% Canopy Change 2010-2017

Heat Vulnerability Index

Site is/ is not in high HVI area.



NYC Parks



Battery Field House
The Battery |





1 - View of Battery Field House from Playscape



2 - View of Battery Field House West Elevation





SeaGlass Carousel



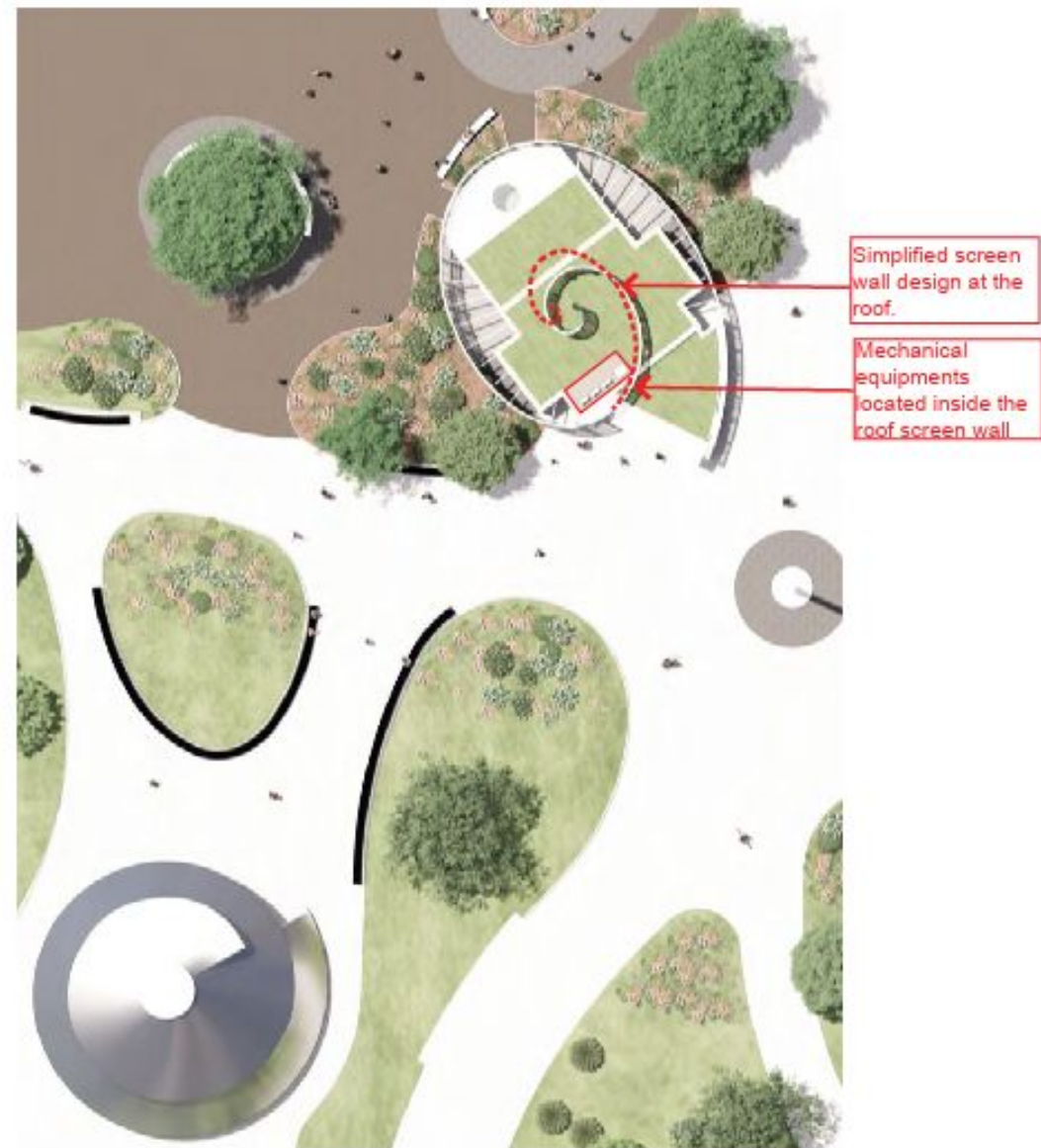
Battery Bikeway Public Washroom



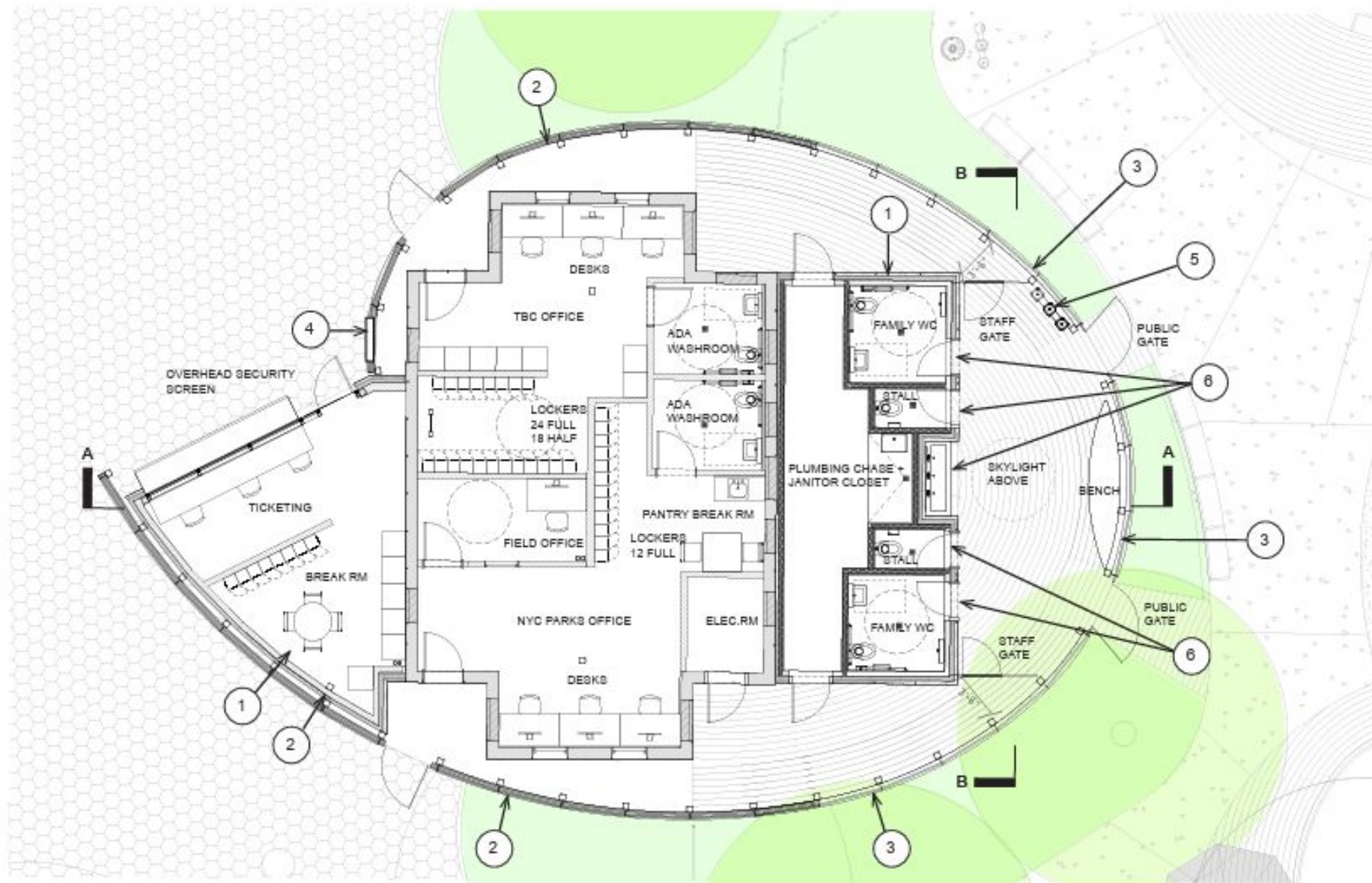
The Battery Bosque



The Battery Bosque



Updated rendered model views.



Legend

1 - Solid Wall - Metal Cladding on 6" Light Gauge Metal Framing

2 - Metal Mesh over Perforated Metal Wall

3 - Screen Wall - Metal Mesh on Steel Framing

4 - Information Display

5 - ADA Outdoor bottle filler and drinking fountain.

6 - Winterized Sink and Washrooms

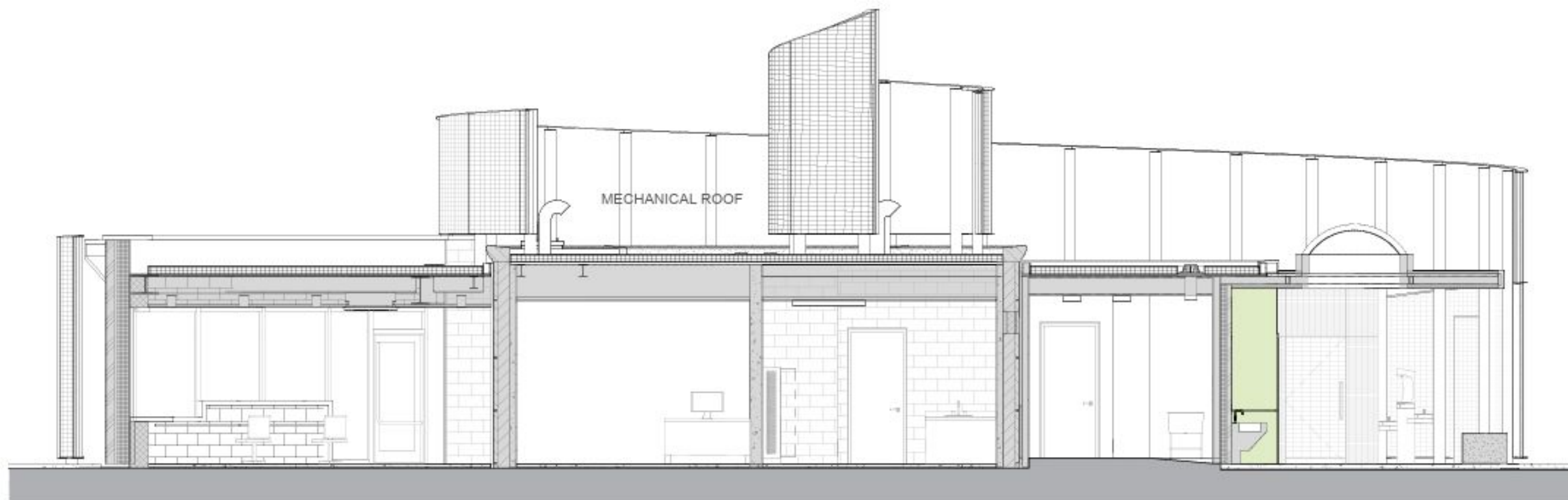
Updated plan showing the latest office layout and an improved design for the vine screen wall..



Battery Field House The Battery | Floor Plan



Screen Wall - Metal
Mesh on Steel Framing



Updated section drawing



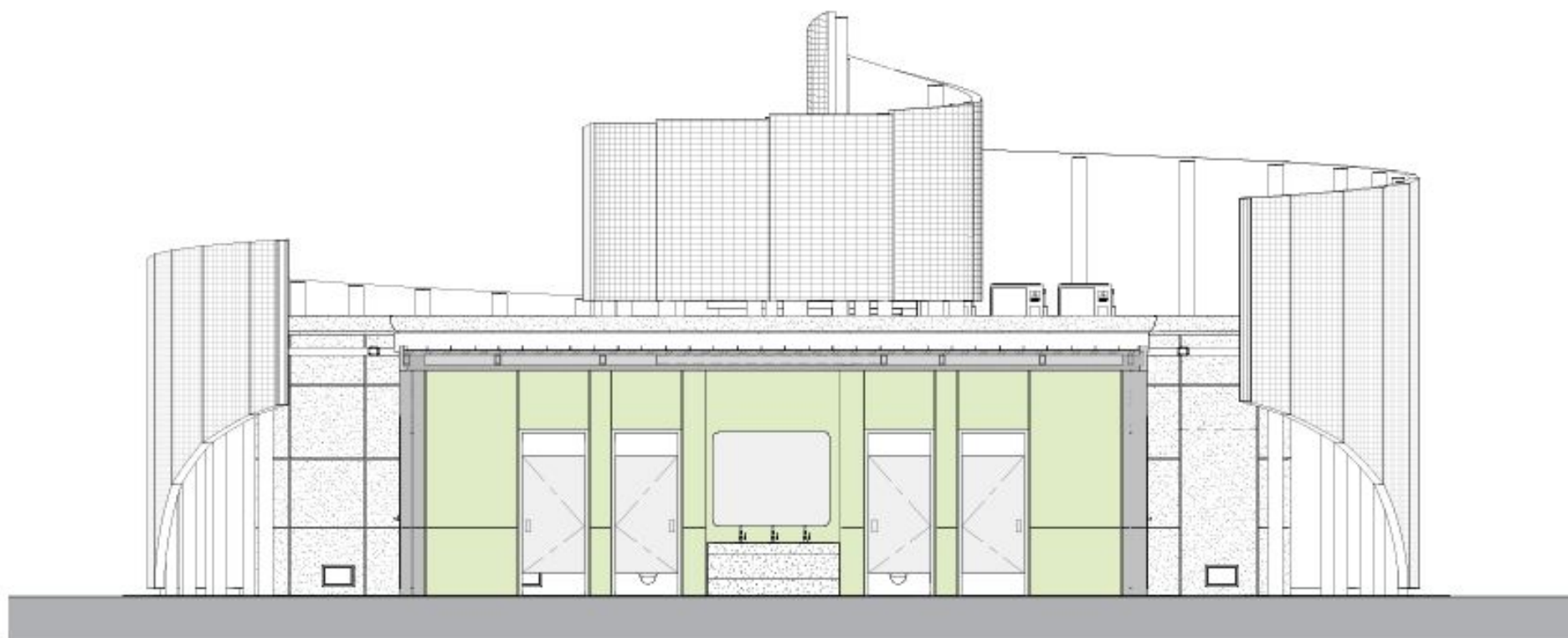
NYC Parks



Battery Field House
The Battery | Section AA

0' 5' 10'

Screen Wall - Metal
Mesh on Steel Framing



Updated section drawing



Battery Field House
The Battery | Section BB

0' 5' 10'



New sheet showing exterior rendering views



Battery Field House The Battery | Exterior Views

Titanic New York Proposal

A BRIGHT SEAPORT FUTURE



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Fixed directed lamp

Observation Deck

12: Titanic Dining Salon & 401 Bar
Restrooms

11: Titanic Stateroom Suites

Galleries:

10: Lighthouse Restoration & Donor Roll

9: Popular Culture & Oral History

8: Wreck Discovery VR Experience

7: Victim Roll & Survivors

6: Iceberg & Sinking

5: Immigrants & Millionaires

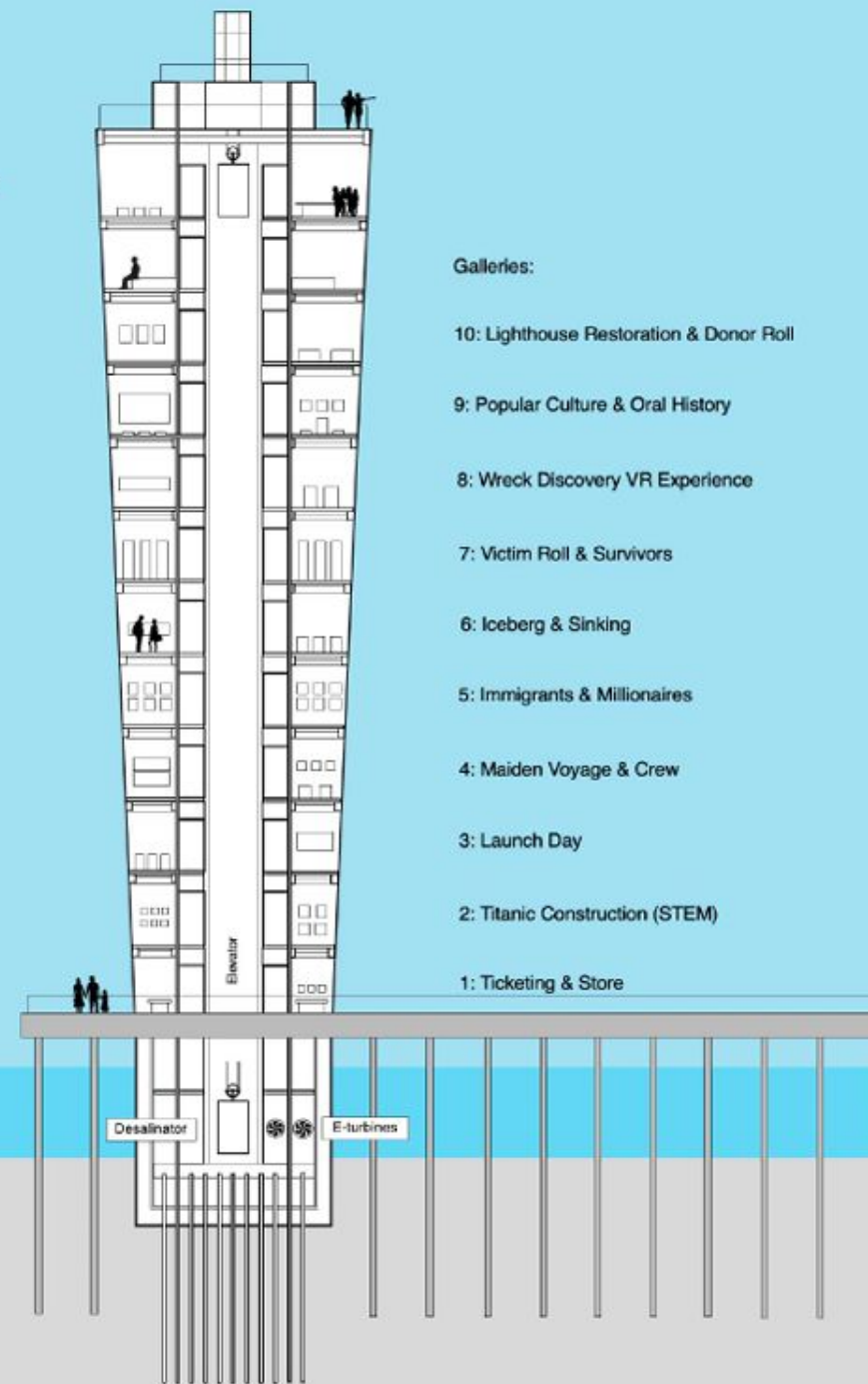
4: Maiden Voyage & Crew

3: Launch Day

2: Titanic Construction (STEM)

1: Ticketing & Store

East River



MANHATTAN COMMUNITY BOARD 1

Old Business



MANHATTAN COMMUNITY BOARD 1

New Business



MANHATTAN COMMUNITY BOARD 1

Adjournment



MANHATTAN COMMUNITY BOARD 1

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"