



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, September 30, 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



"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: Community Input for City Expense & Capital Budget Priorities for CB1 FY 2026 - FY 2027



MANHATTAN COMMUNITY BOARD 1

Business Session

- . Adoption of July 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

Cobblestone Restoration:

**Greenwich Street
between Laight and Hubert Street**

Estimated completion: Mid November



Canal Street Street Improvement Project (SIP)

The Proposal: <http://bit.ly/canalproposal>
Public Comment Survey: <https://bit.ly/canalredesign>

Public outreach events (below):

Wednesday, October 1st from 6:00 p.m. to 7:30 p.m. P.S. 130 The De Soto School (143 Baxter Street, New York, NY 10013)
Friday, October 3rd from 11:00 a.m. to 2:00 p.m. on-street at Canal Street and Walker Street

Canal Street • 百老匯大道 到 巴士特街

Design Proposal 設計提案

Project Goals 計劃目標

- Relieve pedestrian crowding & improve sidewalk accessibility
緩解行人擁擠並改善人行道的可及性
- Enhance crossing safety & comfort
提高十字路口的安全性和舒適度
- Simplify complex intersections for all users
簡化複雜的十字路口供所有人使用
- Rebalance vehicle space with public space
重新平衡車輛空間與公共空間
- Improve bicycle network connectivity
改善自行車網絡的連接性



Relieve pedestrian crowding and reduce crossing distances with full block sidewalk extensions along Canal Street.
沿著聖尼街延伸整個街區的人行道，緩解行人擁擠並減少過街距離。



Streamline curb regulations to move local deliveries from Canal Street to side streets.
簡化路緣通道，將本地遞送從聖尼街轉移到附近的街道。



Expand public space and create better pedestrian connections by closing Walker Street from Baxter Street to Canal Street.
透過關閉從巴士特街到聖尼街的獲架街，擴大公共空間並創造更好的行人道路連結性。



Project Area Map
— Current Outreach
--- Future Outreach



PROGRAM SNAPSHOT

-  Launched in Spring 2023
-  800 undergraduate students from across all CUNY campuses
-  Focused on first-time interns
-  Internships across 4 Industry Hubs:
 - Community + Social Services
 - STEM + Green
 - Healthcare
 - Marketing + Communications
-  15 hours/week for 8 weeks
-  \$20/hour, paid by CUNY
-  Internship timeline: March 9th – May 3rd



We are excited to invite you to a virtual share out on ***Wednesday, October 1st from 2:30pm-3:30pm via zoom*** on what is new and what's next at NYC CORE. To join us, please register [here](#).

The virtual share out will highlight the forthcoming Community Equity Priority Indicators, which we will use to track the city's progress on community equity priorities and fundamental values. We will also share updates from the communities we serve in our 2nd Community Equity Priority Engagement Cycle, Reparations and Racial Healing project, and our lawsuit against the city for the release of the Racial Equity Plans.

We look forward to having you join us. Thank you for continuing to champion racial equity and social justice in your day-to-day work. A racially equitable NYC can only be achieved in collaboration with community members and partners like you.

Hope to see you there. To join us, please register [here](#).

In Service,

NYC Commission on Racial Equity

233 Broadway, 5th floor, New York, NY, 10279



MANHATTAN COMMUNITY BOARD 1

Chairperson's Report September 2025



Take time to breathe and enjoy the beautiful fall in Lower Manhattan!

Send us photos and we can share in the presentation!



Photos: 90 Broad St, 9/11 Community Event



HAPPY FALL!!

Follow ups

- **UPDATES:**
 - 320 Pearl Street - Ordered by the Judge to Stop
 - Court Case vs OCM re: Proximity Rules for distancing from schools - Stores filed suit to not have to move.
 - CITY CHARTER PROPOSED REVISIONS - New Suit Filed- stay tunes
 - 77 Water Street - See letter and resolution
 - DOT - Canal Street Updates - See walk through dates
 - NYPD at The Battery!
- **Still working on:**
 - Land Use/Housing Working Group;
 - need volunteers for
 - Holiday get together (need 1 more)
 - Survey creators
 - newsletter



SINCE LAST MEETING -WHERE'S THE CHAIR?

- Been a hot summer in the city....
- August - BBJ workshop!
- 9/3 SEG/CB1/EDC Meeting re: Pier 17
- 9/11 CB Community Event
- 9/15 Tour of Hamilton Madison Adult Center at 100 Gold Street
- 9/16 Canal Street Briefing
- 9/17 Chinatown Connections Working Group
- 9/20 BPCA Block Party/ Washington Market Ribbon (thanks ALice)
- 9/22 SAPO discussions
- 9/25 TBC Board Meeting
- 9/25 Hamilton Madison House - Jan Lee Dinner
- 9/29 SAPO/CECM
- 9/29 - East River Working Group is now Battery to Bridges Coalition - next meeting November
- 9/30 BPCA Neighborhood Enhancement Working Group

Summer UPDATES



BPC Block Party
Raju Mann BPCA
Rosalie Joseph
BPC/GPTA



Abundance of
Nature



BPCA Block Party

.....IN THE PIPELINE

1. More Follow up on BBJ Designs
2. Check Calendar for Moving Meeting Dates!
3. Discussions with BPCA & Elected officials re:Construction Impacts
4. Charter Revision Educational Panel???? Maybe
5. Tentative Joint Public Meeting with CB2 re: Canal Street
6. Rooftop Tour 10/24



Javitz Roof Garden Tour: Retrofitting for Resiliency

JOIN US FOR A PRIVATE CB1 + PARTNERS EVENT

FRIDAY, OCTOBER 24, 12:30PM

EMAIL CHRISTINEDIMMICKCB1@GMAIL.COM TO ATTEND.

**SEE HOW THE JAVITZ CENTER
TURNED A HAZARD INTO A
MODEL FOR CLIMATE
RESILIENCY + COMMERCE.**

This private tour for CB1 and its partners, will discuss the recent Javitz Center retrofit that is a model for big city climate compatible architecture.

The tour includes the green roof, endangered herring gull sanctuary, solar garden, roof orchard and working roof farm.



MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. *150 Duane Street, Revocable Consent Application for Accessible Ramp with Stairs and Platform - Resolution
2. *Tunnels to Towers, NYC Run and Climb, T2T - Susan Starr, AVP - Resolution
3. *30 Hudson Street, Forgione, application for sidewalk cafe – Resolution
4. *24 Peck Slip, SUteiShi, application for sidewalk cafe – Resolution
5. *32 White Street, The Roxy Hotel, application for sidewalk cafe – Resolution
6. Adding Public Access Agreements to the PoPs Section of 311 - Resolution
7. 311 Complaints Visualization update from CB1 PACE University Intern, Chi Dang - Report
8. Renotification waiver for Nov 2024 liquor license application for 11 Wall Street, 6-8 floors & B1 Lobby - Report
9. Sidewalk application stipulation agreement for 456 Greenwich Street, Fouquet - Report
10. 77 Water Street POPS Letter Response - Report
11. Review DCP Survey Results on district needs - Report
12. District Needs FY 2027 - Report
 - *August as ratification



311 COMPLAINT DASHBOARD FOR MANHATTAN COMMUNITY BOARD 1

Created by Chi Dang
Contact information:
chiquynhdang03@gmail.com

2. 311 COMPLAINT DATA FOR MCB1

- Data View:** All complaints of CB1 in the past 7 years

- Time range:**
07/01/2018 - 08/29/2025

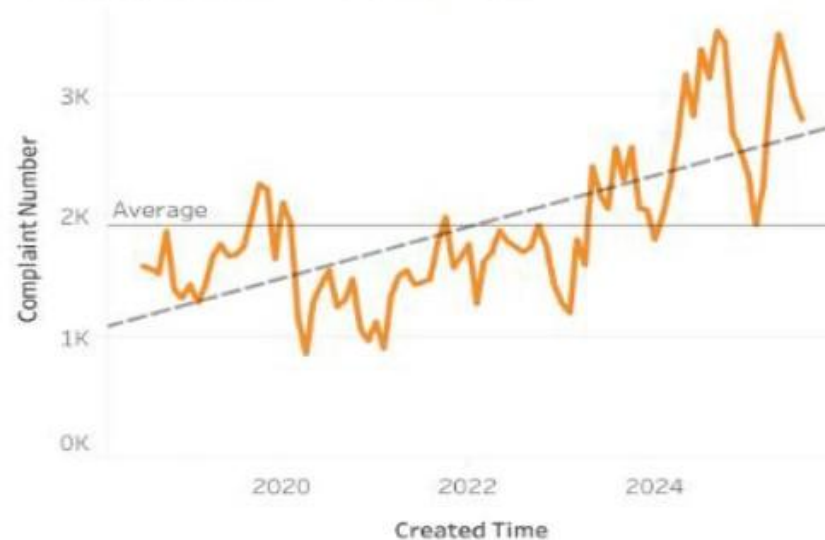
- Total Complaints:**
164,678



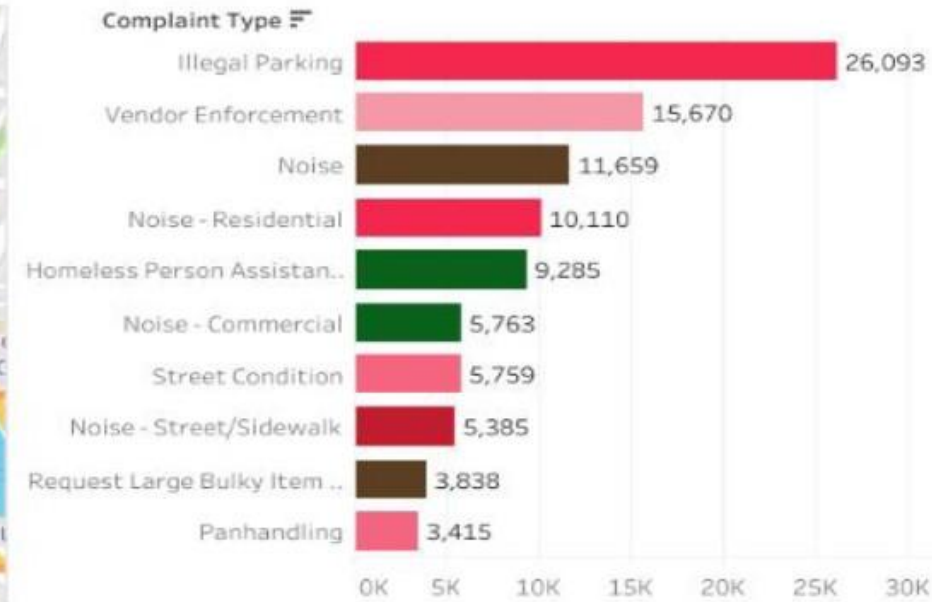
MCB1 Complaint Map



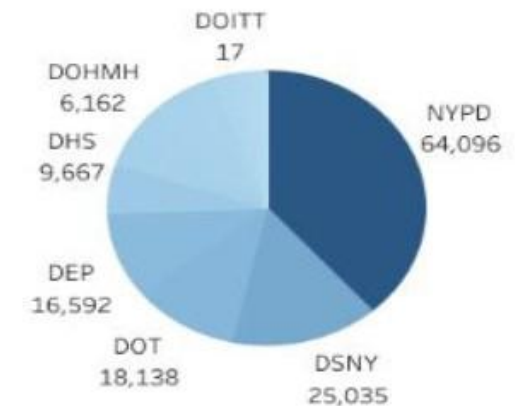
Complaints have been on a significant upward trend since 2018, with a typical peak in the winter and having dropped to their lowest points during the Covid-19 period.



Leading causes of complaints for MCB1



The largest number of complaints (38.6%) from MCB1 residents are directed at the NYC Police Department (NYPD), primarily for Illegal parking and Noise issues.



MANHATTAN COMMUNITY BOARD 1

Nominating Committee – S. Cole

1. Discussion of Candidates for Secretary - Report



MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development Committee - P. Kennell

1. Manhattan Plan Review and Public Comment - Report



MANHATTAN COMMUNITY BOARD 1

Street Fairs Committee – D. Charkoudian

1. Update on street activity revenue raised through mid-July YTD - Report
2. Update on holiday market - Report



MANHATTAN COMMUNITY BOARD 1

Youth & Education Committee – T. Joyce

1. Presentation by Church Street School for Music and Art update on programs - Report



Mission Statement

Founded in 1990, Church Street School for Music and Art is the only nonprofit community school for the arts in lower Manhattan, committed to providing high-quality art and music programs for diverse students of all ages, abilities, race, gender, sexual orientation, religious and socioeconomic backgrounds. A long-standing community resource dedicated to public programming and outreach, the school specializes in facilitating the physical creative process and strives to connect each student with their unique artistic voice. We believe in the transformative and therapeutic power of the arts and are dedicated to providing accessibility to the arts for all.



Church Street School for Music and Art

Presented by: Dr. Chrissie Placilla, Executive Director

Children's Programs



Teen Programs



MANHATTAN COMMUNITY BOARD 1

Environmental Protection Committee – W. Chapman

1. NY-NJ Harbor and Tributaries Study update - Report
2. North/West Battery Park City Resiliency Test Pits and Impending Site Construction - Report



MANHATTAN COMMUNITY BOARD 1

Waterfront, Parks & Cultural Committee - P. Goldstein

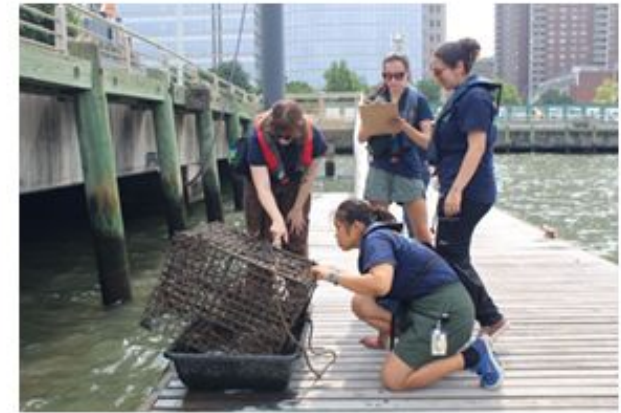
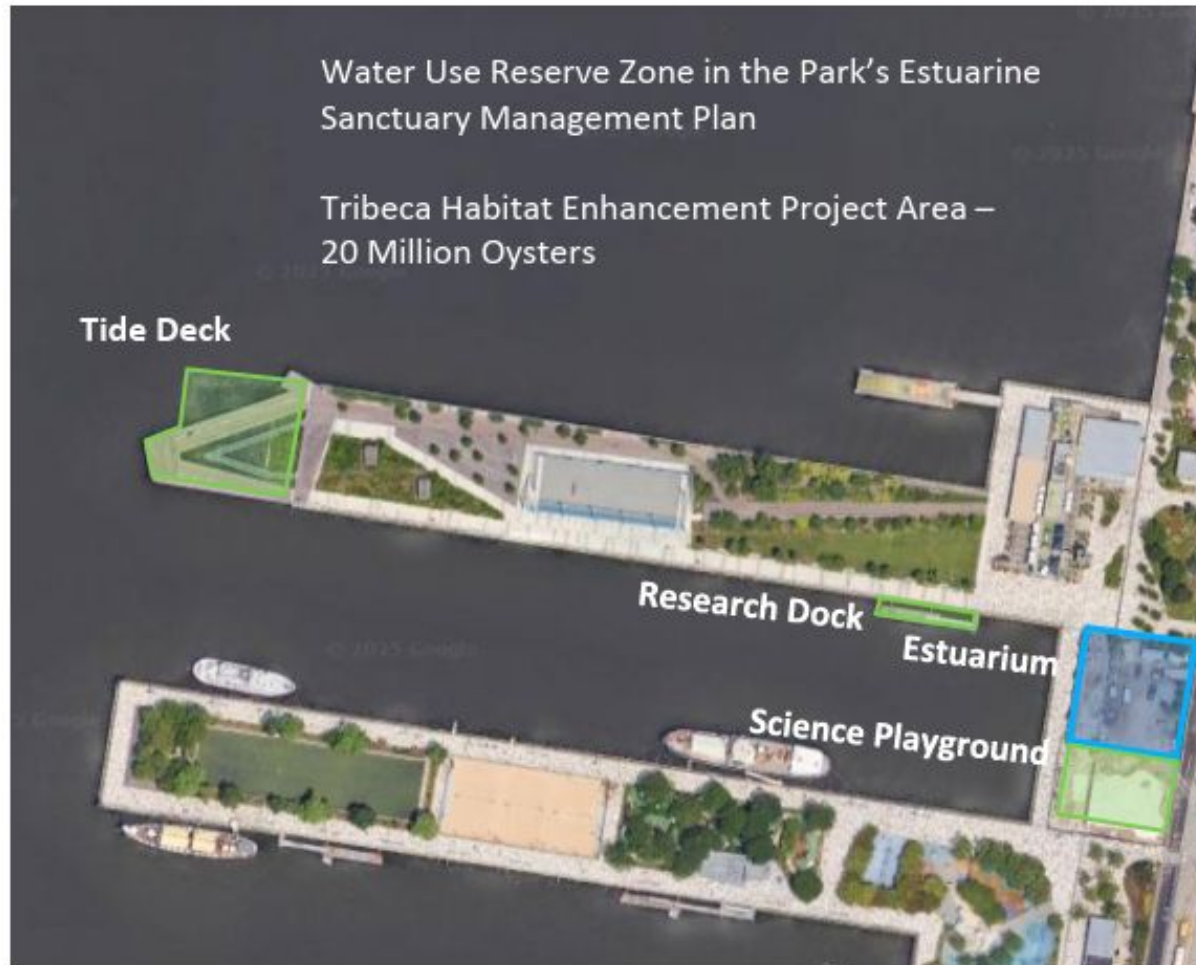
1. The Estuarium in Hudson River Park - Report
2. PhysFestNYC, annual cultural festival - Report



Located between Piers 25 & 26

Why Here?

- The Estuarium's origin story begins in Tribeca: among notable historic programming uses, in a marine reserve area with the Park's first large-scale habitat project



Exterior Renderings



View from Promenade North



View from Pier 26

Exterior Renderings



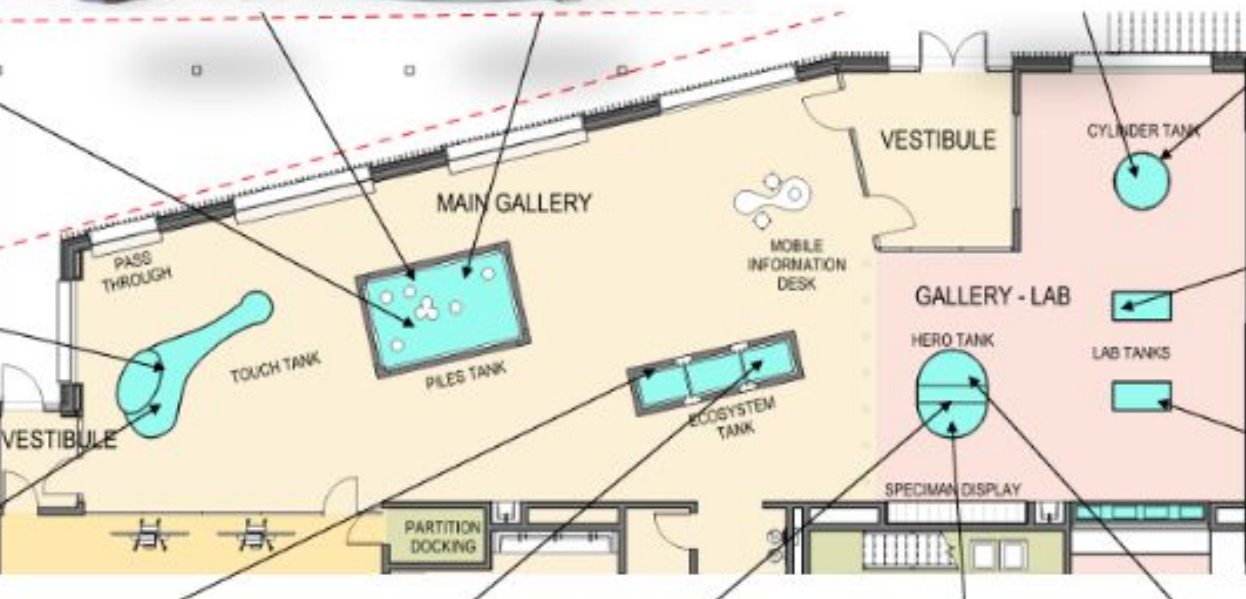
View from N. Moore Street



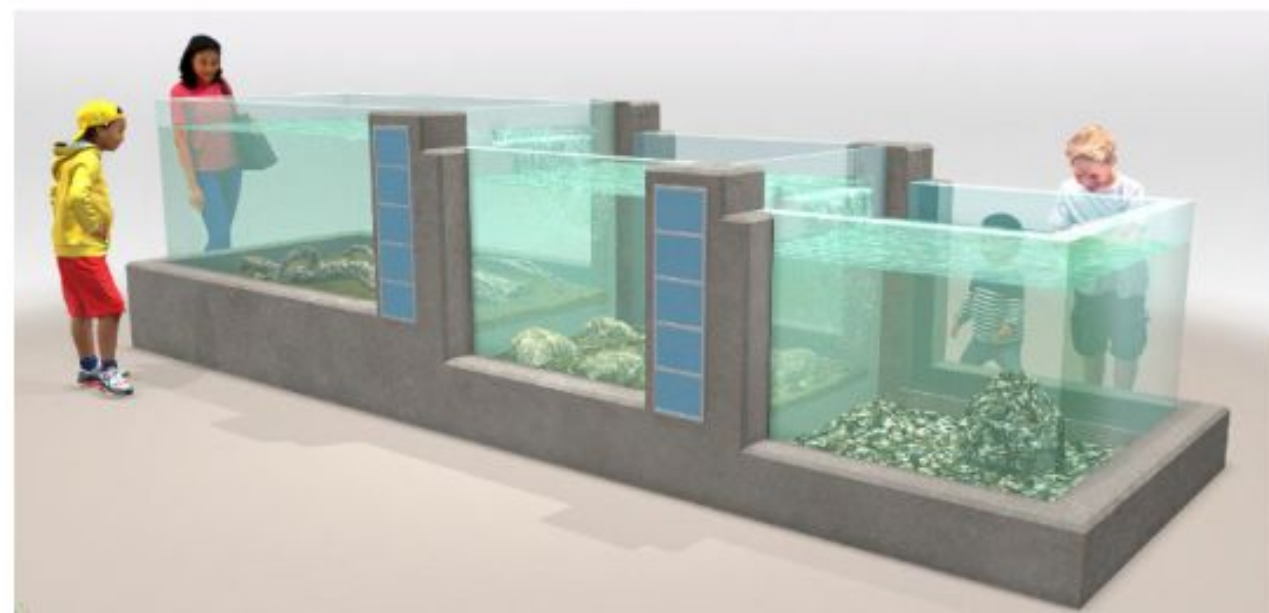
Hero Species Tanks



Pile Tank: 2,500 gallons!



Shoreline Tank: Cascading Water



MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee - J. Friedman

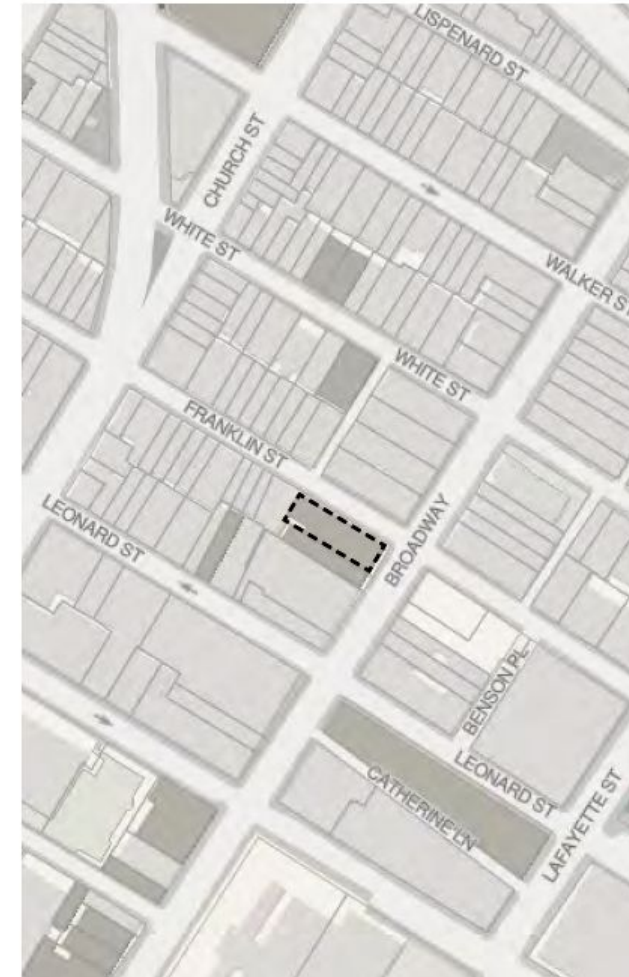
1. Docket number 26-02129 - 361 Broadway - The application is to establish a continuing maintenance program and request that the Landmarks Preservation Commission issued a favorable report to the City Planning Commission relating to the transfer of development rights pursuant to Section 75-42 of the Zoning Resolution - Resolution
2. Docket number 24-04060 - A proposal to install signage (painted and physical) and change the colors of the concrete base of the Titanic Memorial Lighthouse at the entrance to the South Street Seaport Historic District - Resolution



361 Broadway



361 Broadway



Site location

361 Broadway



Ca. 1920, Both Sides of Broadway



1982, NYC Landmarks Preservation Commission Designation Photo

361 BROADWAY

LPC PUBLIC HEARING DRAFT
HIGGINS QUASEBARTH & PARTNERS, LLC • 22 SEPTEMBER 2025

TITANIC MEMORIAL



268 PEARL ST. - TITANIC MEMORIAL LIGHTHOUSE
SIGNAGE PACKAGE - JUNE 16TH, 2025



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Cannabis

1. 52 Duane Street, Empire Flower Inc, application for retail dispensary [OCMCAURD-20022-000186] – Resolution
2. 173 Broadway, High Class Convenience Corp, application for retail dispensary [2023-000479] – Report

Tribeca area

1. 85 West Broadway, new applications and retail permit for Smyth Hotel Fee Owner LLC dba Smyth Hotel/Smyth Tavern for full liquor license – Resolution

Financial District area

1. 48 Wall Street, catering establishment license and temporary retail permit for Fi Di Hospitality Group Inc dba 48 Wall Street Events for full liquor license – Resolution



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole

Seaport/Civic Center area

1. 89 South Street, #F101, new application and temporary retail permit for Pier 17 F Restaurant LLC dba Flanker Kitchen & Sports Bar New York for full liquor license – Resolution
2. 21-25 Fulton Street, new application and retail permit for Willets-NYC LLC dba The Brown Water Well, The Booth & Barrel Bar, The Lampost Tavern, Cafe Spin One for full liquor license – Resolution
3. 4 South Street, #203, new application and retail permit for Ferry Boats Donuts LLC dba Sandy Ground Ferry Boats Tavern for full liquor license – Resolution
4. 4 South Street, #203, new application and retail permit for Ferry Boats Donuts LLC dba Michael H. Ollis Ferry Boats Tavern for full liquor license – Resolution
5. 4 South Street, #203, new application and retail permit for Ferry Boats Donuts LLC dba Guy Molinary Ferry Boats Tavern for full liquor license – Resolution
6. 4 South Street, #203, new application and retail permit for Ferry Boats Donuts LLC dba Dorothy Day Ferry Boats Tavern for full liquor license – Resolution
7. 4 South Street, #203, new application and retail permit for Ferry Boats Donuts LLC dba Spirit of America Ferry Boats Tavern for full liquor license – Resolution
8. 4 South Street, #203, new application and retail permit for Ferry Boats Donuts LLC dba Samuel I. Newhouse Ferry Boats Tavern for full liquor license – Resolution

MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee - J. Galloway

1. Wagner Park Pavilion - Report
2. NW Battery Park City Resiliency Project Update - Report
3. South Battery Park City Resiliency Project Construction update – Report
4. BPC Security Update – Report
5. Programming, Construction and Event Updates – Report
6. North Cove Sailing - Report



MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee - B. Kay

1. Chatham Square Redesign - Report
2. Brooklyn Bridge Bike Lane Improvement Project at Centre Street Update - Resolution
3. Request for a Capital Improvement Project for Centre Street from Chambers Street to the Park Row Bike Lane by City Hall Park- Resolution





Brooklyn Bridge Entrance at Centre St

Update on Proposal for Protected Bicycle Lanes

Presented to Community Board 1 on September 3, 2025



Support for Adjusted Brooklyn Bridge Bike Lane Improvements Project

TBIRT: CB1 supports the proposed near-term changes in the Brooklyn Bridge Lane Improvement Project (at Centre Street). However, CB1 urges the City of New York (NYC) Department of Transportation (DOT) to plan for a capital project, as soon as possible, so that a comprehensive restructuring of the area, versus what can be achieved with paint and temporary installations, can be planned and constructed; and

TBIFRT: CB1 requests that the DOT study the viability and options for moving the Citi bike station on Centre Street by City Hall Park to the curb lane, or the curb line facing the street, to discourage riding these bikes on the sidewalk to/from the station.

Request for a capital improvement project for Centre Street from Chambers Street to City Hall Park

TBIRT: CB1 urges the NYC Department of Transportation to initiate a capital improvements project for Centre Street, from Chambers Street to at least City Hall Park and the Park Row bike lane. This project must place pedestrians at the forefront while maximizing safety, maintaining capacity, allowing efficient movement for all modes of transportation, and reducing conflicts so that this critical civic corridor reflects both its importance and the needs of all who use it.

CHINATOWN CONNECTIONS

CB1/CB3 PRESENTATION
09/2025



MANHATTAN COMMUNITY BOARD 1

Old Business

MANHATTAN COMMUNITY BOARD 1

New Business

Licensing & Permits Committee - S Cole

1. 78 Leonard Street, Taste of NYC LLC dba Farzi - Report

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"