



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Tuesday, November 25, 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



⁶⁶ 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 noon 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: Proposed Resiliency Redesign of The Battery (Historic Battery Park) (As Part of the Lower Manhattan Coastal Resiliency Plan)



MANHATTAN COMMUNITY BOARD 1

Business Session

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

MANHATTAN COMMUNITY BOARD 1

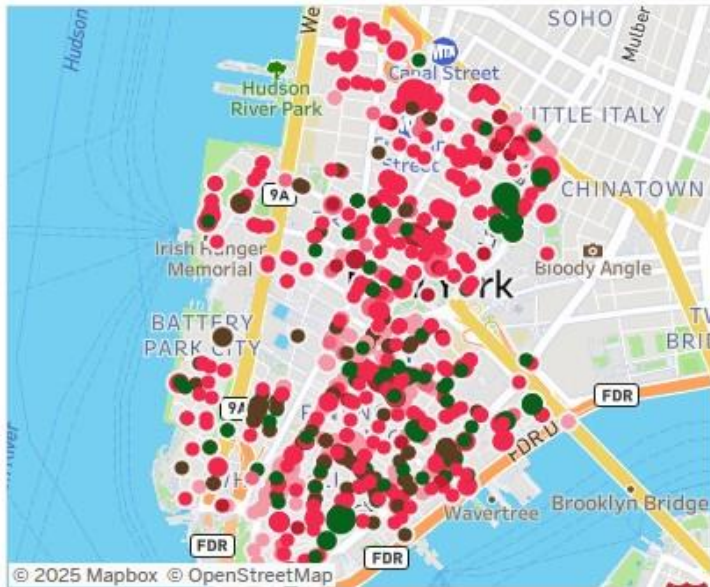
**New
for
2026**

- Expanded resources and support for Full Closure Schools
- New Concession Seating Guidelines
- Changes to Open Street operations on Bus and Truck routes
- One application deadline for Full Closure and Limited Local Access Open Streets

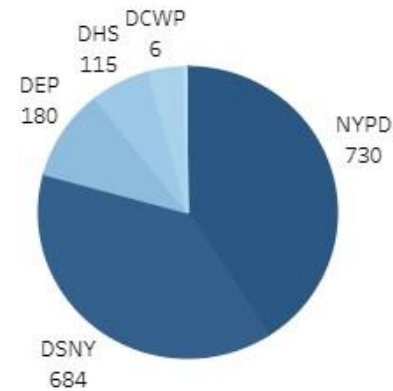
311 COMPLAINT DATA - LAST 30 DAYS 1,784 Complaints

1. Vending
2. Illegal Parking
3. Noise
4. Homeless Person

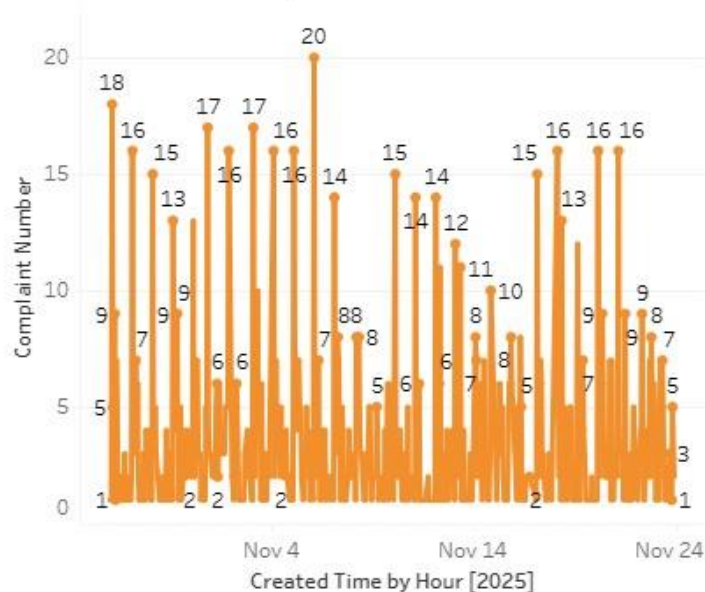
MCB1 Complaint Map



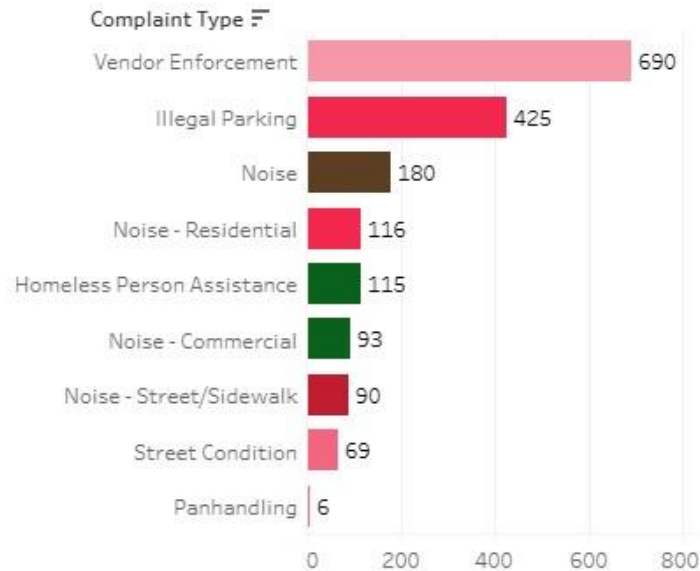
Complaint by Agency



Complaint Trend



Leading causes of complaints for MCB1





illegally parked vehicle blocked buses
northbound on Park Row. Towed to clear
route



RETAIL STOREFRONT ACCELERATOR

LAUNCH DAY:
GÜDSPORT GRAND OPENING

POWERED BY

QUAY
ACCELERATION





Prepare Your Business for **Flooding**



TOWN HALL

Join us for an educational presentation to help small businesses prepare for floods.

Small businesses will receive a **FREE** flood preparedness kit* that includes a sump pump, flood barriers, and a flood sensor alarm.

**One kit per business while supplies last. RSVP required. Must attend presentation to receive a kit. Government-issued ID is required to enter the building.*

WHEN

Monday, December 8
6 - 8:30 p.m.

WHERE

New York Law School
185 West Broadway, Manhattan

RSVP

on.nyc.gov/bizfloodprep12825



Free Flood Kit for Businesses:

Sump Pump, Barriers and Flood Alarm

DECEMBER 2025
COMMUNITY BOARD #1 – MANHATTAN
SCHEDULED MEETINGS

LOCATION OF MEETINGS listed on the preliminary agendas.

Sun.	Monday	Tuesday	Wednesday	Thursday	Fri.	Sat.
	1	2	3 6:00 PM Transportation & Street Activity Permits Committee	4	5	6
7	8 6:00 PM Land Use, Zoning & Economic Development Committee	9 6:00 PM Youth & Education Committee	10 6:00 PM Licensing & Permits Committee	11 6:00 PM Landmarks & Preservation Committee	12	13
14	15 6:00 PM Joint Environmental Protection & Battery Park City Committees	16 6:00 PM Waterfront, Parks & Cultural Committee	17 6:00 PM Executive Committee Approx. 6:30 PM Quality of Life, Health, Housing & Human Services Committee	18 6:00 PM CB1's Monthly Meeting	19	20
21	22	23	24	25 Office Closed – Christmas Day	26	27
28	29	30	31			





Wild Bird Fund
565 Columbus Ave
Between 87/88

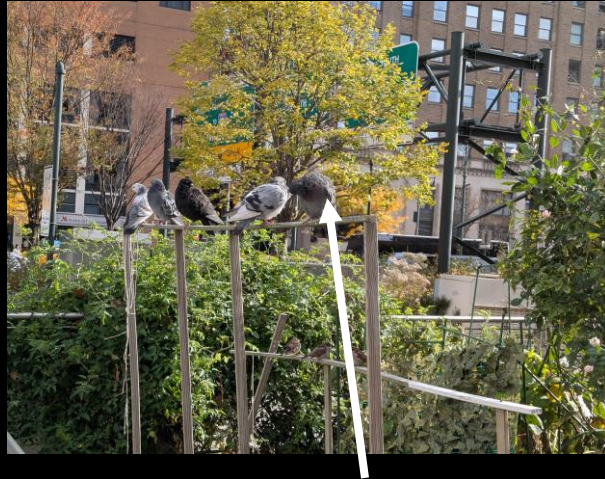
Open 7 Days 9AM -
7PM





MANHATTAN COMMUNITY BOARD 1

Chairperson's Report November 2025



Talk to the neighbors

Yes that's my Pumpkin

←—

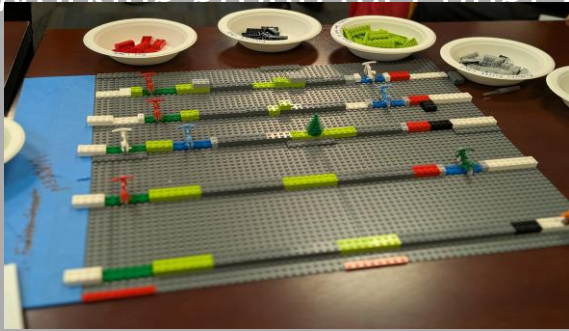
Wagner Park- Pizza Delivery by Moped

—>



SINCE LAST MEETING -WHERE'S THE CHAIR?

- 10/29 Wagner Pavilion Rooftop Opening/ SEG&CB1/BBJ Workshop
- 10/31 City Limits Interview re: resiliency
- 11/05 HRP AC EC/ Staff Meeting/ TGI Fundraising Gala
- 11/07 BtoBC Inaugural Meeting
- 11/12 Staff Meeting/ Trinity Church/SHF Briefing
- 11/13 CB1,2,3 Planning MTG/ SEG Community Holiday Reception
- 11/18 9A TPC Working group meeting/ ADNY Annual Meeting



- 11/19 HRP AC
- 11/20 MBP Borough Board/ SLA CB1,2,3 Meeting
- 11/21 NWBPC Construction Working Group
- 11/21 BtoBC Meeting
- 11/24 Joint CB1,2 &3 Host DOT re: Canal Street

November UPDATES

Photo by
Cora Fung



Beauty on the
rooftop /TM

Happy Holidays!!

Follow ups

- UPDATES:
 - New President of The Battery Conservancy: Paula Recart
 - HRP AC Meeting - DEC Deems Hudson River Swimmable; Next Mtg is 1/13
 - Wagner Park Lawn closed for repairs and reopened
 - Borough Board - possible 2026 Trainings- send us recommendations for topics you want to learn more!
 - Downtown Alliance Celebrated 30 Years
- Still working on:
 - Land Use/Housing Working Group
 - hope for updates in Q1 of 2026;
 - need volunteers for
 - Q1 New Year get together
 - Survey creators
 - newsletter



Photos by Francis Curtis



Upcoming and Outgoing

1. Check Calendar for Moving Meeting Dates
- Holidays in December and January!
2. CB1 Resolution on Canal Street - Join CB1 Transpo Committee 12/3
3. Washington Street CAB Meeting December 10
4. Exec will be on 12/17 -same day as QofL *stay tuned*



BPCA Art-
It's a
Wrap



Take time to breathe and enjoy the season!

*Thursday, Dec 4, 6:00PM @
Rockefeller Park*

HOLIDAY LIGHTS CELEBRATION

Kick-off the holiday season with the illumination of the Battery Park City Holiday Tree. The festive evening features lively carols, beverages and treats, and many special guest appearances including **PS/IS 276 Advanced Chorus, BMCC Downtown Chorus**



Office is Closed 11/27 & Reduced staff
Wednesday and Friday



*Dec 4,
3:30 -
6:30pm*

102nd Annual Tree Lighting

December 4, 2025 | 3:30 – 6:30 p.m.

Join us for the 102nd annual New York Stock Exchange Tree Lighting, an incredible community celebration that marks the start of the holiday season. This festive evening features the iconic NYSE Christmas tree, live music performances, and various company activations. Performances and activities are open to the public; snacks and refreshments will also be served.

NEW YORK STOCK EXCHANGE | 11 WALL STREET

The Seaport, **Holiday Tree Lighting** on **Tuesday, December 2** from 6pm – 8pm. Look for the big tree at the corner of Water and Fulton Streets,



Photos: BPCA, The Seaport,, NYSE Websites and TAM

Motion to Limit Debate

- Move to limit debate: Set period of time or set number of speakers
 - “Madame Chair, I move to limit to debate on the resolution to a total of 10 minutes.”
- It can be made at any time in the debate
 - Right after the resolution is introduced if a member feels the issue will likely go on too long
 - Later in the debate if a member feels the debate is going on too long
- Motion to limit debate is not debatable
 - It takes immediate precedence over debatable motions (*i.e.*, the main motion / resolution or any motion to amend)
- Requires a two-thirds vote to limit debate
- Motion to limit debate can be amended
 - *E.g.*, another member wants debate to be longer or shorter than originally proposed

See, Robert's Rules of Order Revised, Fourth Edition, at Art. V, § 30,
accessible at <http://www.rulesonline.com/rror-05.htm#30>

Due to the last Thursday of November falling on Thanksgiving (November 27) and the last Thursday of December falling on Christmas Day (December 25), we will be combining the November and December Community Council meetings into one session.

Date: Monday, December 8, 2025

Time: 6:00 PM

Location: 1st Precinct - 16 Ericsson Place



1st Precinct Community Council Meeting

Get involved. Be heard.

Our partnership is the most effective public safety tool.



Attend

Meetings are held on the last Thursday of every month, starting at 6 pm
Except July & August



Where

1st Precinct
16 Ericsson Place
New York, NY 10013
(212) 334-0611



Information

Crime Statistics
Quality of Life Issues
Crime Prevention Tips
Neighborhood Events



Meet

Commanding Officer
Captain Robert Fisher
Community Council President
Sarah El-Batanouny

For language or disability accommodations, please contact Det. Iordanou at (212) 334-0640



MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. NYC Council Legislation Intro 1444-2025: Approval to reduce the pedestrian clear path no greater than 8' in front of any sidewalk cafe ... regardless of the width of that sidewalk - Resolution
2. NYC Council Legislation Intro 1421-2025: Change roadway dining to year-round; in addition, allow restaurants to extend further than frontage on either the roadway or the sidewalk and lastly, allow grocery stores to occupy sidewalk space in front of their business - Resolution
3. NYC Council Legislation Intro 1446-2025: Requires DOT to issue and receive applications to operate a sidewalk cafe and roadway cafe online and at a physical location accessible to the public
4. Port Authority on New York New Jersey (PANYNJ) Proposed 2026-2035 Capital Plan - Resolution



MANHATTAN COMMUNITY BOARD 1

Street Fairs Committee – D. Charkoudian

1. Renew Mardi Gras Productions contract for 2026 - Resolution
2. Update on street fair revenue through mid-November or latest available date - Report
3. Update on holiday market inquiries - Report



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – S. Cole



Tribeca area

1. 452 Washington Street, new application for Greca NYC LLC dba Greca for full liquor license – Resolution
2. 62 Thomas Street, new application and temporary retail permit for Voss Events NYC LLC dba Erte for full liquor license – Resolution

Financial District area

1. 100 Broad Street, new application and retail permit for BBSX Hospitality LLC for full liquor license – Resolution

MANHATTAN COMMUNITY BOARD 1

Transportation & Street Permits Committee - B. Kay

1. Intro 1000-2024 - This bill would allow for-hire vehicles to park or stand in commercial parking meter areas for up to thirty minutes, four times per day - Report
2. Intro 1233-2025 - The planting of vegetation on new medians separating bicycle lanes from motorized vehicle traffic – Report
3. Support for CB3, Manhattan resolution: Request for Expeditious Safety Improvements to the Manhattan Bridge Off Ramp - Report



MANHATTAN COMMUNITY BOARD 1

Quality of Life, Health, Housing & Human Services Committee - P. Moore

1. Updates on NYC Department of Design and Construction Street Infrastructure Projects - Report



MANHATTAN COMMUNITY BOARD 1

Youth & Education Committee – T. Joyce

1. PS 150 traffic safety - Report



MANHATTAN COMMUNITY BOARD 1

Environmental Protection Committee – A. Blank

1. Battery Southern Tie-In (Fidi/Seaport Climate Resilience Master Plan)
– Resolution
2. The impacts of buildings on migratory birds in Lower Manhattan and potential solutions - NYC Bird Alliance - Report



NYC provides critical habitat for up to 25 million birds - 350 species! - annually



Light attracts and disorients birds



dBird provides a glimpse into collisions at non-monitored sites



Downtown Successes

Liberty St. Bridge



Brookfield Ferry Terminal



Liberty St. Railing



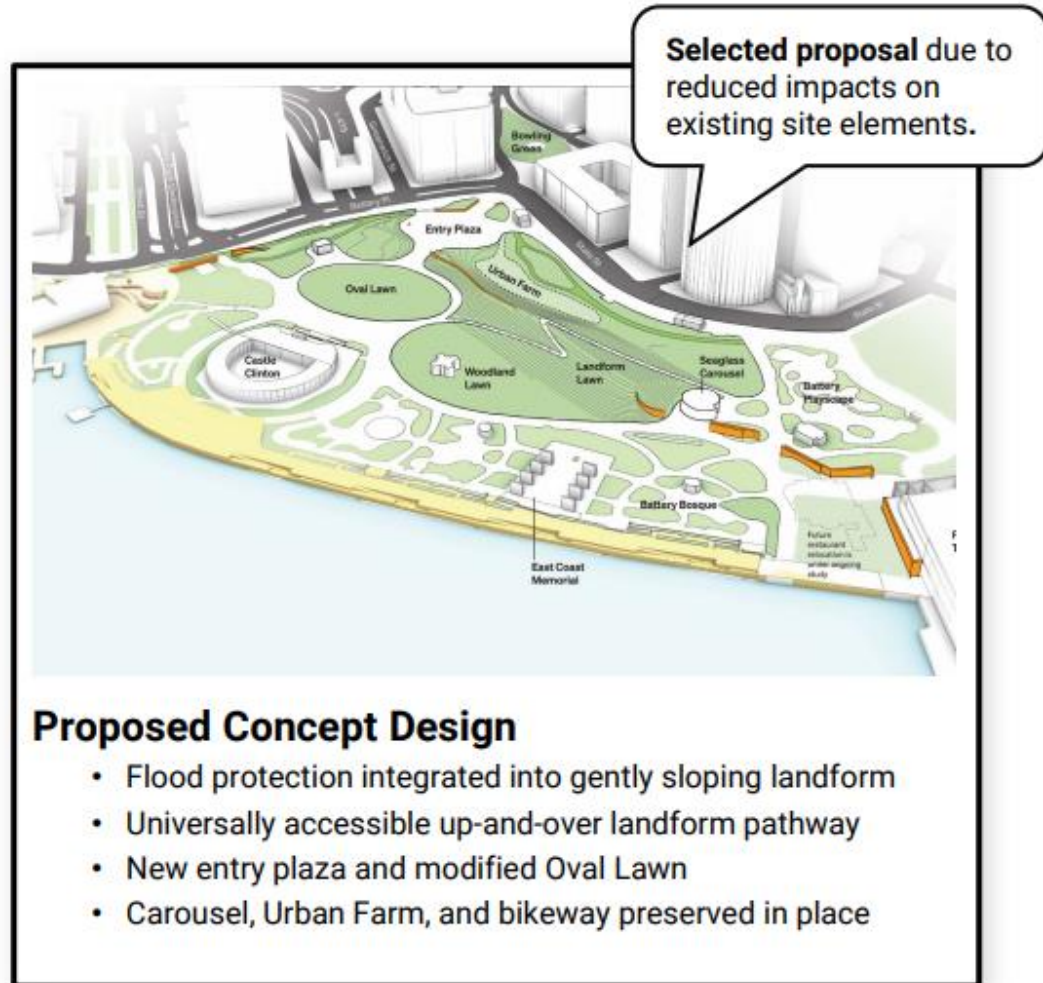
Community Board 1 Can Lead the Way!



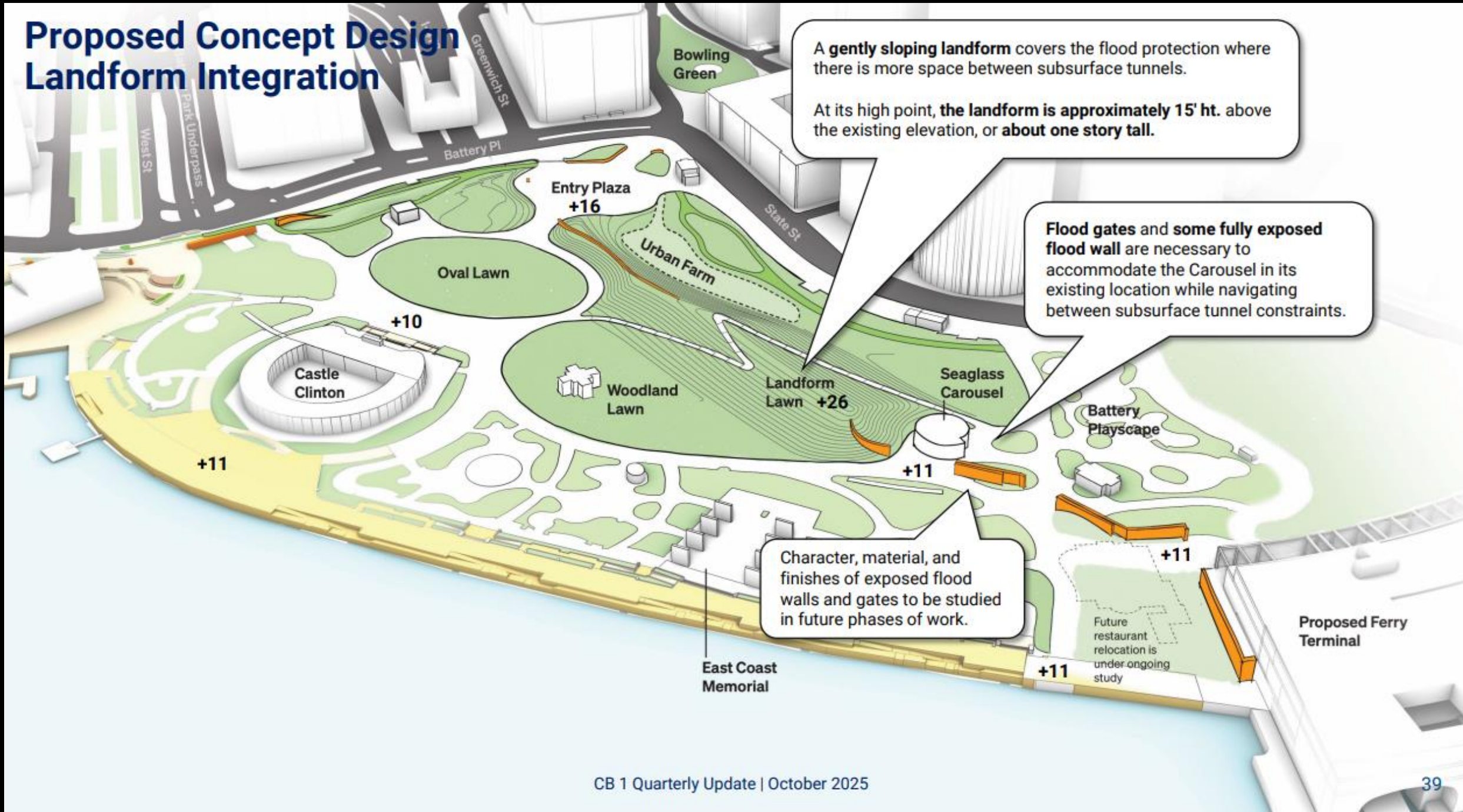
- Champion bird-friendly decision making
- Support collision monitoring at your building
- Join our community science efforts
- Become advocates for bird-friendly policies



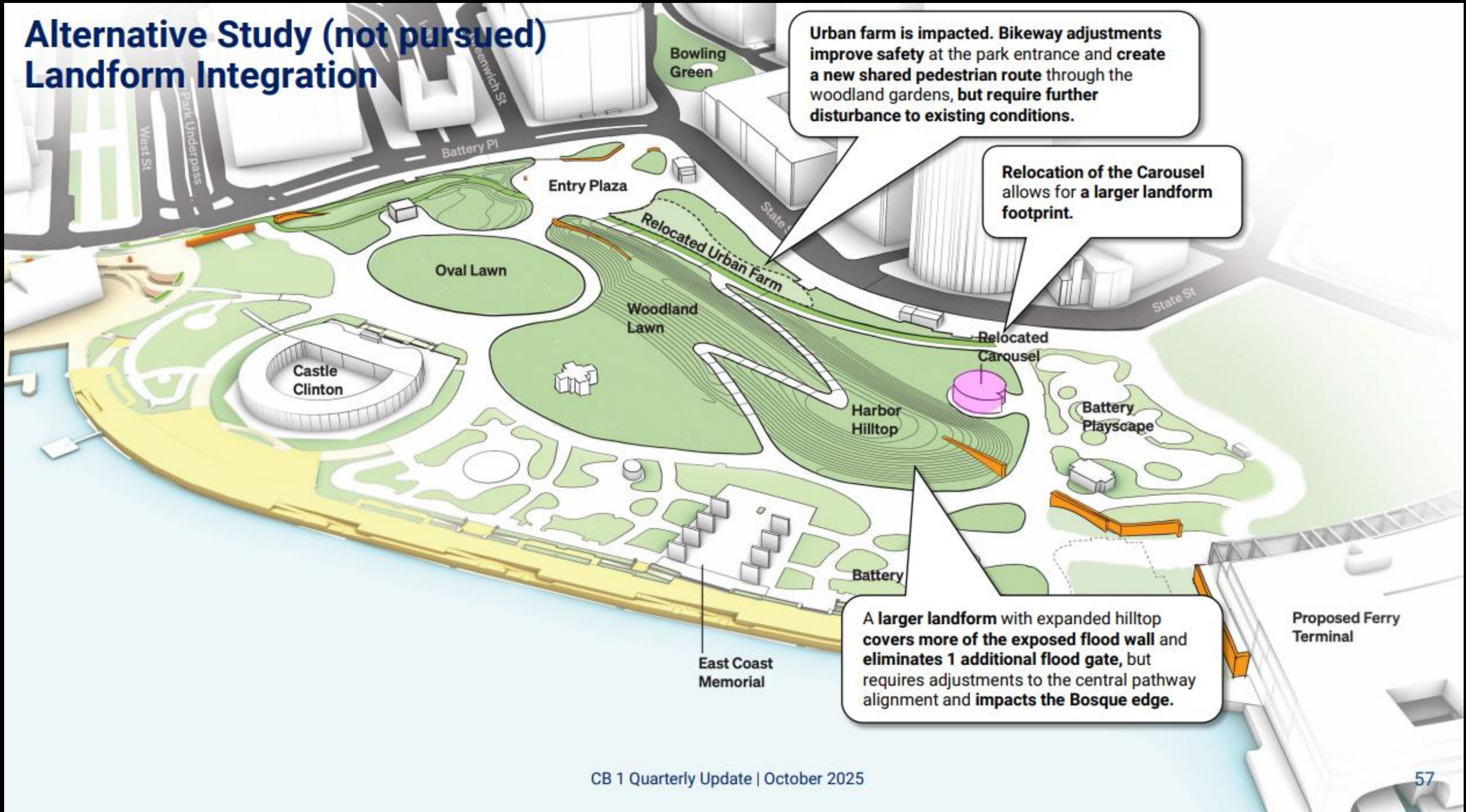
Assessment of the Proposed Concept Design and the Alternative Study concluded that the benefits of integrating more flood protection within a larger landform did not outweigh the additional impacts to existing park amenities.



Proposed Concept Design Landform Integration



Alternative Study (not pursued) Landform Integration



MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee - J. Galloway

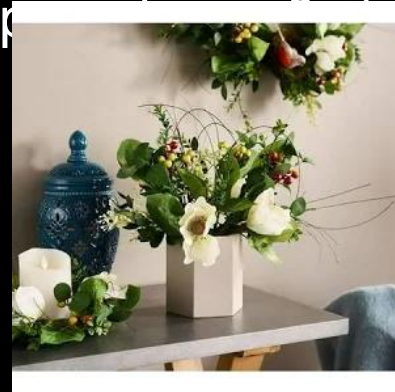
1. South Battery Park City Resiliency Project Construction update - Report
2. NW Battery Park City Resiliency Project Construction update - Report
3. BPC Security Update – Report
4. Programming and Event Updates - Report



MANHATTAN COMMUNITY BOARD 1

Landmarks & Preservation Committee - J. Friedman

1. Docket number LPC-26-03576 - Building 400, Clayton Road and Hay Road, Governors Island Proposed rehabilitation by the New York Climate Exchange of Sections L, M, N, and O of Liggett Hall. Exterior work including window and door replacement and new rooftop mechanical equipment on Section O. Also proposes associated site improvements within the Governors Island Historic District such as courtyard redesign and facade work between L/M/N and O, new parking along King Avenue, landscape changes along Division Road, and seawall modifications - Resolution
2. Docket number LPC 26-03098 - 269 Water Street - Proposed secondary residential building with penthouse on tax lot #46 - Resolution



Building 400, Clayton Road and Hay Road, Governors Island



Building 400, Clayton Road and Hay Road, Governors Island



Building 400, Clayton Road and Hay Road, Governors Island



269 Water Street



1 WATER STREET ELEVATION - SOUTH
NOT TO SCALE

SUBMIT 01 2/28/2024
LPC PUBLIC HEARING
ISSUED TO LPC
5 APRIL 2025

269 WATER STREET
NEW BUILDING
269 WATER STREET
NEW YORK, NY 10008

Copyright © 2025 S.H. LAKE ARCHITECT PLLC

LPC-12

269 Water Street



1 WATER STREET ELEVATION - NORTH
NOT TO SCALE

S H M ARCHITECT, PLLC
ARCHITECTS & INTERIORS



SEE FOR BELIEVE.
1001 WEST 100TH AVENUE, SUITE 1000
TEL: 708-765-0022 FAX: 708-765-0010

SUBMIT 01 2/29/2024

LPC PUBLIC HEARING

ISSUED TO LPC
5 APRIL 2025

269 WATER STREET
NEW BUILDING
269 WATER STREET,
NEW YORK, NY 10038

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LPC-13

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"