



The City of New York

Manhattan Community Board 1

Monthly Board Meeting
Thursday, December 18, 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: Community feedback on public hearing topics for 2026



MANHATTAN COMMUNITY BOARD 1

Business Session

- . Adoption of November 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 December 2025

Potential Heavy Rains and Flooding Tonight!

1.5 - 3 Inches expected

- Sign up for real time emergency alerts with NotifyNYC
- Report street flooding or clogged catch basins to DEP via NYC311
- Dial 911 for life-threatening emergencies
- If you lose power and have a disability, access, and functional needs, or use life-sustaining equipment and need immediate assistance, Dial 911
- Do not drive your vehicle or walk into areas where water covers the roadway as the water depth may be too great to allow you to cross safely

MANHATTAN COMMUNITY BOARD 1



Mayor's
Timecapsule
Buried in CB1
on Park Row

MANHATTAN COMMUNITY BOARD 1

The New York State Department of Transportation (NYSDOT) public meeting for the Rt. 9A West Side Highway Mobility & Safety Enhancement Study

Meeting Details:

Public Meeting #2 - In-Person Meeting

- Date: Wednesday, January 14, 2026
- Location: Battery Park City Authority – 6 River Terrace, New York, NY
- Time: 6pm – 8pm

MANHATTAN COMMUNITY BOARD 1

JANUARY 2026 COMMUNITY BOARD #1 – MANHATTAN SCHEDULED MEETINGS

LOCATION OF MEETINGS listed on the preliminary agendas.

Sun.	Monday	Tuesday	Wednesday	Thursday	Fri.	Sat.
				1 New Year's Day – Office Closed	2	3
4	5	6 6:00 PM Battery Park City Committee	7 6:00 PM Transportation & Street Activity Permits Committee	8 6:00 PM Landmarks & Preservation Committee	9	10
11	12 6:00 PM Land Use, Zoning & Economic Development Committee	13 6:00 PM Youth & Education Committee	14 6:00 PM Licensing & Permits Committee	15 6:00 PM Environmental Protection Committee	16	17
18	19 Martin Luther King Jr. Day – Office Closed	20 6:00 PM Waterfront, Parks & Cultural Committee	21 6:00 PM Quality of Life & Service Delivery Committee	22	23	24
25	26 6:00 PM Personnel Committee 6:45 PM Executive Committee	27 6:00 PM CB 1's Monthly Board Meeting	28	29	30	31

MANHATTAN COMMUNITY BOARD 1

Chairperson's Report December 2025



SINCE LAST MEETING -WHERE'S THE CHAIR?

- 12/1 MAS Walk a Tour of Gotham Park, Water Street, POPS and Public realm - Rosa Change/Betty Kay/Alice Blank
- 12/4 The Battery Conservancy Board Meeting - Welcome Paula Recart, New President
- 12/04 HRPT Board of Directors Meeting
- 12/08 BPCA/CB1 Briefing
- 12/09 Staff Lunch
- 12/10 105 Washington CAB Meeting
- 12/12 Pre-Meeting with Downtown Skyport
- 12/18 Borough Board - Thank you MBP Levine

December UPDATES



Photos by TM

Happy Holidays!!

Follow ups

- UPDATES:
 - Wagner Park Lawn to be open and closed pending weather throughout the winter
 - New Vendor legislation +2200 food vendors over the next 5 years and 10,500 licenses for general merchandise vendors 1/15/27 - vote today!
- 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 TAM and F Curtis



Upcoming and Outgoing

1. Check Calendar for Moving Meeting Dates
 - Holidays in January - EPC and Exec are moved!
2. Office closed -unstaffed on 12/26; adjusted hours 12/24 and 12/31
3. Further BBJ Meeting workshop in January
4. New times/topics for Exec Meeting Jan through April



BPCA -It's
under wraps

Last Looks....



Take time to breathe and enjoy the season!



Merry Christmas

Stay Safe, have fun and many, many thanks
for all of your time and work for the
community...

It takes a village and we are the #1 CB!



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>

MANHATTAN COMMUNITY BOARD 1

Executive Committee – T. Meltzer

1. 150 Broadway, new application and temporary permit for Bagellery LLC for full liquor license – Resolution
2. Downtown Skypoint - Report
3. Community Board 101 Public Info Engagement Sessions at Executive Meetings January to April 2026 - Report



MANHATTAN COMMUNITY BOARD 1



Landmarks & Preservation Committee - J. Friedman

1. Docket # LPC-26-03284 - Governor's Island, 111 Andes Road - Proposed expansion to the deck areas located at 111 Andes Road. The use of these expanded areas will be to provide additional lounge seating for the guests of the SPA - Resolution
2. Docket # LPC26-02247 - 112 South Street and docket number LPC 26-02377 113 South Street to change use of attic to habitable space and add dormers - Resolution
3. Docket #LPC-26-05390 - Proposed renovation of 309 Clayton Rd. and associated site improvements - Resolution
4. Docket #LPC-26-04779 - 139 Franklin Street (Tribeca West Historic District) - application for exterior alterations including demolition of rear extension, installation of mechanical penthouse, new doors and storefront alterations, restoration and interior alterations - Resolution

Governor's Island, 111 Andes Road



November 19, 2025

Community Board 1

Re: Governor's Island: 111 ANDES ROAD, Interior Courtyard for QC Terme Manhattan-111
Docket # LPC-26-03284

To all:

Attached please find the proposed architectural and Structural documents for the proposed expansion to the deck areas located at 111 Andes Road. The use of these expanded areas will be to provide additional lounge seating for the guests of the SPA.

The project consists of three parts: Modifications to the Black Iron existing steps and platform to reach the new "simulated" wood decks, New "simulated deck areas to be constructed of a TREX product and the installation of an on-grade patio at the corner of the courtyard constructed of the same concrete pavers as the adjacent pathways. The total SF of the expanded decks is 1,957 S.F.

The edge of the deck, which is located 6" away from the existing facades, will be a cable structure to not interfere with the architecture and elements of the building.

Should you require additional information please do not hesitate to call.



Sanford M. Berger A.I.A.
S. M. Berger Architecture, P. C.

Governor's Island, 111 Andes Road



PHOTO # 1



PHOTO # 2



PHOTO # 3



PHOTO # 4



PHOTO # 12



PHOTO # 11



PHOTO # 10

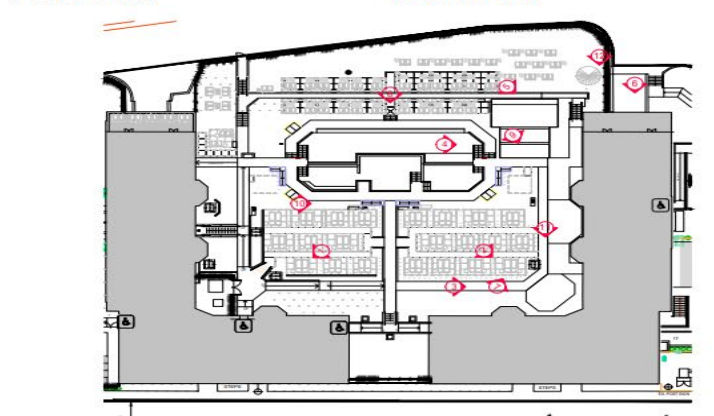


PHOTO # 9



PHOTO # 8



PHOTO # 5



PHOTO # 6



PHOTO # 7



S.M. BERGER ARCHITECTURE P.C.
P.O. BOX 222113
GREAT NECK, NY 11022
Tel: (516) 773-7365
Fax: (516) 436-9317
E-Mail: smb@smbarchitect.com

OWNER NAME

OWNER ADDRESS

NO.	DATE	DESCRIPTION	BY

PROJECT

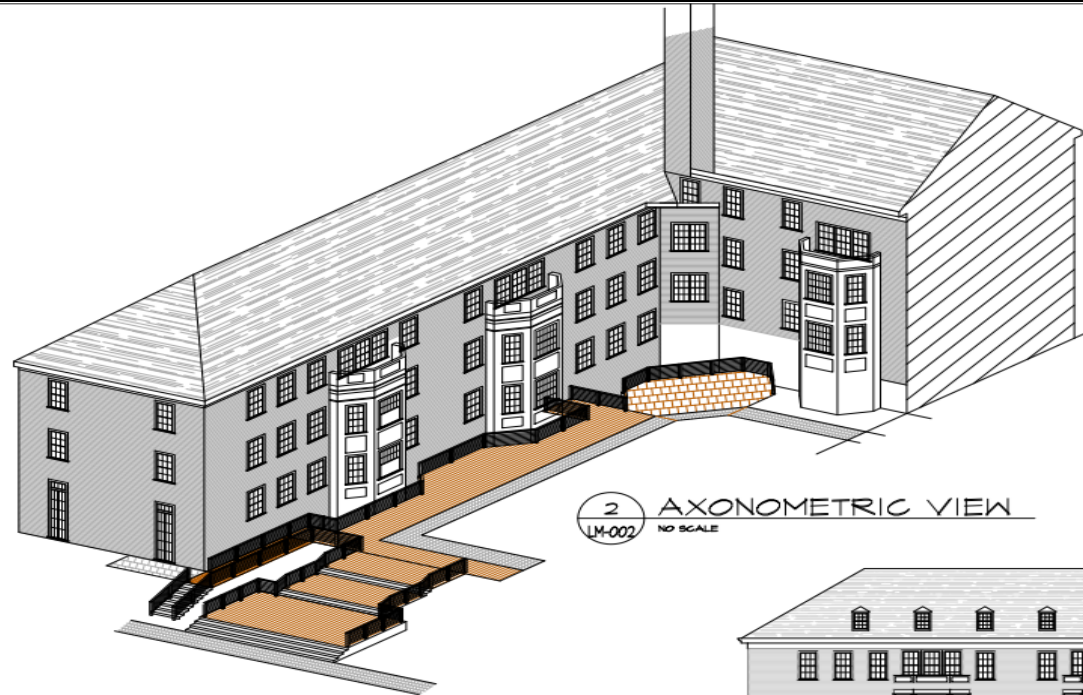
QC TERME
spas and resorts
111 Andes Road, Governors Island, NY

PICTURES

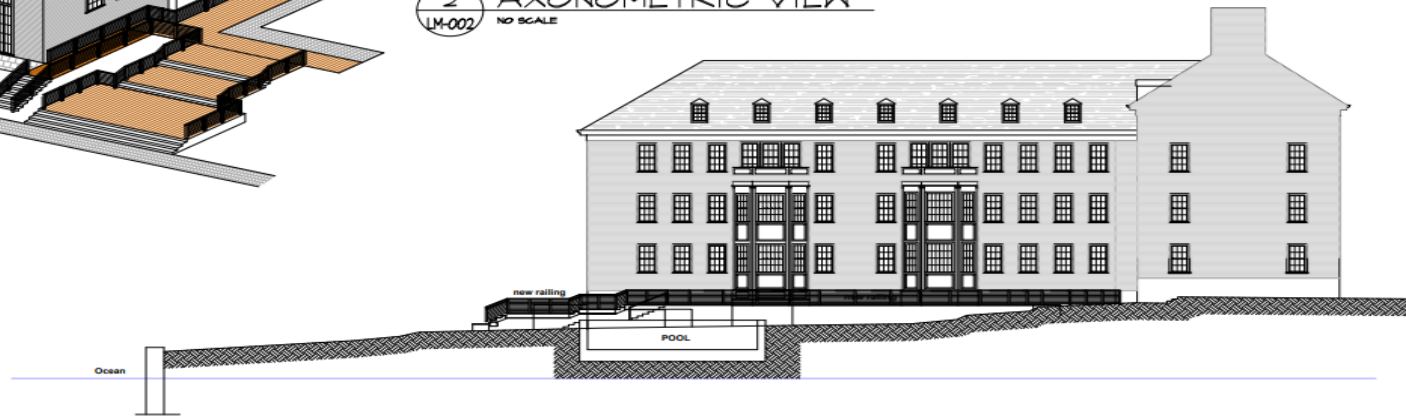
REAL. & SIGNATURE	DATE	09-23-20
	JOB NO.	2500
	DRAWING BY:	NDC
	CHECK BY:	SMB
	DATE	

PIC-001

Governor's Island, 111 Andes Road



2 AXONOMETRIC VIEW
LM-002 NO SCALE



1 SITE SECTION
LM-002 5/8" = 1'-0"



S.M. BERGER ARCHITECTURE P.C.
P.O. BOX 222113
GREAT NECK, NY 11022
Tel: (516) 773-7365
Fax: (516) 436-9517
E-Mail: smb@smberarchitect.com

DOB STAFF

DOB JOB NUMBER

NO. DATE DESCRIPTION BY

PROJECT
QC TERME
spas and resorts
111 Andes Road, Governors Island, NY

SITE SECTION
AXONOMETRIC VIEW

REAL. & SIGNATURE
DATE: 09-25-09
JOB No: 222113
DRAWING BY: NDC
CHECK BY: SMB
SMB No: LM-002

112-113 South Street



1 FRONT FACADE 112-113 TYP. @ SOUTH STREET
LM-11 NTS



2 REAR FACADE 112-113 TYP. @ SOUTH STREET
LM-11 NTS

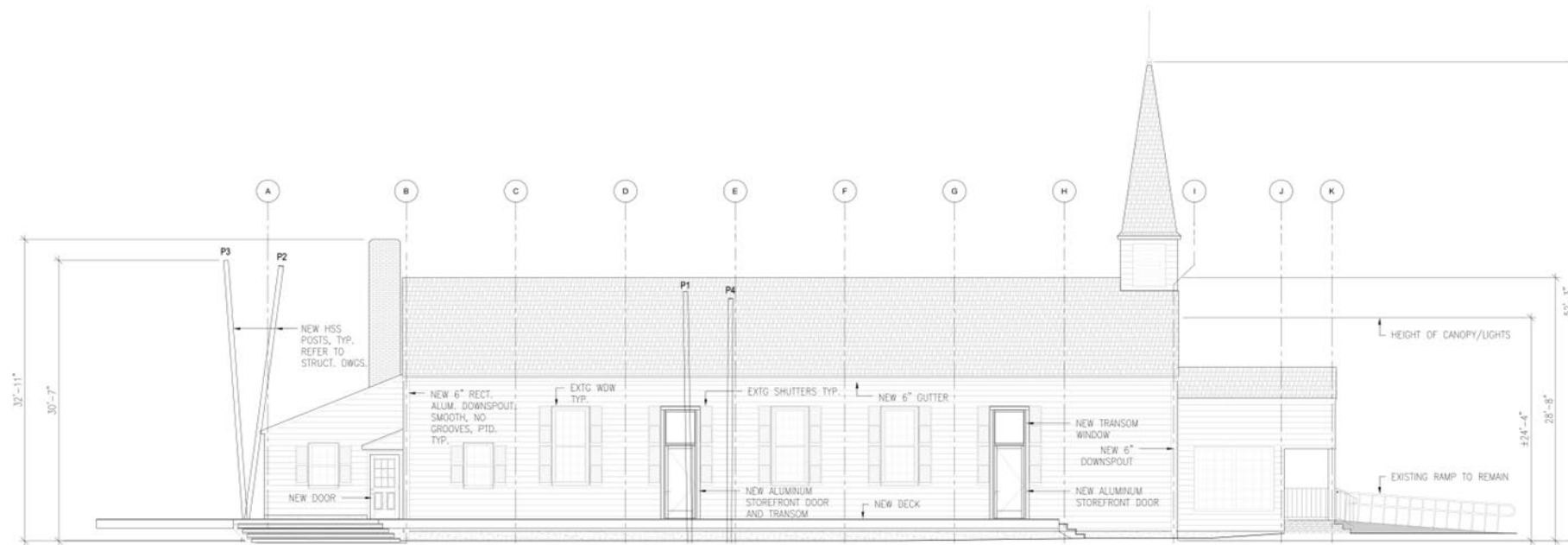
RENDERS

LM-11

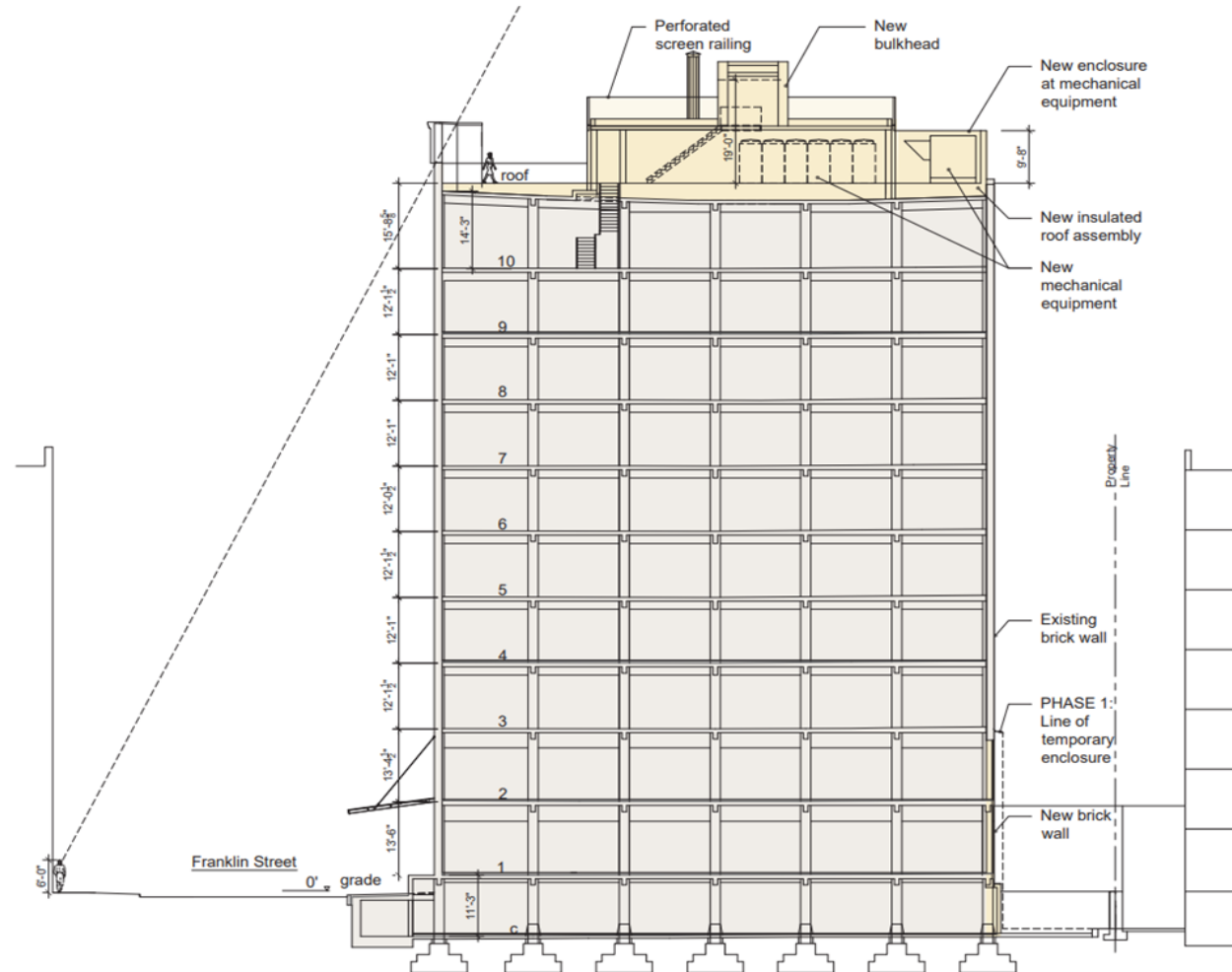
12-04-2025

309 Clayton Road

Building 309 Elevation - North Facade Proposed



139 Franklin Street



139 Franklin Street

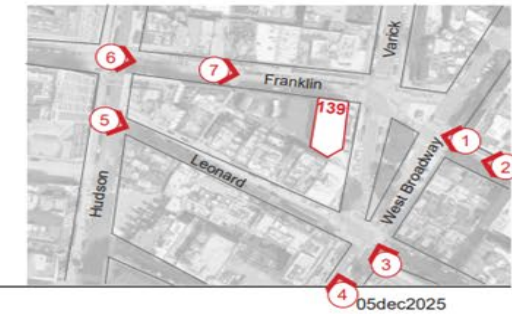
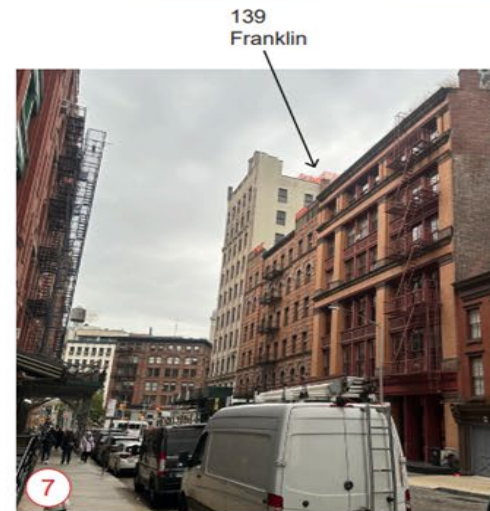
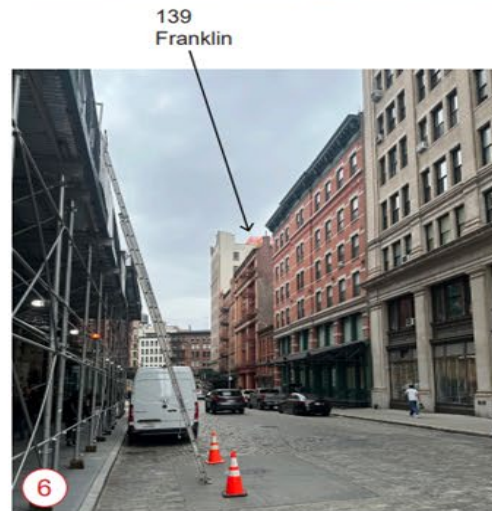
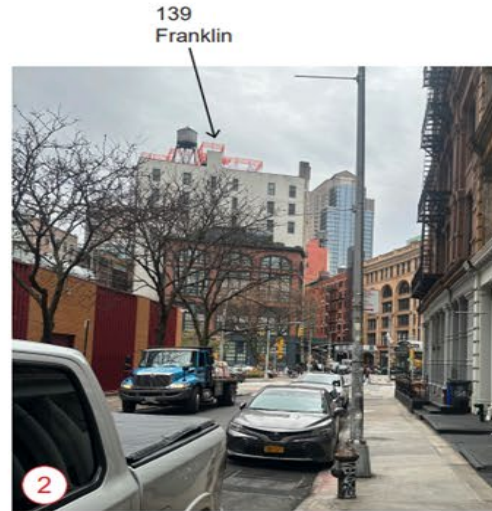
Proposed Building Section

Rawlings architects

20' 10' 5' 0'

05dec2025

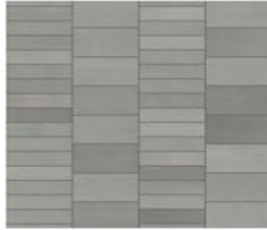
139 Franklin Street



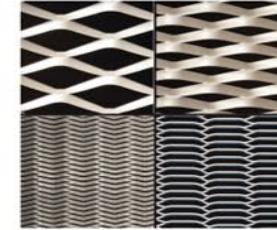
139 Franklin Street



zinc cladding



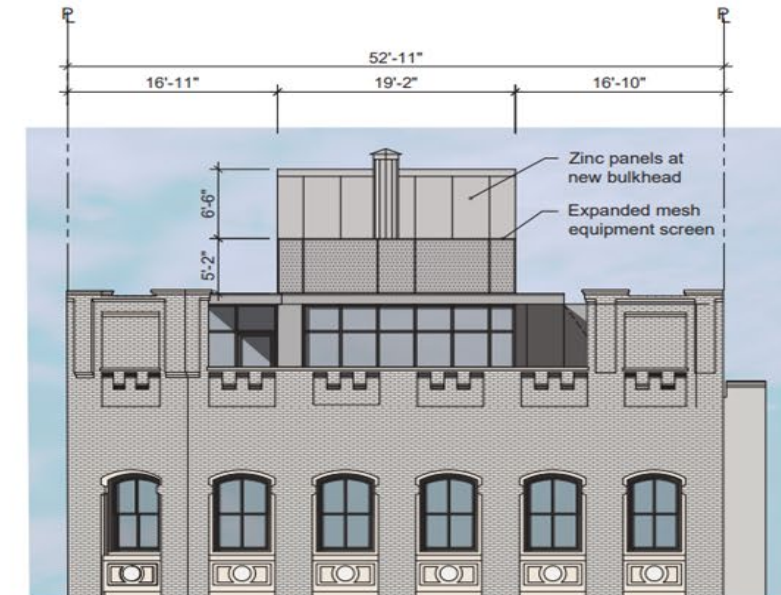
expanded mesh screen



Materials



Proposed Side Bulkhead Elevation

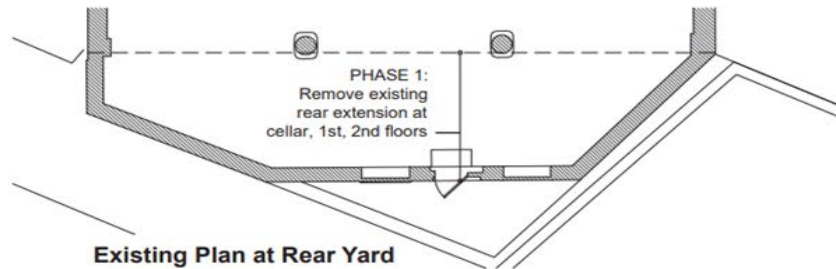


Proposed Front Bulkhead Elevation

139 Franklin Street



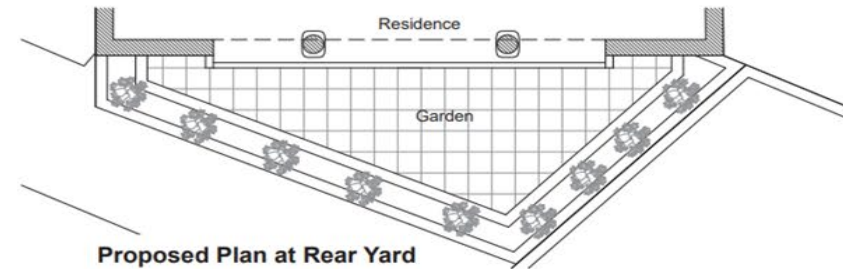
Existing Rear Elevation



Existing Plan at Rear Yard



Proposed Rear Elevation



Proposed Plan at Rear Yard



zinc
Materials



elongated textural brick

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 - Resolution
2. Intro 1233-2025 - The planting of vegetation on new medians separating bicycle lanes from motorized vehicle traffic - Resolution
3. Support for CB3, Manhattan resolution: Request for Expeditious Safety Improvements to the Manhattan Bridge Off Ramp - Resolution
4. Canal Street Redesign Project - NYC DOT - Resolution
5. Citibike station re-locations in Battery Park City due to construction from the North West Battery Park City Resiliency Project - Report



Opposition to Intro. 1000-2024, which would allow for-hire vehicles to park or stand in commercial parking meter areas for up to thirty minutes, four times per day.

Resolution

Commercial Parking Data from ADNY

The ADNY's 93.39 complaints per square mile* is ten times the citywide average of 9.11 (4,264 complaints / 468 sq. mi.), which suggests that there is already a high demand for loading space – a situation that would worsen if FHV's are allowed to park or stand in these commercial parking meter areas for up to thirty minutes, four times per day

*41 complaints /0.439 sq. mi. The complaints were for parking in bus, bike and travel lanes as well as double parking

DOT testimony for Intro. 1000

FHVs would displace delivery vehicles' access to the curb and increase the potential for these vehicles to double park. Additionally, Intro. 1000 would require challenging re-engineering of existing payment systems in coordination with NYPD and the Department of Finance, which would create significant fiscal implications

The DOT also stated that they are working with TLC to expand the number of relief stand locations.

Therefore Be It Resolved That

Manhattan CB1 opposes the passage of Intro 1000-2025; and

CB1 supports the addition of more relief stands for for-hire-vehicles (FHV) and requests that the FHV companies bear financial responsibility to install and maintain restrooms near new relief stand locations.

Intro 1233-2025: The planting of vegetation
on new medians separating bicycle lanes
from motorized vehicle traffic

Resolution

What the bill requires

- Applies only when a new median separating a bicycle lane from vehicle traffic is being designed
- DOT, in collaboration with the Parks Department (DPR), must:
 - Determine how many trees and what vegetation can feasibly be planted
 - Prioritize planting trees when possible
 - Consider safety, infrastructure, and environmental factors
- If feasible, DOT must design and build the median to accommodate vegetation

Policy context

- DOT already encourages vegetation in medians under its Street Design Manual and Street Improvement Projects
- This law codifies existing best practices, ensuring they apply consistently to all new bicycle lane medians
- Aligns with broader goals for:
 - Pedestrian and cyclist safety
 - Heat and stormwater mitigation
 - Public realm beautification and livability

What is/isn't "feasible"?

- The DOT and DPR must jointly consider:
 - Public safety (visibility, sight lines, clearance)
 - Suitability for growth (soil depth, sunlight, drainage)
 - Impact on underground infrastructure (vaults, utilities, cables)
 - Maintenance capacity (whether long-term care can be provided)
- If this review finds planting trees or vegetation infeasible, DOT is not required to design for or include it.

Therefore Be It Resolved That

Manhattan Community Board 1 supports Intro. 1233-2025 and commends Council Member Bottcher and the Department of Transportation for advancing legislation that promotes safer, greener, and more beautiful streets for all New Yorkers.

Support for CB3, Manhattan resolution:
Request for expeditious safety improvements
to the Manhattan Bridge off ramp

Resolution

Therefore Be It Resolved That

Manhattan CB1 supports CB3's call to expeditiously implement safety improvements to the Manhattan Bridge and the surrounding areas including:

- Lowering the bridge's speed limit at Canal Street to 20 mph,
- Using automated enforcement and/or additional methods to improve safety approaching Bowery and Chrystie Streets; and

Be It Further Resolved That

Manhattan CB1 continues to support:

- Short-term street geometry adjustments or complementary speed indicators to improve safety and manage speed.
- Installing hardened barriers (i.e. boulders or similar), daylight corners, and raised crosswalks on previously identified “Turn Calming” program priority intersections.
- Increasing the number of Leading Pedestrian Intervals along Canal Street.

Canal Street Redesign Proposal

Resolution

Please note that: The proposed design will be modified in Jan-Mar 2026 based on feedback from the public and CB's 1-3.

The DOT will present the modified plan in April 2026 before work starts in the summer

Therefore Be It Resolved That (1 of 4)

Manhattan Community Board 1 supports the effort to reimagine Canal Street and reiterates its long-standing position that substantial changes are needed to improve the safety, accessibility, and overall experience of all users along this critical corridor. CB1 appreciates DOT's efforts to advance long-overdue improvements and recognizes the value of space allocation to improve pedestrians, cyclists, and public realm functions while maintaining transportation functionality and capacity; and

Be It Further Resolved That (2 of 4)

The preceding comments were gathered from CB1 members and members of the public during the course of CB1's engagement, and while CB1 does not endorse each individual comment or request, CB1 urges DOT to carefully consider the feedback and incorporate them where feasible to strengthen and refine the proposal; and

Be It Further Resolved That (3 of 4)

CB1 emphasizes that no redesign of Canal Street, regardless of its ambition or quality, will succeed without consistent, coordinated, and automated enforcement. Persistent issues such as placard parking, double-parking, illegal vending, blocking the box, sidewalk and curb encroachments, and traffic violations endanger users. CB1 therefore calls for a multi-agency strategy involving NYPD, DOT, DCWP, and other relevant agencies to ensure that any redesign is supported by ongoing enforcement, compliance mechanisms, and operational oversight necessary to make the corridor function as intended; and

Be It Further Resolved That (4 of 4)

CB1 urges the City to pursue a full capital project for Canal Street, recognizing that temporary materials and incremental treatments are insufficient for a corridor of such importance, complexity, and symbolic significance. A comprehensive capital investment—one that delivers permanent pedestrian improvements, durable cycling infrastructure, high-quality streetscape design, sustainable landscaping, and a fundamentally safer, more people-oriented public realm—is necessary to truly reimagine Canal Street as a 21st-century urban boulevard rather than a patched-together set of interim measures.

MANHATTAN COMMUNITY BOARD 1

Joint Environmental Protection Committee – A. Blank
Battery Park City Committee – J. Galloway

- 1. North/West BPC Resiliency: Albany Street & Rector Place,
Street-end Improvements and Stormwater TideGate - Report**
- 2. Independent Environmental Monitor for the North West
Battery Park City Resiliency Project - Report**

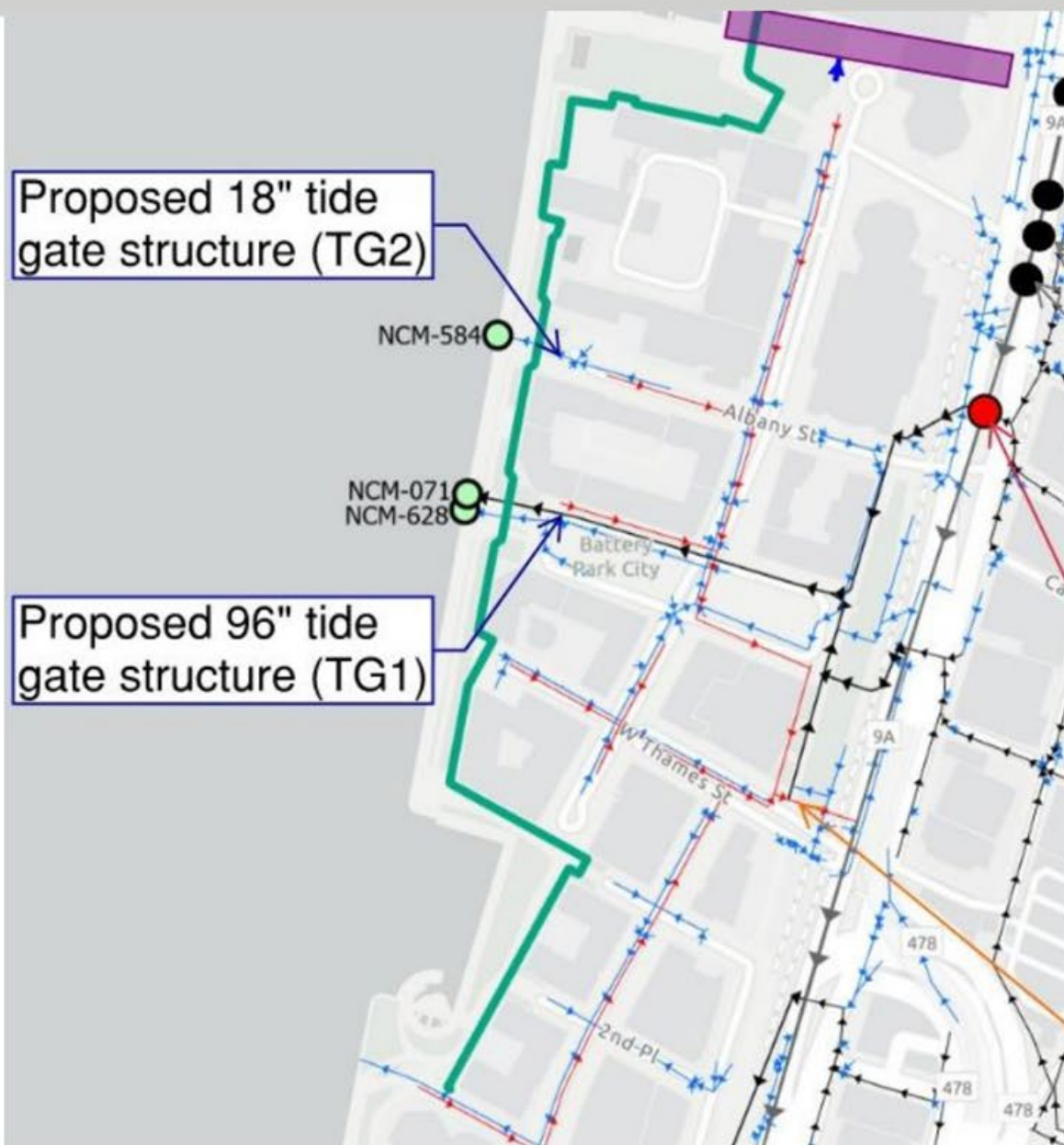


South Esplanade Street Ends



DEP Infrastructure

- 18" tide gate structure at Albany Street (stormwater pipe)
 - Now through Spring 2026
- 96" tide gate structure at Rector Street (Combined sewer overflow pipe)
 - Beginning March 2026



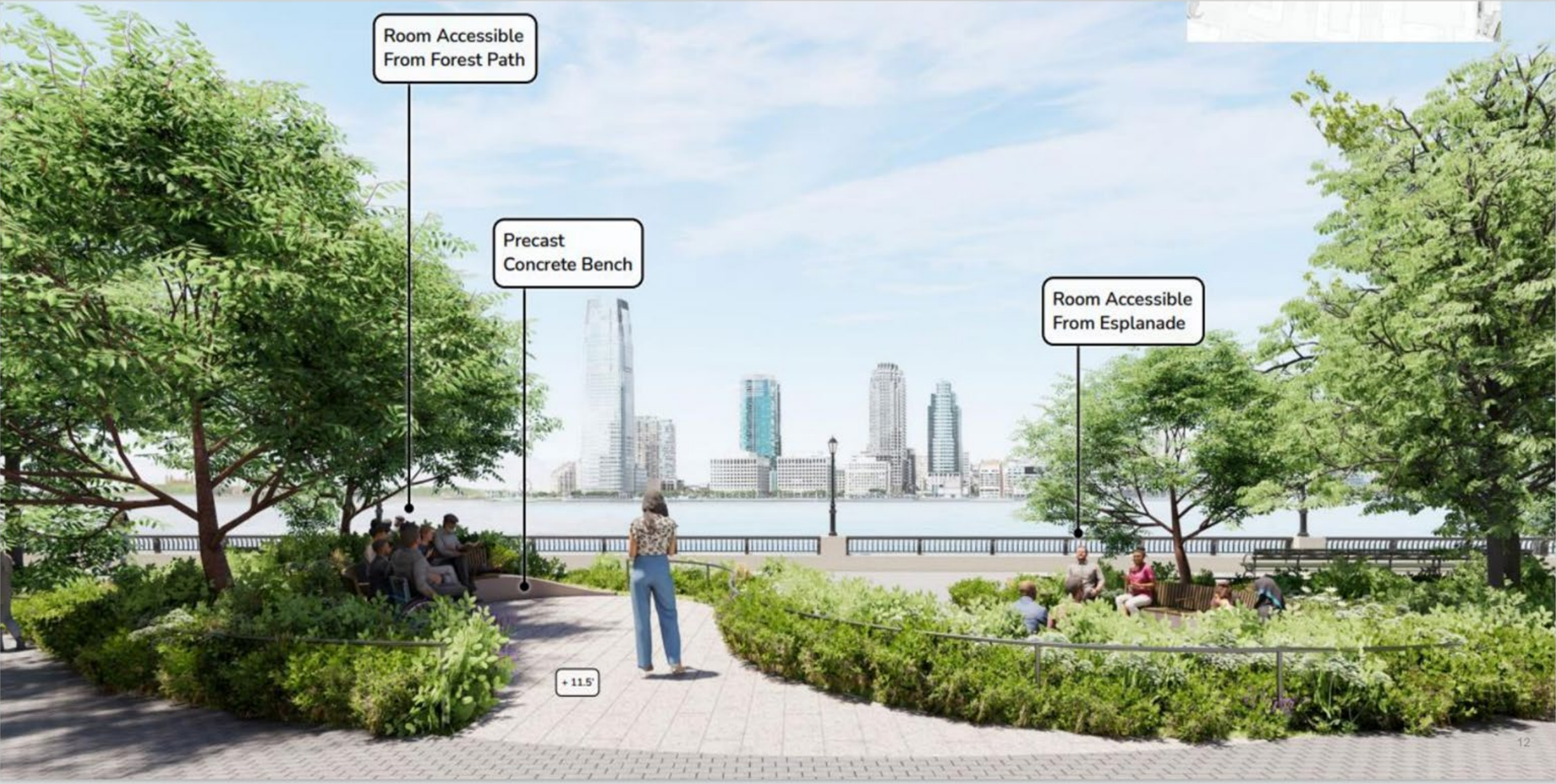
Albany Street End Plan



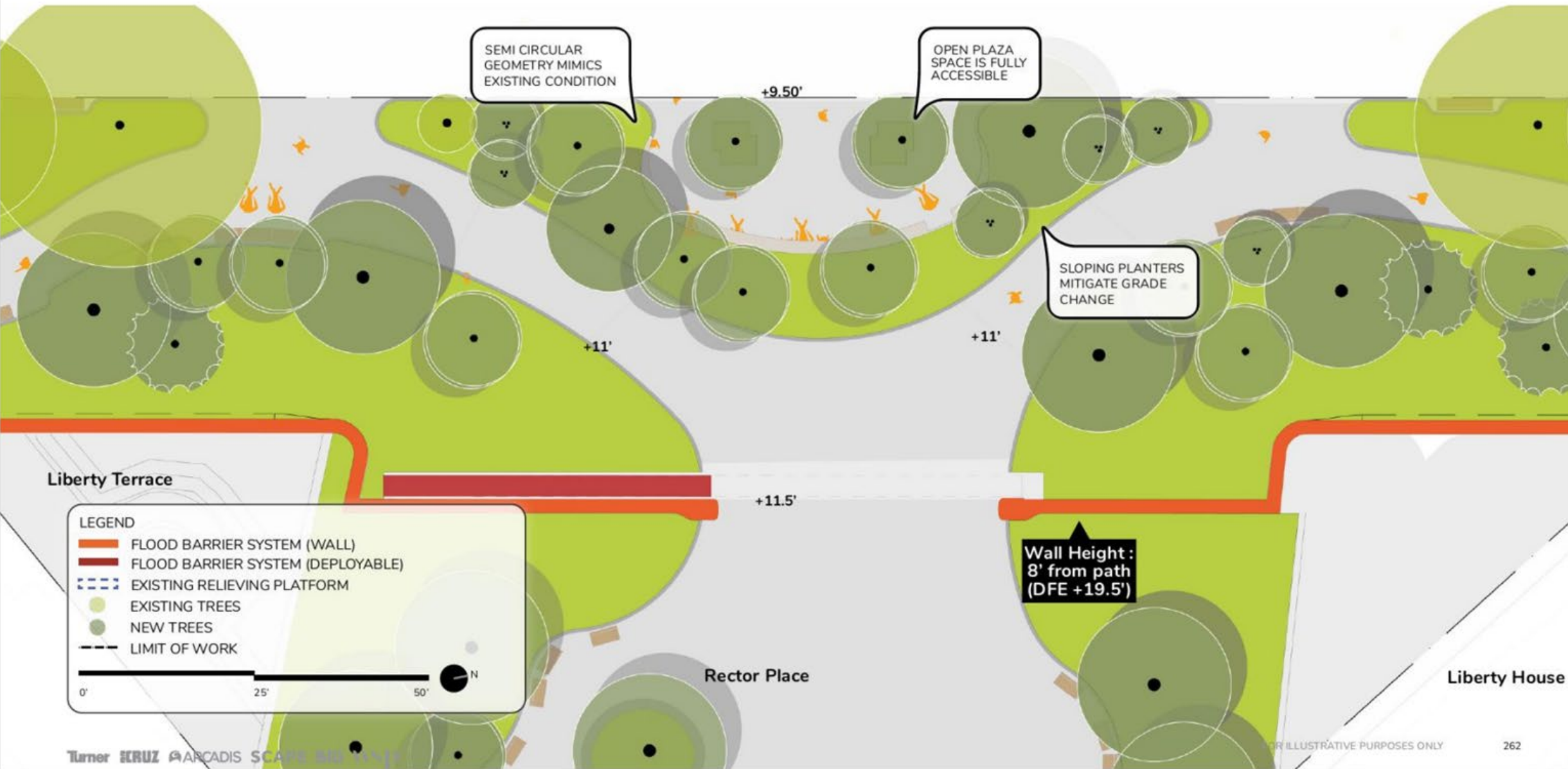
Albany Street End- Proposed



Albany Street End- Proposed



Rector Place Street End Plan



Rector Place Street End- Existing



Rector Place Street End- Proposed

Rector Pl. "Conversation Room" | View from Street end

Proposed

NORTHWEST BATTERY PARK CITY RESILIENCE PROJECT



West Thames Street End- Existing



West Thames Street End- Proposed



West Thames Street End- Proposed



MANHATTAN COMMUNITY BOARD 1

Battery Park City Committee – J. Galloway

1. BPC Security Update – Report

**2. Programming, Construction and Event
Updates - Report**



MANHATTAN COMMUNITY BOARD 1

Land Use, Zoning & Economic Development – N. Pourshakouri

**1. BSA Application; 2025-24-BZ; 86 Warren
Street - Report**

**2. Manhattan Borough-Based Jail Conceptual
Design Review - Report**



MANHATTAN COMMUNITY BOARD 1

Licensing & Permits Committee – F. Curtis

Financial District area

1. 50 Church Street, Oculus World Trade Center Space LL5135, new application and temporary retail permit for H&M Fortuneville LLC for wine, beer & cider license – Resolution



MANHATTAN COMMUNITY BOARD 1



Old Business

- **Letter to NYC Public Design Commission for the Manhattan Detention Center / Borough-Based Jail – Public Design Commission Pre-Review**

PDC Review Meeting 1-20-2026

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"