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Daniel Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Valerie De La Rosa, *Secretary*
Amy Brenna, *Assistant Secretary*

COMMUNITY BOARD NO. 2, MANHATTAN

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

FULL BOARD MINUTES

DATE: July 23, 2020
TIME: 6:30 P.M.
PLACE: Via Video Conference

BOARD MEMBERS PRESENT: Susanna Aaron, William Benesh, Keen Berger, Carter Booth (Chair), Katy Bordonaro, Anita Brandt, Amy Brenna, Ritu Chattree, Valerie De La Rosa, John Paul DeVerna, Doris Diether, Robert Ely, Mar Fitzgerald, Cormac Flynn, Joseph Gallagher, Wayne Kawadler, Susan Kent, Jeanine Kielyl, Patricia Laraia, Michael Levine, Janet Liff, Edward Ma, Matthew Metzger, Daniel Miller, Brian Pape, Donna Raftery, Bo Riccobono, Robin Rothstein, Sandy Russo, Rocio Sanz, Shirley Secunda, Kristin Shea, Frederica Sigel, Georgia Silvera Seamans, Shirley Smith, Chenault Spence, Eugene Yoo, Susan Wittenberg, Antony Wong, Adam Zeldin

BOARD MEMBERS ABSENT WITH NOTIFICATION: Coral Dawson, Susan Gammie, Betty Kubovy-Weiss

BOARD MEMBERS ABSENT: Tom Connor, Scott Sartiano

BOARD MEMBERS PRESENT/ARRIVED LATE: Akeela Azcuy, Richard Caccappolo, Cathy Sullivan

BOARD MEMBERS PRESENT/LEFT EARLY: David Gruber

BOARD STAFF PRESENT: Bob Gormley, District Manager; and Josh Thompson, Assistant District Manager

GUESTS: Senator Brad Hoylman, Luke Wolf, NYC Comptroller Scott Stringer's office; Manhattan Borough President Gale Brewer; Shivani Gonzalez, Assembly Member Yuh-Line Niou's office; Tracy Jackson, Assembly Member Deborah Glick's office, Council Speaker Corey Johnson; Jeremy Unger, Council Member Carlina Rivera's office; Anthony Drummond, Council Member Margaret Chin's office; Darlene Lutz, Jane Carey, Leslie Clark, Elizabeth Sabo, Colleen O'Connor-Grant, Jim Walden, Nathaniel Wice, Danielle Epstein, Eric Rosenbaum, Richard Geist

MEETING SUMMARY

Meeting Date – July 23, 2020
Board Members Present – 44
Board Members Absent with Notification – 3
Board Members Absent - 2
Board Members Present/Arrived Late - 3
Board Members Present/Left Early – 1

I. SUMMARY AND INDEX

ATTENDANCE	1
MEETING SUMMARY	2
SUMMARY AND INDEX	2
PUBLIC SESSION	2
ADOPTION OF AGENDA	3
ELECTED OFFICIALS' REPORTS	3
ADOPTION OF MINUTES	3
BUSINESS SESSION	3
STANDING COMMITTEE REPORTS	4
LAND USE & BUSINESS DEVELOPMENT	4
LANDMARKS AND PUBLIC AESTHETICS	6
SCHOOLS & EDUCATION	8
SLA LICENSING	13
SOCIAL SERVICES	25
TRAFFIC & TRANSPORTATION	29

II. PUBLIC SESSION

Non-Agenda Items

The Whitney Museum of American Art
Jane Carey updated everyone on the museum’s events.

Grupo Gitano, 76 Varick St.
Darlene Lutz spoke against the establishment’s upcoming renewal of their license.

SLA Licensing Items

State Senate Bill S3892
Leslie Clark and Elizabeth Sabo spoke in support of the resolution.

Social Services Items

Project Renewal-Plans for a Homeless Shelter for Women at 27 W. 11th St.
Nathaniel Wice spoke in support of the proposed shelter.

Jim Walden spoke against the proposed shelter and wants to slow down process for more review time.

Harmon Skurnik, Danielle Epstein, and Eric Rosenbaum, spoke against the proposal for the women's shelter.

Amy Chang sent in written testimony against the shelter.

Richard Geist spoke against the shelter and proposed mediation.

Traffic & Transportation Items

Play Streets

Colleen O'Connor-Grant spoke in favor of access to play streets.

ADOPTION OF AGENDA

III. ELECTED OFFICIALS PRESENT AND REPORTING

Senator Brad Hoylman

Shivani Gonzalez, Assembly Member Yuh-Line Niou's office

Tracy Jackson, Assembly Member Deborah Glick's office

Luke Wolf, NYC Comptroller Scott Stringer's office

Manhattan Borough President Gale Brewer

Council Speaker Corey Johnson

Anthony Drummond, Council Member Margaret Chin's office

Jeremy Unger Council Member Carlina Rivera's office

IV. ADOPTION OF MINUTES

Adoption of June minutes

V. BUSINESS SESSION

1. **Chair's Report** Carter Booth reported.
2. **Treasurer's Report** Antony Wong reported (**please see last page**)
3. **District Manager's Report** Bob Gormley reported.

STANDING COMMITTEE REPORTS

LAND USE AND BUSINESS DEVELOPMENT

1. 692 Broadway (south side of East 4th St. between Broadway and Lafayette St.) - BSA Cal. No. 33-10-BZ is an application to extend the term of a special permit (ZR 73-36) to allow physical culture establishment operated as Blink Fitness within portions of an existing 12-story mixed-use commercial building.

Whereas:

1. The PCE comprises approximately 16,733 square feet and is on the first and second floors of a 12-story, mixed-use (commercial, residential, manufacturing) building in the M1-5B NoHo Historic District.
2. The board originally granted the Special Permit pursuant to ZR 72-21 on July 13, 2010; the term expires on July 13, 2020.
3. No changes to the physical plant, size, location, or operation of the facility are proposed.
4. No changes in operator are proposed.
5. The PCE continues to meet each of the required findings under ZR 73-03 and 73-36.
6. The PCE is compliant with applicable fire safety and ADA regulations.
7. There are two open DOB violations issued to the building, neither of which involves the PCE.
8. Hours of operation are 5:00 am to 11:00 pm from Monday to Thursday; 5:00 am to 10pm on Friday; 7:00am to 8:00pm on Saturday; and 7:00 am to 7:00 pm on Sunday.
9. No known noise-related complaints have been issued to the PCE.
10. The continued operation of the facility does not impair the essential character or future use of development of the surrounding area and is in keeping with the mixed-use character of the neighborhood.
11. No one from the neighborhood appeared to speak against this application.

THEREFORE, BE IT RESOLVED CB2, Man. has no objection to this application.

Vote: Unanimous, with 43 Board members in favor.

2. 246 Spring Street (between Varick St. and 6th Ave.) - DCP N200170ZCM is an application on behalf of CIM Group for certification by City Planning Commission pursuant to Section 37-73 of the Zoning Resolution to allow a 472-square-foot open-air café (part of the Dominick Hotel development) to be located within an existing through-block privately-owned public space.

Whereas:

1. This is an application for a three-year term to allow a 472-square-foot, open-air café in the Dominick Hotel, which opened in 2010 as the Trump SoHo.
2. The café will be located in an existing 8616-square-foot, through-block public plaza, which is a privately-owned public space (POPS), created as part of a deal that allowed the original developers of the hotel to build 20% larger than otherwise allowed.
3. A design for the plaza on the site was approved on May 31, 2005 but was not developed. The plaza was finally developed pursuant to a second certification of compliance approved on Aug. 31, 2006. On April 16, 2012, the site received certification for design changes to the plaza and for an open-air café that ceased operations on April 16, 2015.

4. In April 2011, CB2, Man. heard an application for a 760-square-foot, open-air café in the plaza and voted to withhold approval due to its newness and the impossibility of determining “actual public usage pattern.”
5. The project site is within the Special Hudson Square District, whose goal is to foster new office and residential (including affordable housing) development, and transform an area historically dominated by manufacturing uses into a mixed-use community with an active street life.
6. Since its establishment in 2013, the Special Hudson Square District has been successful in populating the neighborhood with increasing numbers of workers and residents. The opening of the adjacent Trader Joe’s in May 2018 is testimony to that success and has brought additional traffic and popularity to the plaza.
7. The only access to the café will be from within the restaurant. The café’s amenities are reserved for patrons of the café and its 10 tables and 26 chairs will be separated from the POPS’ mandated 13 moveable tables and 52 moveable chairs.
8. CB2, Man. takes issue with DCP’s Compliance Protocols for Privately-Owned Public Spaces (issued in tandem with Emergency Executive Order #128), which permits kiosks and retail stores in POPS, plus Open-Air Cafes to take up to 30% of the total area of the POPS.
9. Our district is starved for open space and we are opposed to any usurpation of it, temporary or permanent, for restaurant use only.
10. Our POPS include the following six spaces totaling 61,113sf or, based on a population of 93,199 people in the CB2 area, less than 0.65sf per person:
 - a) 99 Jane St.: 7,000sf
 - b) 375 Hudson St.: 15,462sf
 - c) 246 Spring St.: 8,616sf
 - d) 26 Astor: 5,415sf
 - e) 300 Mercer St.: 13,645sf
 - f) 60 E 8 St.: 10,975sf
11. In short, as presently conceived, the proposed café offers no public amenity to enhance this plaza. As configured, it is simply an encroachment—a privatization and monetization of public space with no public benefit. And why not consider using the plaza for uses other than restaurant—outdoor performances, as an example?
12. No one appeared to speak in favor of the application.
13. This CB2, Man. review is the only guaranteed public review for this non-ULURP action, but per Section 37-73(d) “Process” the City Council can opt to review and hold a public hearing.

Therefore, be it resolved that CB2, Man. recommends **denial** of this application and asks to be notified if the applicant makes other requests for a private café (temporary or permanent) on this public plaza; and

Be it further resolved that if this (or any other) certification for a privatization of public space for any reason, is granted over the recommendation of CB2, Man., the local councilmember be encouraged to oppose; and

Be it finally resolved that in general, CB2, Man. encourages our electeds to oppose turning over privately-owned public space to developers for commercial infill purposes within CB2, Man.

Vote: Passed with 42 Board members in favor and one recusal (J. DeVerna)

LANDMARKS AND PUBLIC AESTHETICS

A motion was made to submit a substitute resolution for the application listed below.

Vote: 21 Board members in favor, 21 in opposition, and 2 abstentions (Dr. S. Smith, A. Zeldin).

The motion was not seconded and did not carry.

A second motion was made and seconded to submit and vote on the original resolution. Please see below:

1. *351 Canal St./2 Wooster St.-Application is to remove the fire escapes on the Wooster and Canal Street facades.

Whereas:

A. The Wooster Street fire escape was installed after designation and the Canal Street one is from the era when the building was used for manufacturing years after construction; and

B. The applicant represented that the fire escapes are usable and fire-proof remodeling of the building makes them unnecessary; and

C. The applicant has undertaken a full, mint restoration of the façades; now

Therefore, be it resolved that CB2, Man. recommends **approval** for the removal of the fire escape on Wooster Street and to maintain the fire escape on Canal Street.

Vote: Passed, with 27 Board members in favor, 15 in opposition (S. Aaron, W. Benesh, R. Caccappolo, V. DeLaRosa, D. Diether, C. Flynn, B. Kubovy-Weiss, J. Liff, M. Metzger, B. Pape, R. Sanz, S. Secunda, C. Spence, C. Sullivan, E. Yoo), and 2 abstentions (S. Smith, A. Zeldin).

2. * 250 Bleecker St.-Application is to update storefront with new infill, new signage, and awnings.

Whereas:

A. The glazing infill is indistinguishable from the current condition apart from relocation of the entrance door; and

B. The south most bay on Leroy Street will retain the ventilation louvers at the top and a panel of frosted glass below; and

C. The backlit signs, one on each facade above the awnings, are modest in size and depict the company logo and name; and

D. The fixed awnings over each window are in maroon fabric, 4' deep with the logo and name on each one; and

E. The repetition of the name and logo on each awning gives a busy character to the overall design which would be better served with the name and logo on one awning on each façade; and

F. The applicant represented that the proposal for dummy louvers below the practical louvers in the south bay will be changed to frosted glass to mask the kitchen area which gives desirable feeling of continuation of the windows from other bays; now

Therefore be it resolved that CB2, Man. recommends:

A. Approval of the infill (including frosted glass in the louver bay), signs, and awnings; and

B. That only one awning on the Leroy Street façade have the name and logo.

Vote: Unanimous, with 43 Board members in favor.

3. *468 W. Broadway-Application is to renovate an existing occupied penthouse structure and add a new-elevated roof deck and pergola.

Whereas

A. An existing rooftop structure is to be replaced by a penthouse in the same footprint and 10'1" high with an accompanying pergola 8" higher; and

B. A wooden deck suspended from the parapets with flush skylights replacing the existing skylights; and

C. The penthouse and pergola are positioned to afford very minimal visibility of a small portion of the pergola from distant points on public thoroughfares; now

Therefore be it resolved that CB2, Man. recommends approval of this application.

Vote: Unanimous, with 43 Board members in favor.

4. *462 Broadway (120-132 Grand St.)-Application is to modify the wood door/wood window infill at two storefront bays (1 on Broadway, 1 on Grand St.) to accommodate one ATM in each location.

(Laid over)

5. *541 Hudson St. - Application is to renovate rear façade, alter the garden, and install new fire escape.

Whereas:

A. The existing condition of the rear façade contains a random assortment of non-historic windows and a utilitarian fire escape; and

B. The garden area is unimproved; and

C. The proposed windows are 12'1" X 10'½" with small panes and a double hung door on each floor; and

D. The fire escape with railings covered in heavy dense metal mesh are institutional in appearance and intended to serve as outdoor space at each level with parallel stairs above the first floor and a perpendicular stair into the garden; and

E. Lights, matching fixtures approved in a prior application, are to be installed on each side of the windows on each level; and

F. The garden and areaway at the cellar level are minimally reconfigured; now

Therefore be it resolved that CB2, Man. recommends:

Approval of the windows, the lights, and the garden; and

Approval of the fire escape provided that the mesh covering is replaced by a simple metal railing

Vote: Unanimous, with 43 Board members in favor.

SCHOOLS AND EDUCATION

1. Support of Open Streets for Schools and the Addition of Outdoor and Indoor School Sites to Support the Safe Reopening of NYC Schools

Whereas:

1. COVID-19 has plunged a knife into the heart of New York City schools and the 1.1 million students who attend them;
2. Closed schools not only stop education in the short term, but also short-circuit learning and socialization with lifelong consequences¹; and while teachers, students and parents were forced to improvise remote learning in Spring 2020, in most cases, the education was far from adequate and produced a lost semester of learning and social-emotional development;
3. We welcome the city and state's plans to reopen schools, but we are deeply concerned about the:
 - a. Lack of detail and consequent preparation from central DOE for how to keep students, teachers, and staff, safe and healthy, while traveling to and from school and while in school;
 - b. Pressure on individual schools to develop reopening plans and the time this takes away from planning, training and delivering a high-quality hybrid educational program for Fall 2020; and,
 - c. Risk that poor operational and educational planning will fail our children who by right and by law are entitled to a high quality, accessible education;
4. To repair the damage already done and guard against further damage to our teachers, staff and school families, we now need to^{2,3}:
 - a. Find additional space to permit social distancing;

¹ d'Orville H. (2020). COVID-19 causes unprecedented educational disruption: Is there a road towards a new normal?. *Prospects*, 1–5. Advance online publication. <https://doi.org/10.1007/s11125-020-09475-0>.

² “Considerations for Schools” Center for Disease Control and Prevention, Updated May 19, 2020, <https://www.cdc.gov/coronavirus/2019-ncov/community/schools-childcare/schools.html>.

³ COVID-19 Planning Considerations: Guidance for Schools” American Academy of Pediatrics, Updated June 25, 2020, <https://services.aap.org/en/pages/2019-novel-coronavirus-covid-19-infections/clinical-guidance/covid-19-planning-considerations-return-to-in-person-education-in-schools/>.

- b. Require face masks, hand washing, cleaning, and ventilation and provide the resources to make them available and functional by the first day of school;
 - c. Secure additional funding for i) social workers to address trauma, ii) cleaning personnel who are well equipped, iii) upgrades to HVAC systems iv) regular COVID testing for teachers with family members who are immunocompromised or have COVID co-morbidities, v) N-95 face masks, shields and as needed, plastic barriers for teachers and staff;
5. The city must prioritize funding for schools, as they are pivotal institutions that allow the city to thrive, currently and in the future;
 6. Because of social distancing guidelines and the move of most schools to a split-shift schedule, the city must create and identify additional outdoor and indoor space for school and afterschool programs and fast track the approval, similar to how the city streamlined the implementation of Open Streets for Restaurants, an industry that employs more than 250,000 people at 24,000 eating and drinking establishments, in comparison to the NYC DOE that educates 1.1 million students and employs 135,000 people at more than 1,800 schools⁴;
 7. **Outdoor Space:** The Department of Education should a) coordinate with the Department of Transportation to fast track Open Streets for Schools or Play Streets to provide additional recreation space adjacent to schools, which would enable children and adolescents to participate in 60 minutes of daily moderate-to-vigorous physical activity as recommended by the CDC⁵ as well as free gymnasiums and lunchrooms for classroom space to increase school capacity, b) coordinate with the Department of Parks and Recreation, Hudson River Park Trust and other open spaces to provide additional instructional space, and c) fund the addition of tents to further expand outdoor space for year round use;
 8. **Indoor Space:** The Department of Education should lease or purchase temporary or permanent sites including a) recently closed schools (such as Our Lady of Pompeii in CB2, Man.), b) non-profit institutions, c) vacant office, co-working, hotel, event and retail spaces and d) trailers; and,
 9. Community based providers can assist with child-care needs when children are not in school and these providers have the staff, licenses and expertise to offer quality programs.

Therefore, be it Resolved that CB2, Man.:

1. Strongly urges the NYC Department of Transportation and the Department of Education (DOE) to implement a *fast tracked and streamlined* Open Streets program to close streets around schools, which will provide much needed recreation space, and if tented, instructional space, for NYC students;
2. Recommends that the NYC Department of Parks and Recreation, Hudson River Park Trust and other public and private open spaces provide priority access for public schools for additional recreational and instructional space;

⁴ NYC Hospitality Alliance at <https://www.thenycalliance.org/about> and NYC DOE at <https://www.linkedin.com/company/nyc-department-of-education/about/>.

⁵ “Physical Activity Guidelines for Americans” Center for Disease Control and Prevention, Updated May 19, 2019, <https://www.cdc.gov/healthyschools/physicalactivity/guidelines.htm>.

3. Calls upon the DOE to prioritize the search for indoor space to expand school and after school capacity, including the leasing of a) recently closed schools, such as Our Lady of Pompeii School in Greenwich Village, b) non-profit institutions, c) vacant office, co-working, hotel, event and retail spaces and d) trailers; and,
4. Strongly urges the DOE and Department of Youth and Community Development (DYCD) to identify a potential funding source for community based organizations to rent space to increase their capacity for out of school and after school programs.

\VOTE: Unanimous, with 43 Board Members in favor.

2. Resolution in Support of Immediate Solutions to Reduce the Digital Divide by Fall 2020 for NYC Public School Students

Whereas:

1. In June 2020, CB2, Man. passed a resolution *In Support of Action Steps to Reduce Systematic Racism in our Public Schools*, calling for the Department of Education (DOE) to implement bold strategies to reduce the digital divide, including ensuring that every student has a remote learning device and access to high speed broadband;
2. In NYC, the DOE recently announced a blended learning plan for reopening schools in Fall 2020, which will require internet access for all NYC students;
3. In March, Spectrum and Optimum offered 60 days of free broadband service to new customers with K-12 or college students, but the Optimum offer expired at the end of June and Spectrum is currently offering a *\$15 monthly plan*, known as Spectrum Internet Assist, with optional Wi-Fi for \$5 per month, for households with students who qualify for free or reduced-price lunch, attend a school that offers free lunch to all students, or receive supplemental security income⁶;
4. **Free broadband programs are critical** for families working paycheck to paycheck who otherwise would need to cut into grocery or rent budgets to fund broadband services;
5. In January 2020, Mayor de Blasio released an [Internet Master Plan](#)⁷, a \$2.1 billion roadmap for achieving universal broadband access in the city where 1.5 million New Yorkers, or about 18% of city residents don't have a home or mobile broadband connection, according to census data and a [previous report by New York City Comptroller Scott Stringer](#)⁸ showed that disparities in internet access are most apparent in communities of color.
6. In July, the Mayor announced that the [Internet Master Plan would be accelerated](#)⁹, investing \$157 million to expand broadband internet access to 600,000 New Yorkers – including 200,000 New York City Housing Authority residents – over the next year and a half and the plan will prioritize the deployment of free or low-cost broadband – \$15 per month or less – for public housing residents; and,

⁶ Spectrum Internet Assist, <https://www.spectrum.com/browse/content/spectrum-internet-assist>.

⁷ <https://www1.nyc.gov/assets/cto/#/project/internet-master-plan>.

⁸ <https://comptroller.nyc.gov/newsroom/comptroller-stringer-as-census-moves-online-new-york-citys-digital-divide-threatens-to-help-trump-undercount-communities-of-color/>.

⁹ <https://www1.nyc.gov/office-of-the-mayor/news/499-20/mayor-de-blasio-taskforce-racial-inclusion-equity-accelerated-internet-master>.

7. To meet the needs of students in Fall 2020, the city also needs to implement short term solutions including deploying mobile hotspots on school buses, extending free and low cost broadband programs through internet providers and reopening public libraries with priority access for middle and high school students.

Therefore, be it Resolved that CB2, Man. insists that the DOE implement immediate and short-term solutions for Fall 2020 to reduce the digital divide including:

1. Deploying mobile hotspots on school buses;
2. Creating free guest accounts in all DOE buildings so that students can complete homework assignments on site after school;
3. In conjunction with reopening public schools, the city should simultaneously reopen the New York Public Library system, allowing students to access free Wi-Fi and prioritizing access for middle and high school students during school hours;
4. Extending free and low-cost broadband programs through internet providers, prioritizing low income communities, students living in transition housing and families facing financial hardship due to COVID-19; and,
5. Ensuring that every student has a remote learning device, including providing keyboards to students who already received an iPad and purchasing laptops with keyboards for middle and high school students.

VOTE: Unanimous, with 43 Board Members in favor.

3. Resolution in Support of New York University and Trinity Real Estate Commitments to NYC for the Bleecker School and Hudson Square School and Public Recreation Space

Whereas:

1. New York City received commitments for two K-8 public schools as part of 2012 and 2013 rezonings by New York University in Greenwich Village and Trinity Real Estate in Hudson Square;
2. **\$65 million Bleecker School Option:** The DOE has the option to build the Bleecker School, a 100,000 sq. ft. K-8 public school on New York University-owned land, which requires the DOE to fund the school before the option expires on December 31, 2021¹⁰:
 - a. The Bleecker School was NYU's key community giveback as part of its 2012 rezoning;
 - b. If the Bleecker School option expires on December 31, 2021, \$65+ million in value transfers from NYC taxpayers to NYU, based on the average price per buildable square foot in Manhattan and arguably higher due to the lack of vacant land in Greenwich Village;
 - c. From 2014 to 2019, CB 2 has passed five resolutions in support of funding and building the Bleecker School, including our most recent September 2019 resolution: *Dyslexia Education: A Critical Equity Issue for NYC Students – in support of 1) implementation of early screening, curriculum development, teacher training, programs and schools to*

¹⁰ For additional details, view bit.ly/BleeckerFAQ.

support and teach children with dyslexia in NYC public schools and 2) the creation of a DOE public school program for dyslexic students at the Bleecker School Site;

- d. In November 2019, the DOE Capital Plan included language that the DOE “intends to exercise” its option¹¹; and,
- e. In December 2019, downtown elected officials sent a letter to the DOE in support of exploring the “possibility of creating a DOE public school program for dyslexic students” at the Bleecker School site;

3. **Trinity’s Commitments for Hudson Square School and Public Recreation Space:** As part of the 2013 rezoning of Hudson Square, Trinity Real Estate committed to build the core and shell of a 444-seat public elementary school and provide public recreation space, including a 6,300 sq. ft. double-height gym, 3,500 sq. ft. multipurpose assembly space and 2,100 sq. ft. multipurpose space, with a separate entrance from the school on Varick Street, all in the base of 2 Hudson Square¹²;

- a. 2012 renderings presented to the public showing a ground floor playground fronting Duarte Square Park¹³;
- b. The Hudson Square School is funded in the DOE’s FY 2020-2024 Capital Plan, with a construction start date of July 2022¹¹;

Therefore, be it Resolved that Community Board 2:

1. Urges our elected officials, New York University and the Department of Education to ensure that the Bleecker School option is exercised and continue to explore the possibility of creating a DOE public school program for dyslexic students at the Bleecker School site;
2. Looks forward to a formal presentation from Trinity Real Estate and the School Construction Authority on preliminary plans for the Hudson Square School and Public Recreation Space; and,
3. Encourages the NYC Department of Parks and Recreation to factor in plans for a new public elementary school adjacent to Duarte Square Park as it designs and implements renovations for this public park.

VOTE: Unanimous, with 43 Board Members in favor.

¹¹ SCA and DOE, FY 2020 - 20204 Five-Year Capital Plan, Proposed Amendment, February 2020. For Bleecker School, see page 15. For Hudson Square school, see page 16, M5, C7 and C12.
https://dnnhh5cc1.blob.core.windows.net/portals/0/Capital_Plan/Capital_plans/02202020_20_24_CapitalPlan.pdf?sr=b&si=DNFileManagerPolicy&sig=I0uRPmk95aGbwzaOUCMHOZ71nBES%2FZ2YKSIZY1xJ4n0%3D.

¹² Letter and Restrictive Document available on CB 2 website at
<https://www1.nyc.gov/html/mancb2/html/newpublicschools/trinityschool.shtml>.

¹³ “Improving Hudson Square” Trinity Real Estate, 2012, pages 45-46.
http://www.nyc.gov/html/mancb2/downloads/pdf/hudsonsq_zoning_townhallpresentation912.pdf.

SLA LICENSING

1. Soho Grand Hotel, Inc. d/b/a Soho Grand Hotel 310 West Broadway 10013 (existing hotel OP license seeking corporate change)

- i. **Whereas**, the applicant appeared before CB, 2 Manhattan’s SLA committee in July 2020; and
- ii. **Whereas**, the applicant operates a 16-story hotel (circa 1996) on West Broadway between Canal and Grand Streets and is seeking a corporate change for its existing OP license (#1023301 exp. June 30, 2021) to add intermediary entities to its organizational chart; and
- iii. **Whereas**, CB2, Man. originally recommended to approve the Hotel’s existing license in May 1996; and
- iv. **Whereas**, the Hotel returned to CB2, Man. SLA committee in April 2015 seeking to alter its existing On Premise license (#1023301 exp. June 30, 2015) limited to the interior of the premises in order to convert a service bar to a stand up bar and add two additional rooms (2500 sq. ft. combined) to the then-existing license and these rooms are located on the interior ground floor (grade level) connected to a grand hallway; and
- v. **Whereas**, at that time the applicant executed a stipulation agreement with CB2, Man. with regard to its uses and method of operation for the interior of the Hotel and agreed the stipulation agreement would be attached and incorporated into their method of operation on their existing On-Premise license; and
- vi. **Whereas**, the Hotel again returned to CB2, Man. SLA committee in May 2015 to add and extend the licensed premises to include an exterior 5,479 sq. ft. side yard located on the adjacent south side of the Hotel, and the applicant executed a stipulation agreement with CB2, Man. with regard to its uses and method of operation for the exterior side yard that the Hotel and its counsel agreed would be attached and incorporated in to their method of operation on their existing On Premise license (#1023301 exp. June 30, 2015); and
- vii. **Whereas**, at CB2, Man. July/2020 SLA committee meeting the Attorney for the Hotel stated there would be no change in the method of operation and agreed to keep the existing stipulations in place for both the interior and exterior portions of their existing On-Premise Hotel license;

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends denial of the corporate change of the existing On Premise license for **Soho Grand Hotel, Inc., d/b/a Soho Grand Hotel, 310 West Broadway 10013** unless the statements the applicant presented are both accurate and complete, and that those conditions and stipulations agreed to by the applicant are incorporated into the “Method of Operation” on the Hotel OP license (#1023301 exp. June 30, 2021).

Vote: Unanimous, with 43 Board members in favor.

2. Entity to be formed by Adam Fulton & Gavin Mosely d/b/a Daddy-O’s, 44 Bedford Street 10014 (New OP, Tavern)

- i. **Whereas**, the Applicant and their attorney along with one of the owners of the building (Greg Hunt) appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for an on-premise license to operate a neighborhood restaurant and tavern serving casual

food in a C2-6 zoned 4-story, 1860's mixed-use building on Bedford Street at the southeast corner of Bedford Street and Leroy Street (aka 38 Leroy Street, Block #586/Lot #5) in the Greenwich Village Historic District Extension II; and

ii. Whereas, the premises to be licensed consists of an approximately 1,100 sq. ft. ground floor and 600 sq. ft. basement, with 10 tables and 24 seats with one (1) bar and 12 seats for a total patron occupancy of 36, there is no sidewalk café now or in the future and no exterior areas for the service of alcohol; and

iii. Whereas, the premises has been licensed since 1998 and has been operated until recently as a tavern and bar by the same name (Daddy-O's) with an OP license since 2005 (#1171555), it was unclear if the recent closure of the tavern was due to Covid-19 or other circumstances, the applicant intends to keep the same name, the same menu, hoping to hire a lot of the same employees and follow a similar method of operation; and

iv. Whereas, the hours of operation for the premises will be 11:00 AM to 2:00 AM Sunday to Wednesday and 11:00 AM to 4:00 AM Thursday to Saturday (all patrons will be cleared from the premises and no one will remain after stated closing time), the kitchen will be open with full menu items available until closing every night, music will be recorded, quiet background music only, there will be no more than three (3) television(s) no larger than 46", all doors will be closed at all times except for patron ingress and egress, all windows will be closed by 9:00 PM every night or anytime the televisions have sound on, will comply with all landmarks requirements before installing new windows, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes or moveable barriers; and

v. Whereas, the Applicants stated they wished to replace the existing casement windows located on both Bedford and Leroy Streets with better insulated, operable windows of the same style, there was concern expressed by the community that operable windows will be a disturbance to others in the area, this being a highly residential neighborhood, the building being located on a narrow street comprised of old tenement buildings, there being another late night bar across the street that leaves its door open and causes considerable disturbance to area residents; and

vi. Whereas, the Applicants own other restaurants in CB2, Man. with one receiving many complaints about open windows, crowds and noise which the applicants stated they have tried to address, that many of the issues arise because of the specific 2nd floor location of that establishment above another restaurant, that being one of the Applicants first restaurants; and

vii. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. which will be incorporated into the Method of Operation of the On-premise License, with those stipulations as follows:

1. Premise will be advertised and operated as a neighborhood restaurant and tavern serving food during all hours of operation.
2. The hours of operation will be Sunday to Wednesday from 11:00 AM to 2:00 AM and Thursday to Saturday from 11:00 AM to 4:00 AM.
3. Will operate with the kitchen open and the full menu available until closing every night.
4. Will have no more than three (3) televisions no larger than 46" (there will be no projectors).
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will not have a sidewalk café now or in the future.
7. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences anytime

8. Will close all doors at all times except for patron ingress and egress.
9. All windows will be closed by 9:00 PM every night OR anytime that televisions have sound on.
10. Will not install operable French doors.
11. Will comply with all landmarks requirements before installing new windows.
12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel or a doorman.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of the new restaurant on-premise license for **Entity to be formed by Adam Fulton & Gavin Moseley, d/b/a Daddy O’s, 44 Bedford Street, 10014** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on the SLA Restaurant On-Premise License.

Vote: Unanimous, with 43 Board members in favor.

3. Miri 95 7th Avenue South LLC d/b/a TBD, 95 7th Ave. South 10014 (New OP – Restaurant, 1st floor and rooftop, Mariachi bands, enclosed sidewalk café)

i. Whereas, the applicant (Miri 95 7th Ave South LLC; Umar Riaz Malik, principal) and their attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new On Premise license to operate a “family and food-oriented Mexican restaurant” in a ground floor storefront roughly 1,530 sq. ft. located within a two-story building (circa 1900) on Seventh Avenue South between Barrow and Grove Streets, the building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the ground floor storefront premises to be licensed was previously operated and licensed as Zucca Trattoria, Inc. d/b/a Taqueria Mez-A (lic.#1223197) by Besim Kukaj, the location and the licensee being the subject of multiple disciplinary proceedings by the NYS Liquor Authority in 2017 and again in 2019, resulting in the license at these premises being very recently revoked for deceptive practices, Mr. Kukaj and Zucca Trattoria, Inc. d/b/a Taqueria Mez-A also being the subject of numerous complaints for installing speakers within the enclosed sidewalk café, illegally selling alcohol on the rooftop of the building without permits or a license to do so, and leaving the windows to the licensed premises in an open position late at night while playing music at entertainment levels, all in derogation of the licensee’s agreed upon method of operation as a full-service restaurant; and

iii. Whereas, since August/2019 and prior to this instant application, CB2, Man. has heard three different applicants appear before them: one for a transfer that was laid over and adjourned, one for a corporate change that was laid over and withdrawn, another for a new OP that was laid over twice and denied, curiously all applications being similar in their method of operation of a neighborhood restaurant serving Mexican food on the ground floor and rooftop, even though the certificate of occupancy for 95 7th Ave. South does not permit eating and drinking on the rooftop, and with live performance in the form of Mariachi bands; and

- iv. Whereas**, the instant application for a “family and food-oriented Mexican restaurant” included ground floor and rooftop use, live music consisting of Mariachi bands and hours of operation from 11:00 AM to 1:00 AM Sunday, from 11:00 AM to 12:00 AM Monday to Wednesday and 11:00 AM to 4:00 AM Thursday to Saturday, including the interior premises and enclosed sidewalk café, with 32 tables with 68 patron seats, 1 stand up bar with 6 additional seats for a total patron occupancy of 74, and three (3) employees; and
- v. Whereas**, the Applicant changed the requested hours of operation from Thursday to Saturday to 11:00 AM to 2:00 AM upon presentation of the application; and,
- vi. Whereas**, significant objections were raised by the Community regarding the rooftop use and the issues pertaining to the Certificate of Occupancy was pointed out by the Community Board, therefore the Applicant agreed to remove the rooftop use from the instant application at this time; and
- vii. Whereas**, when the Applicant was asked about his experience running or managing a restaurant and how he came upon this location he stated that he had worked in food and beverage and then in hospitality at various hotels mostly outside of New York City for the past 10 years, that a bartender he worked with at a Renaissance Hotel in Westchester had mentioned this specific location to him; and
- viii. Whereas**, the Applicant also stated that one of the reasons he was drawn to the location was that it had a functioning kitchen and that he was planning on leaving the interior as it was already set up, and there was additional opposition to pre-recorded and live music in the enclosed sidewalk café due to violations of the past operators leaving the windows open late into the evening while playing music at entertainment levels and speakers being illegally placed in the enclosed sidewalk café; and
- ix. Whereas**, the Applicant was asked if he had ever applied for an OP license in CB4, Man. and he stated he had not, yet on January 10, 2020 CB4, Man. sent a letter to Chairman Bradley at the NYS Liquor Authority (<https://cbmanhattan.cityofnewyork.us/cb4/wp-content/uploads/sites/10/2020/02/05-BLP-Letter-to-SLA-re-693-9th-Ave-Entity-to-be-formed-by-Umar-R.-Malik.pdf>) stating that they had an application before them for an entity to be formed by Umar R. Malik d/b/a Cara Mia, 693 Ninth Avenue, that application showing the same email address for Umar R. Malik as the instant application for this entity; and
- x. Whereas**, CB4, Man. raised concerns in that letter that there may be a connection between Besim Kukaj, who had been hired as a “consultant” at 693 Ninth Avenue and Mr. Malik; and
- xi. Whereas**, while the Applicant denied any relationship to either Besim Kukaj, or the Umar R. Malik who applied for a license at 693 Ninth Avenue, and stated that this was his first application for a liquor license, that he had never owned or managed a restaurant before, and when asked why the email addresses were the same continued to maintain that it was not him who applied for the OP license in CB4, Man. and his identity must have been stolen; and
- xii. Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that public interest and public convenience is served from the addition of this license in an area already greatly saturated with late night drinking establishments with liquor licenses, there being 77 on premise liquor licenses within 750 feet of the premises, all those appearing, including block association, being opposed to this application, the Applicant having no prior experience running either a bar or a restaurant as well as the possibility of a questionable relationship to Besim Kukaj, the principal of the current,

inactive license (#1223197) at this location, this particular On-Premise application not satisfying the public interest standard, the immediate area already greatly saturated with late night eating and drinking establishments; and

xiii. Whereas, following this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2020 the Applicant's Attorney requested **to withdraw** this application from further consideration, affirming that the application will not be submitted to the NYSLA for consideration without returning to CB2, Man. should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premise liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Miri 95 7th Ave. South LLC d/b/a TBD, 95 7th Ave. South 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, Man. should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard; and

THEREFORE, BE IT FURTHER RESOLVED that CB2, Man. recommends the NYSLA conduct an investigation into the application with regard to the applicant (Umar Riaz Malik) and any connection with the prior operator (Besim Kukaj).

Vote: Unanimous, with 43 Board members in favor.

4. Review and Recommendations regarding Senate Bill S8392; a new law proposed to permit an existing licensed premise, such as restaurant or bar, to sell and deliver spirits, mixed drinks or other hard alcoholic beverages for off-premises consumption.

i. Whereas, the Alcohol Beverage and Control Act currently prohibits the sale of spirits, mixed drinks or other hard alcoholic beverages for off-premises consumption that it is licensed to sell for on-premises consumption; and,

ii. Whereas, due to the COVID-19 virus pandemic New York City was declared a federal disaster area resulting in 217,000 infections, overwhelming the City Hospitals and Health Care System, resulting in the deaths of 20,000 of its residents; and

iii. Whereas, the City of New York is still attempting to recover from the health crisis caused by this pandemic, there being no current cure or vaccine to prevent further outbreaks, while other parts of the United States remain the subject of large outbreaks, hotspots or waves of the deadly virus creating and causing on-going concerns about public health, safety and regenerating new outbreaks of the virus in the confines of the City of New York; and,

iv. Whereas, while the State of New York has done an admirable job in reducing the threat of the virus to its residents, the COVID-19 pandemic has had a devastating impact on economic commerce, the City of New York and more specifically, the confines of Community Board 2 in Manhattan, the areas and confines of Community Board 2 being a magnet and destination location for tourists and others visiting the City of New York, there being a large, thriving tranche of retail business in its many parts; and,

v. **Whereas**, in August/2019 the City of New York published a study from New York City's Department of City Planning—there being existing concerns prior to COVID-19 Pandemic, about high storefront vacancy rates with much debate about what was causing it, the study being an attempt to assess the state of retail in order to develop a data driven understanding of retail and storefront uses, the study finding a wide range of conditions, with retail corridors subject to multiple cross-currents that influence retail mix and vacancy conditions in varied and complex ways, including the rise in e-commerce, real estate market trends, local building stock, in addition to finding a significant rise in service orientated retail establishments, most notably eating and drinking establishments, with a noted growth of 50-70% from 2007-2017, with the more significant growth rate taking place in the later portion of that 10 year period, far outpacing other retail/storefront businesses, when compared to other dry retail stores, including other clothing and accessory stores, where there has been little to no growth over the same time period, with a regression occurring between 2015-2017, Community Board 2 having likewise experienced similar patterns in the transformation of retail storefronts, for the most part, with a significant increase in the number of liquor license applications, many for storefronts previously unlicensed for the service of alcoholic beverages while still other storefronts previously licensed for the sale of alcoholic beverages remain noticeably vacant; and,

vi. **Whereas**, in anticipation of the economic hardship to all existing on-premises establishments (e.g. restaurants, bars, taverns, clubs, arenas, catering establishments, etc.) in the State of New York deeply affected by the COVID-19 Pandemic, Governor Cuomo, effective March 16, 2020, issued an Executive Order permitting, on a temporary basis, all licensed on-premises establishments to sell for off-premises consumption any alcoholic beverages that it is able to sell for on-premises consumption under the law (the Executive Order having currently been extended through the month of July/2020 and can again be extended again by Governor as needed); and,

vii. **Whereas**, Senate Bill S8392 seeks to amend New York State's Alcohol Beverage Control Law by extending the term established by the Governor's Executive Order during which all existing on-premises establishments (e.g. restaurants, bars, taverns, clubs, arenas, catering establishments, etc.) may sell alcoholic beverages for off-site consumption for a period of two years following the end of the expiration of the Governor's existing Executive Order, the Bill also calling for a process of review and community input over those two years on the assumption that if appropriate, such conversion of the existing law would become permanent; and

viii. **Whereas**, CB2, Man. sought to weigh-in on this Bill, held two public meetings in June and July/2020 for this purpose, inviting the public and the host of the Senate Bill to appear for this purpose; and,

ix. **Whereas**, the Senate Bill would allow any on-premises licensee and any manufacturing licensee with on-premises retail privileges to sell for off-premises consumption any alcoholic beverages that it is licensed to sell for on-premises consumption, that such beverages be sold in closed/sealed containers and accompanied by the purchase of food, to also allow takeout or delivery with certain specifications as to the type of vehicle that can be used for such deliveries, and to allow hours of takeout/delivery sales during all the on-premises hours of operation of the vendor's/licensee's license; and,

x. **Whereas**, those living in CB2, Man. appeared and wrote email communications to Community Board 2 and the Sponsor of the Bill, Senator Hoylman, and despite the good intentions of the Senate Bill, the response of those living in the Community to the bill being overwhelmingly against and adamantly opposed to the Senate Bill as proposed, while no one appeared or wrote in its favor; and,

xi. Whereas, many of those living and residing in CB2, Man. having already been subject to significant impacts from eating and drinking establishments near their homes over the years, those businesses being primarily reliant upon those living outside the confines of its Community to patronize its establishments, including tourists and other visitors coming into the confines of Community Board 2; and,

xii. Whereas, while there are clearly concerns about the survival of existing businesses and need for assistance due to the COVID-19 Pandemic for such existing eating and drinking businesses to survive in a markedly changed environment by creating a new business platform for revenue-generating liquor sales, the Senate Bill has likewise raised serious concerns regarding public health and safety, compliance with existing law and a potentially profound negative impact on quality of life for residents; and,

xiii. Whereas, the aforementioned concerns have materialized in an abundance of complaints from those living in Community Board 2 due to a widespread abuse of “take-away” drinking, examples that have been documented and by those living in CB2, Man. and/or in the media as follows:

- The consumption of alcoholic beverages in public areas, in violation of NYC’s Open Container Law (*see* NYC Administrative Code § 10-125)
- The congregating of patrons in public areas, in violation of social distancing and PPE use rules (*see* Exec. Order No. 202.33)
- The sale of alcoholic beverages in violation of Exec. Order No. 202.3 (e.g. “the sale of each container [of an alcoholic beverage] shall be accompanied by the purchase of food.”, *see* SLA Guidance on Restrictions for Licensees)
- Numerous acts of antisocial and unwelcome behavior (e.g. public urination, the accumulation of trash in public areas, excessive noise, smoking (including the use of marijuana) which can be detected in nearby residences); and

xiv. Whereas, the New York’s Governor has recently accused some bar owners in New York of subverting rules that allowed for socially-distanced outdoor dining during phase three of the reopening of the state's economy, with some establishments using the new rules to create outdoor bars, Governor Cuomo recently being quoted as follows: "The concept was, you would go to an outdoor restaurant, a dining facility. You would sit at a table with your friends ... You would just be with those five friends and then the tables would be socially distanced. That's outdoor dining," and "as for establishments that have turned it into outdoor bars where you have these congregations of people, sometimes 100 large, that are just drinking outside, that's not what outdoor dining is, and that was never allowed” calling such actions “a perversion of the law”; and,

xv. Whereas, CB2, Man. and its residents have seen and experienced what Governor Cuomo has articulated, first-hand, with numerous examples of such having been well documented and with certain locations creating an atmosphere of late night drinking which persistently invites those frequenting such locations to avoid doing so at a proper distance while being seated at a table, the locations in question being a minority of licensed establishments within the Community but nonetheless conspicuous for their actions, greatly affecting those living in our Community; and,

xvi. Whereas, since the Senate Bill was initially proposed in May/2020, the Sponsor of the Bill Senator Hoylman had advanced concerns regarding the repercussions of the bill in light of those businesses who have destabilized the temporary rules for outdoor dining in the City of New York, the intent and goal of Senate Bill not being promoted to allow for such destabilization to take place, the Representatives of Senator Hoylman stating to CB2, Man. at its hearing that the health and safety of its residents come first, far outweighing the advancement of this Senate Bill at this time, while also requesting for and eliciting “feedback” for potential changes in the Bill to make it a viable in the future; and,

xvii. Whereas, while the changes contemplated by Senate Bill 8392 would apply to the entirety of New York State, CB2, Man. recognizes that its neighborhoods possess unique, distinctive characteristics atypical of the larger city and state environments, including its historic, 100+ year-old building stock where many licensed premises exist in residential zoned and mixed use neighborhoods located on narrow streets never planned or designed to accommodate or support the significant growth in licensed premises in its Communities over the last 15 years, a significant majority of CB2's eating and drinking establishments being located adjacent to or within residential buildings; and,

xviii. Whereas, the most significant objection to the Senate Bill as written are that there is no enforcement mechanism for those who carry out drinks and consume such drinks on the street or sidewalk in the public domain, the Senate Bill being proposed and promoted on the pretext that the purchasers of such alcoholic beverages comply with the open container law, that such law will be enforced and that such law is enforceable to curb the expected violators of the law; and,

xix. Whereas, it is well documented that the open container laws in the City of New York have been found to be racially discriminatory; in 2016 the NYC Council reduced the penalties for such infractions, effectively decriminalizing the behavior, the law further not being enforced in the City of New York for a number of years, with the Current Mayor, the City of New York's Police Department and the District Attorney of New York County announcing publicly since 2016 that such law will not be enforced by the City of New York or its Police Department, summons will not be issued and arrests will not be made except in limited circumstances, the Police Department being the only law enforcement agency that would be responsible for such enforcement; and,

xx. Whereas, New York State's Liquor Authority currently does not have any ability or legal mechanism to enforce the transgressions by patrons drinking in the public domain in violation of the open container laws after purchasing take-out alcoholic beverages; and,

xxi. Whereas, still other problems with the proposed take-out portion of bill were raised, relating mostly if not entirely to the carry out portion of the law, the carry out portion of the law being permitted until 4:00 AM in the City of New York for some retail businesses, the *de minimis* food requirement that appears to deviate from the Bill's purpose, the *de minimis* packaging of the alcoholic beverages in any closed container without proper labeling, without the alcoholic content or an uniform method of sealing of the container, there being no limitations on the sizing by ounces of the alcoholic beverages, there being no warning on the label for drinking identifying the prohibition of drinking the alcoholic beverages in the public domain, there being no limit on the number of alcohol beverages purchased by one individual (like that exists at a football or baseball stadium), there being no limits regarding the types of alcohol beverages that could be purchased to go, which could include shots of high content alcoholic drinks directly from the bottle, there being significant concerns of a "slippery slope" for patrons purchasing such drinks by either ignoring, misinterpreting, misconstruing or subverting the open container laws simply from the receipt of the alcohol beverage from the licensed premise into the public domain instead of the private domain or the existing licensed premise, including patrons purchasing alcoholic beverages for on-site consumption who simply remove such beverages from the licensed premises in the public domain; and,

xxii. Whereas, the delivery portion of the Senate Bill received little objection provided the consumption of the alcoholic beverages were actually consumed in the home or other acceptable private domain, there being much less concern for alcoholic drinks being consumed in the private domain; and,

xxiii. Whereas, certain concepts and recommendations were made regarding how to make the Senate Bill more effective and more acceptable, including the following:

- Any law relating to take out beverages be accompanied by or preceded by an enforceable law with an identifiable mechanism for such enforcement, thereby effectively regulating the concern of alcoholic beverages being consumed in the public domain in derogation of the existing, albeit unenforced open container law in the City of New York, the enforcement preferably coming from the State Liquor Authority or other law enforcement agency, with satisfactory level of enforcement personnel that will work in kind directly with the State Liquor Authority, the New York State Liquor Authority having gained significant credibility over the years in balancing the competing concerns of liquor licensing, public health and impacted residents living in the City of New York;
- Any law relating to take out beverages in closed container require a labeling system, with alcoholic content identified within a uniform method of sealing the container, and with a warning identifying the prohibition of drinking the alcoholic beverages in the public domain,
- The sale of alcoholic beverages for off-site delivery and consumption at a non-public domain should be permitted if delivered to a specific address or private domain;
- Take-out sales of alcoholic beverages should be for limited hours, for example between 4PM and 11 PM every night, or for a happy hour time period when sales are generally low, like from 5-8 PM, but not until 4AM for some vendors, as is currently proposed;
- Consider limits on the number of take out alcoholic beverages sold to one individual, such as no more than one (1) alcoholic beverages may be sold per purchaser;
- Consider the size and type of alcoholic beverage being sold for take-out, any such labeled container may not contain more than 12 oz by volume, or such beverage being limited to mixed drinks, not being poured directly from an existing bottle of spirits.
- No drink specials of any kind should be offered in connection with the sale of alcoholic beverages for off-site consumption
- Patrons purchasing alcoholic beverages for on-site consumption should not be allowed to remove such beverages from the premises where purchased, except as permitted by existing ABC law.
- That the sale of food that must accompany any alcohol sale should be more than a token, “de minimis” amount.
- Signage should be displayed outlining what constitutes the permitted sale of alcoholic beverages for off-site consumption and guidelines for permitted off-premises consumption, including the prohibition of drinking alcohol beverages in the public domain.
- Punishment of businesses that fail to abide by regulations governing the sales of alcoholic beverages for off-site consumption should be vigorous, even after the Covid 19 health crisis subsides.

xxiv. Whereas, it is currently within the Governors power to continue to permit licensed on-premises establishments to sell for off-premises consumption alcoholic beverages, and extend such privileges as needed to promote business interests following the Covid-19 pandemic, such extensions being contingent upon the economic hardship to New York’s existing on-premises establishments, such extensions also taking into consideration the protection of public health, public safety while also utilizing State Alcohol and Beverage laws to provide some level of enforcement or curbs to prevent the inevitable quality of life problems and concerns that have surfaced after the Governor declared the emergency measure, the Governor having performed well during the Pandemic and who remains committed to balancing the interests of public health and safety of the residents of New York City, as well as eating and drinking establishment greatly affected by the Pandemic;

Therefore, Be It Resolved that CB2, Man. submits that the vagueness of Senate Bill 8392, as proposed and written, represents an unacceptable risk with regard to public health and safety at this time; and,

Therefore, Be it Further Resolved, that should Senate Bill 8392 bill be revised to permit the sale of take-out alcoholic beverages for off-premises consumption in the future, it is critical that such law be accompanied by an acceptable mechanism for legal enforcement for open containers of alcoholic beverages in the public domain, for protecting public safety, for protecting the quality of life for existing residents': and,

Therefore, Be it Further Resolved, that CB2, Man. recommends that any revisions to the Bill incorporate the suggestions detailed above to limit off-premise, take-out sales to certain hours, the size of the container, the amount of alcoholic drinks per person, the sealing of the container, the label and warnings to be placed on the container and the types of alcoholic beverages placed in the container.

Vote: Unanimous, with 43 Board members in favor.

THE FOLLOWING ARE RESOLUTIONS FOR ALL APPLICANTS THAT WERE LAID OVER, WITHDRAWN, OR DID NOT APPEAR BEFORE THEIR REQUESTED HEARING:

5. TWJ Family Foods, LLC d/b/a JoJos Philosophy, 169 Bleecker St. 10012 (Change in Method of Operation – Bar) (withdrawn).

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2020 the Applicant requested to **withdraw** this application from further consideration, affirming that the application will not be submitted to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **TWJ Family Foods, LLC d/b/a JoJos Philosophy, 169 Bleecker St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

6. Gigi's of Mulberry, Inc. d/b/a Mulberry, 149 Mulberry Street 10013 (OP-Restaurant) (Backyard) (Basement & Ground Floor) (Laid Over until August/2020)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2020 the Applicant requested to **layover** this application, affirming that he will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Gigi's of Mulberry, Inc. d/b/a Mulberry, 149 Mulberry Street 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the

SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

7. 401 West Property Owner, LLC d/b/a TBD, 401 West Street 10014 (OP-Bar/Tavern)
(withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2020 the Applicant requested to **withdraw** this application from further consideration, affirming that the application will not be submitted to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **401 West Property Owner, LLC d/b/a TBD, 401 West Street 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

8. 401 West Good Times, Inc. d/b/a TBD, 401 West Street 10014 (OP-Club/Members Only, Not for Profit) (1st Floor) (Laid Over until August/2020)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2020 the Applicant requested to **layover** this application, affirming that the application will not be submitted to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **401 West Good Times, Inc. d/b/a TBD, 401 West Street 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

9. Faigo Hot Pot LLC, d/b/a TBD, 114 Mulberry St. 10013 (OP – Restaurant) (Withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2020 the Applicant requested to **withdraw** this application from further consideration, affirming that the application will not be submitted to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Faigo Hot Pot LLC, d/b/a TBD, 114 Mulberry St. 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

10. Goukui Management, Inc. d/b/a Crop Circle, 126 MacDougal Street 10012 (RW-Restaurant) (Fast Casual) (Laid Over until August/2020)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on July 7, 2020 the Applicant requested to **layover** this application, affirming that affirming that the application will not be submitted to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Goukui Management, Inc. d/b/a Crop Circle, 126 MacDougal Street 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

11. GVI West Village, LLC d/b/a Vin Sur Vingt, 192 Seventh Ave. So. 10011 (New Wine Bar/Tavern) (NO SHOW)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on June 2, 2020 the Applicant **failed to appear** to review this application and provided no explanation for such non-appearance;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **GVI West Village, LLC d/b/a Vin Sur Vingt, 192 Seventh Ave. So. 10011** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

12. Stratis Morfogen, d/b/a Brooklyn Dumpling Shop LLC, 257 Bleecker St. 10014 (RW – Shop)
(Withdrawn)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on July 7, 2020 the Applicant requested to **withdraw** this application from further consideration, affirming that the application will not be submitted to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Stratis Morfogen, d/b/a Brooklyn Dumpling Shop LLC, 257 Bleecker St. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 43 Board members in favor.

SOCIAL SERVICES

Support of Project Renewal’s Plans for A Homeless Shelter For Women At 27 West 11th Street

WHEREAS:

PRESENTATION AND ATTENDANCE:

1. Plans for the shelter were presented by Leilani Irvin, the Manhattan Borough Director of the NYC Department of Social Services, as well as by the following staff members of Project Renewal: Eric Rosenbaum, CEO; Jody Rudin, EVP and COO; Kaedon Grinnell, VP of Programs; and Charles Mulham, Director of Security; and
2. An additional 73 members of the public registered to attend the meeting; and

RELEVANT INFORMATION ON HOMELESSNESS IN NYC:

3. NYC’s homeless population of approximately 60,000 includes families with children, adult families, and single adults; and
4. Homeless New Yorkers have a legal right to shelter, which creates pressure for the City to continually open additional shelters. While large shelters (the law allows each a maximum of 200 beds) are the most cost-effective, some social service providers feel that these do not yield the best results for their residents; and
5. The Mayor’s Office of NYC has called for minimizing reliance on the 360 hotels and cluster unit settings that have been employed as homeless shelters, deeming these to be of high cost, inferior quality, and segregated within the city. Instead, his “Turning the Tide”¹⁴ plan promises to create

¹⁴ More information on Turning the Tide is at <https://www1.nyc.gov/assets/dhs/downloads/pdf/turning-the-tide-on-homelessness.pdf>

90 newly purposed shelters operated by top-notch providers. The cluster shelters have already been converted to affordable housing units for former DHS shelter clients who resided in them; and

6. Adult women seeking shelter in NYC enter the system through one of two intake sites¹⁵ for assessment to determine the program type that best serves their needs. Some sites, such as the proposed site at 27 West 11th Street, are specifically for women who either already have jobs or who have no significant barriers to employment. However, employment assistance is not limited to this type of program. Case management services provide employment assistance to clients in all program types throughout the shelter system, as well as mental health and substance abuse services. Physical disability is not a factor in determining employability, although it might determine placement to the extent that certain building sites are not ADA-accessible. As required by law, NYC provides shelter to anyone who requests it; and
7. NYC's Department of Social Services identified the building at 27 West 11th Street as being suitable for adaptive reuse as a shelter, and asked Project Renewal to respond to its Request for Proposals (RFP) as an operator of the facility; and
8. Project Renewal's decision to pursue the RFP was driven in part by its experience in workforce development and the opportunity to operate a small shelter of 90 beds with ample support services for its female residents; and
9. Project Renewal is a social services organization founded in 1967 with a mission "to end the cycle of homelessness by empowering individuals and families to renew their lives with health, homes, and jobs." The organization provides housing to 3,900 homeless New Yorkers each year and delivers healthcare to more than 12,000 people; and
10. Project Renewal is in the process of finalizing a rental lease with the owner of the property. The landlord will advance the cost of the renovation and oversee the construction, following a design process in collaboration with DHS and Project Renewal to ensure that the building will meet programming objectives and regulatory standards; and
11. Project Renewal expects to enter into contract with NYC Department of Homeless Services, whose typical duration is of nine years and renewable; and

SITING A SHELTER AT 27 WEST 11TH STREET:

12. There are currently 273 shelter programs in NYC that span 647 buildings across all five boroughs. Manhattan has 80 shelters; 13 clusters; and 16 hotels for use as shelter.¹⁶
13. Community District 2 has no homeless shelters within its boundaries as of this writing, although plans are underway for a Safe Haven drop-in center on West 14th Street to be operated by Center for Urban Community Services (CUCS); and

¹⁵ These are the Franklin Shelter in the Bronx or the Help Women's Center in Brooklyn

¹⁶ <https://www1.nyc.gov/assets/dhs/downloads/pdf/turning-the-tide-on-homelessness.pdf>, p. 88

14. This block of West 11th Street, between 5th and 6th Avenues, is primarily residential, with little ground-floor retail on the street. New School University owns a building at 66 West 12th Street that extends to West 11th Street; 55 West 11th Street has mixed residential and commercial use; and

RENOVATION OF 27 WEST 11TH STREET:

15. 27 West 11th Street, also known as The Larchmont, was built in 1889¹⁷ and a Certificate of Occupancy from 1955 lists it as “Mult. Dwell. – Single Room Occupancy”¹⁸; and
16. DSS and Project Renewal informed CB2, Man. that a shelter for homeless women is an as-of-right use for The Larchmont, and that this plan will not require any variances and will therefore not undergo a Uniformed Land Use Review Process (ULURP), a process where CB2 input would be required; and
17. Project Renewal does not yet have control of the site and is in the process of finalizing a lease with the property owner does not yet have a contract with the City. We are told that the property owner has engaged an architect but has not yet hired a contractor for the renovation; and
18. The number of people permitted in a shelter is regulated by law according to “Callahan” rules.¹⁹ Under these guidelines, the maximum occupancy at 27 West 11th Street will be 90 residents. Operating at maximum occupancy allows for greater financial stability of the shelter’s operation; and

OPERATION OF THE SHELTER AT 27 WEST 11TH STREET:

19. The West 11th Street Women’s Shelter is expected to open in 2022 and will provide 90 beds for women who have been assessed by NYC Department of Homeless Services (DHS) as having no significant barriers to employment, although some may require ongoing supportive services, such as for mental health or substance abuse issues. These clients will either be already employed or will be seeking employment and transition to permanent housing. Priority will be given to women with roots within the district, such as jobs or a personal support network. On-site services at the Project Renewal shelter will include case management, counseling, occupational therapy, workforce development, and housing placement; and
20. Off-site services will include primary healthcare, health and mental health services, substance abuse treatment, vocational training, employment placement, GED instruction, conflict mediation, and legal services; and
21. A contracted security vendor will staff the shelter with unarmed, uniformed personnel. Security officers will be posted at the entrance of the building to control access and monitor security cameras. Security cameras installed throughout the building and grounds will allow staff to monitor compliance with house regulations and good neighbor policies in and around the facility.

¹⁷ <http://home2.nyc.gov/html/lpc/downloads/pdf/reports/GV.pdf>

¹⁸ <http://a810-bisweb.nyc.gov/bisweb/CofJobDocumentServlet>

¹⁹ Callahan v. Carey, 1979. <https://www.escri-net.org/caselaw/2006/callahan-v-carey-no-79-42582-sup-ct-ny-county-cot-18-1979>

Residents at the shelter will not be permitted to receive guests; will not reside with children; and will adhere to a 10pm curfew except for cases when employment requires otherwise; and

22. Residents will be referred to the shelter by DHS. Upon arrival, case workers will conduct an initial meeting to determine a resident's long-term goals and needs. Residents will formally agree to a code of conduct. They will share bedrooms and bathrooms; they will take meals in a communal dining room; and
23. Smoking will not be allowed within doors on the premises. Project Renewal commits to working with the community to consider the comparative advantages of an on-site exterior space for smoking rather than a requirement that smokers exit the building to smoke, which would increase the incidence of loitering on the sidewalk; and
24. As required by the City, Project Renewal will form a Community Advisory Board (CAB) that will meet quarterly and will include representatives of local elected officials and the 6th Precinct of NYPD as well as members of the community. In addition, Project Renewal promises to provide a contact for 24/7 responsiveness for any concerns that might arise, both before and during the start of operations of the shelter and the formation of the CAB; and
25. Project Renewal commits to further community engagement by working with local civic organizations to coordinate block beautification projects; and to provide food for neighborhood events (such as Halloween and Pride) through Project Renewal's social enterprise, City Beet Kitchen (perhaps seeking local sponsorships to defray costs); and
26. Six long-term tenants at 27 West 11th Street (only five of whom habitually reside in their apartments) have been notified of the plan to utilize the building as a shelter. The landlord, Shep Morgan, has received a certificate of no harassment from NYC Department of Housing Preservation and Development (HPD). Each of the current tenants will be offered the opportunity to move temporarily within the building during the construction period, which is anticipated to last one year. The six units will be upgraded with kitchenettes and bathrooms and in some cases larger rooms. The tenants will be asked to consider being co-located in the same wing of the building as the shelter, but this will be optional for them; and

COMMUNITY INPUT:

27. Members of the public conveyed their remarks through participation in our meeting as well as through letters emailed to CB2, Man. Neighbors in immediate proximity to the proposed shelter expressed both support and concern, while CB2 residents farther afield generally expressed enthusiastic support; and
28. Comments in support expressed eagerness at the opportunity to share in the City's efforts to address homelessness. Letters noted that "this area of downtown New York has been known for its humanitarian acts and views," that "CB2, Man. contains some of the most affluent neighborhoods in the city," and that the proposed shelter hence offered "the chance for us to do our part" to help "traditionally marginalized, underrepresented, and under-resourced community members," and to play a role in "welcoming the individuals it will house"; and
29. Concerns raised by some neighbors living in immediate proximity to the proposed shelter addressed the unknown potential impacts on quality of life on what is currently a quiet residential street: mistrust of the property owner to oversee the construction responsibly; increased noise

during construction; the impact of construction on adjacent properties that date to the 19th century; the lack of existing egress for fire and emergencies. There were also questions about the increased density that will be produced by housing 90 residents, plus staff, in a building that has recently been under-occupied; whether the shelter is likely to increase sidewalk loitering, noise, or disturbances; the level of impact resulting from cigarette smoking in the exterior space housed within the property, and whether it is better to require smokers to use the sidewalk instead; and

30. Project Renewal made clear that recent outreach to the community was only the beginning of what it promised would be a thorough and iterative process, with dialog and accommodation throughout the development of the shelter. Project Renewal and DSS committed to working closely with neighbors to address concerns collaboratively.

THEREFORE, BE IT RESOLVED THAT CB 2, MAN.

1. Strongly supports Project Renewal’s plan to operate a shelter at 27 West 11th St for homeless women with no significant barriers to employment; and
2. Recognizing that its district houses no shelters currently, welcomes the opportunity to share in the City’s efforts to provide assistance to women in need; and
3. Looks forward to opportunities for engaging with shelter residents and helping them form bonds within our community; and
4. Expects DSS and Project Renewal to maintain, as promised, continued dialog with neighbors and to mitigate potential quality of life impacts from the shelter’s construction and operation; and
5. Looks forward to frequent visits to CB2, Man. by DSS and Project Renewal at every phase in the shelter’s development.

Vote: Unanimous, with 43 Board Members in favor.

TRAFFIC AND TRANSPORTATION

1. Resolution requesting that MTA NYC Transit return the subway to 24/7 service and suggesting cleaning procedures to facilitate that return and increase safety.

Whereas CB2, Man. very much appreciates the extraordinary measures that MTA NYC Transit (MTA NYCT) has been taking to provide a safe environment within subway cars to protect riders, by deep cleaning and disinfecting cars every 24 hours, and testing new cleaning technology, such as Ultraviolet (UV) lights, electrostatic sprayers and new air filters; and

Whereas this intensive and welcome subway car cleaning requires that the subway be closed from 1 am to 5 am to accomplish the cleaning overnight at train yards where it can be done, which are far away from stations, although we recognize that some cleaning is now planned to be done at terminals; and

Whereas essential workers work 24/7, and most rely on the direct, swift and convenient service from home base to work and back that only subway travel can provide (and that others rely upon as well when traveling during those nighttime hours); and

Whereas it’s demanding and difficult for our essential workers to be required to make two transfers and travel for over 2 hours before receiving a voucher for a for-hire-vehicle or to take a bus out of the way; and

Whereas New York is a 24-hour city, and 24/7 service has been the hallmark and backbone of New York City's transportation system and economy; and

Whereas the more thorough, predictable and efficient cleaning methods are, the more potential to ensure enhanced safety and security in a 24/7 time frame; and

Whereas designating stations along the various subway lines where cars can be cleaned intermittently without having to return to a terminal or train yard can reduce the time it takes for cleaning, free up some trains for nighttime service and allow more hours for subway travel;

Therefore, be it resolved that CB2, Man. requests that MTA NYCT restore 24/7 service as soon as it is safe to do so; and

Be it further resolved that CB2, Man. calls upon MTA NYCT to explore additional options for effectively cleaning subway train interiors that promote safety and security in a potentially more efficient, productive, reliable and relatively inexpensive manner, such as UV systems like Fresh-Aire that are installed in the HVAC ductwork and are designed to disinfect surfaces and the air as it circulates through the ventilation system (approximate cost per unit: \$1,200); and

Be it finally resolved that CB2, Man. urges MTA NYCT to investigate closing some local stations along each subway line during slow hours (i.e. overnight) and posting cleaning crews at these stations to clean subway cars on a staggered schedule.

Vote: Unanimous, with 43 Board Members in favor

2. Resolution requesting MTA NYC Transit to enact a standardized policy and procedure related to maintaining open windows during bus operations.

Whereas, the scientific community's consensus indicates a lower risk of COVID-19 transmission out of doors compared to indoors; and

Whereas, bus ridership has increased with reopening efforts from average daily ridership of 505,000 in April and May to 830,000 in June; and

Whereas, the MTA has issued a policy permitting the use of open windows, but there is not a confirmed standard practice advising bus operators to maintain open windows;

Therefore, be it resolved that CB2, Man. urges the MTA to establish a standardized policy to guide the operation of busses with open windows where possible; and

Be it further resolved that such a policy should define operational parameters and guidelines relating to weather events such as rain, high humidity, and high temperature to provide for the comfort of passengers; and

Be it finally resolved that CB2, Man. recognizes the need for safe and comfortable bus transit to facilitate the reopening efforts in our region.

Vote: Unanimous, with 43 Board Members in favor.

3. Resolution in support of providing for social distancing in MTA NYC Transit busses.

Whereas efforts have been made by MTA NYC Transit (MTA NYCT) to provide for social distancing at subway stations by installing floor markings the requisite 6 feet apart and directional signs and arrows, but there are no markings or other provisions for social distancing within subway cars or buses, although masks are required; and

Whereas safe physical distancing is one of the three major tenets, along with wearing masks and frequently washing hands, for reducing transmission of the coronavirus; and

Whereas bus ridership is increasing more quickly than on subways, and additional measures that ensure greater safety on buses will help encourage and maintain active ridership while further protecting users; and

Whereas MTA NYCT encourages riders to avoid crowded buses, and bus riders have indicated that they don't want to stand close to each other (even with masks); and

Whereas the MTA NYCT MYmta App now tells you how many people are on a bus in real time;

Whereas CB2, Man. recognizes the need for maximum safe and comfortable bus transit to facilitate reopening efforts;

Therefore, be it resolved that CB2, Man. urges MTA NYCT to thoroughly investigate approaches to achieving whatever maximum occupancy on buses will maintain safe social distancing in an efficient and effective manner and to implement suitable strategies as soon as possible; and

Be it further resolved that CB2, Man. encourages MTA NYCT to consider the following suggested approaches to achieve the desired distancing:

- Add more buses and increase their frequency.
- Increase the number and use of articulated buses and extend their length when possible.
- Block off seats, e.g. cordon off every other seat.
- Block off every other row of seats.
- Insert markings/decals on bus floors to indicate where to stand for safe distancing.
- Have the MYmta App also display when the maximum number of riders to maintain safe social distancing on a bus has been reached.

Vote: Unanimous, with 43 Board Members in favor.

Respectfully submitted,

Valerie De La Rosa
Secretary
Community Board #2, Manhattan

Treasurer Report - June 2020
Fiscal Year: July 1, 2019 to June 30, 2020

Carter Booth, Chair
 Daniel Miller, First Vice Chair
 Susan Kent, Second Vice Chair
 Bob Gormley, District Manager



Antony Wong, Treasurer
 Valerie De La Rosa, Secretary
 Amy Brenna, Assistant Secretary

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Greenwich Village * Little Italy * SoHo * NoHo * Hudson Square * Chinatown * Gansevoort Market

Accounts

Street Fair Funds - Beginning July 1, 2019

Revenues

City Funds ¹

Street Fair Funds -
 FY19 Street Fair
 Funds - FY20 ²

Expenses

Personnel Services (PS)
 Staff (Four)

Other Than Personnel Services (OTPS)
 Equipment & Software / Copy Machine
 Furniture
 Postage

Professional Services ³

Subscriptions
 Supplies
 Telephone
 Services

	Fiscal Yr Projection		Current	
	\$	59,747.00	\$	59,747.00
	\$	301,384.00	\$	301,384.00
	\$	8,437.50	\$	8,437.50
	\$	-	\$	-
	\$	369,568.50	\$	369,568.50
	\$	(244,277.00)	\$	(240,277.00)
	\$	(2,690.00)	\$	(23,376.01)
	\$	-	\$	(803.80)
	\$	(250.00)	\$	-
	\$	(2,880.00)	\$	(14,369.20)
	\$	(751.00)	\$	(750.67)
	\$	(3,536.00)	\$	(7,239.87)
	\$	(2,926.00)	\$	(2,926.00)
	\$	(257,310.00)	\$	(289,742.55)
	\$	112,258.50	\$	79,825.95

Balance

¹ Includes \$42,500 FY20 base budget increase & \$4,500 CM Chin Discretionary Funds

² Cancelled for FY20

³ Office Cleaning, Live Streaming, Workshop Facilitator, Painting & Paper File Storage

Revised: July 23, 2020