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Bob Gormley, *District Manager*



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## COMMUNITY BOARD NO. 2, MANHATTAN

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NEW YORK, NY 10012-1899

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

### FULL BOARD MINUTES

**DATE:** September 17, 2020  
**TIME:** 6:30 P.M.  
**PLACE:** Via Video Conference

**BOARD MEMBERS PRESENT:** Susanna Aaron, Akeela Azcuy, William Benesh, Keen Berger, Carter Booth (Chair), Katy Bordonaro, Anita Brandt, Richard Caccappolo, Valerie De La Rosa, Doris Diether, Robert Ely, Mar Fitzgerald, Joseph Gallagher, David Gruber, Wayne Kawadler, Susan Kent, Jeanine Kiely, Betty Kubovy-Weiss, Patricia Laraia, Michael Levine, Janet Liff, Edward Ma, Matthew Metzger, Daniel Miller, Brian Pape, Donna Raftery, Lois Rakoff, Robin Rothstein, Sandy Russo, Rocio Sanz, Shirley Secunda, Frederica Sigel, Georgia Silvera Seamans, Shirley Smith, Chenault Spence, Cathy Sullivan, Eugene Yoo, Antony Wong Adam Zeldin

**BOARD MEMBERS ABSENT WITH NOTIFICATION:** Amy Brenna, Bo Riccobono

**BOARD MEMBERS ABSENT:** None

**BOARD MEMBERS PRESENT/ARRIVED LATE:** Ritu Chattree, Coral Dawson, Cormac Flynn, Susan Gammie, Scott Sartiano, Kristin Shea, Susan Wittenberg

**BOARD MEMBERS PRESENT/LEFT EARLY:** John Paul DeVerna

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

**GUESTS:** Jacob Priley, Senator Brad Hoylman's office; Senator Brian Kavanaugh, Luke Wolf, NYC Comptroller Scott Stringer's office; Shivani Gonzalez, Assembly Member Yuh-Line Niou's office; Assembly Member Deborah Glick, Manhattan Borough President Gale Brewer; Patrice Comerford, Council Speaker Corey Johnson's office; Irak Cehonski, Council Member Carlina Rivera's office; Anthony Drummond, Council Member Margaret Chin's office; Steven Williams, Nathaniel Wice, Davide Gentile, Rosalind Barbour, Jane Carey

### MEETING SUMMARY

Meeting Date – September 17, 2020

Board Members Present – 46

Board Members Absent with Notification – 2

Board Members Absent - 0

Board Members Present/Arrived Late - 7

Board Members Present/Left Early – 1

## **I. SUMMARY AND INDEX**

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## **II. PUBLIC SESSION**

### **Non-Agenda Items**

#### The Whitney Museum of American Art

Jane Carey made an announcement about The Whitney's reopening currently in progress.

#### The Public Theatre

Rosalind Barbour updated everyone on new programming for the theatre.

#### Taxi and Limousine Commission

Steven Williams spoke regarding the Accessible Dispatch Program which connects New Yorkers to wheelchair-accessible taxis.

### **Landmarks & Public Aesthetics Items**

#### 72-76 W. 11<sup>th</sup> St. - Application to reconstruct and alter the wall of the Beth Haim Shenee cemetery

Nathaniel Wice spoke in support of the application.

### **SLA Licensing Items**

#### TXOKAO, LLC d/b/a Haizea, 142 Sullivan St. 10012

Davide Gentile spoke in support of the proposed Tavern Wine license application.

## **ADOPTION OF AGENDA**

## **III. ELECTED OFFICIALS PRESENT AND REPORTING**

### Jacob Priley, Senator Brad Hoylman's office

### Senator Brian Kavanagh

Assembly Member Deborah Glick

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

Luke Wolf, NYC Comptroller Scott Stringer's office

Manhattan Borough President Gale Brewer

Patrice Comerford, Council Speaker Corey Johnson's office

Anthony Drummond, Council Member Margaret Chin's office

Irak Cehonski, Council Member Carlina Rivera's office

#### **IV. ADOPTION OF MINUTES**

Adoption of August minutes

#### **V. BUSINESS SESSION**

1. **Chair's Report** Carter Booth reported.

2. **District Manager's Report** Bob Gormley reported.

#### **STANDING COMMITTEE REPORTS**

##### **BYLAWS**

The Working Group met to discuss feedback received from the Manhattan Borough President's general counsel regarding the recently-approved changes to CB2's bylaws.

##### **1. Secret Ballots**

In the opinion of the MBP's general counsel, voting by secret ballot, *i.e.* ballots that are not subject to review by the public, is not permissible under NYS's Open Meetings Law (NY Pub Off L §103) and that all votes taken by the Board are discoverable pursuant to a FOIL request (see NY Pub Off L §87)

Therefore, the Working Group therefore proposes that in the first sentence of Section 7B.b.i.7 the word "secret" be replaced with "open." The sentence should then read "Voting shall be by open written ballot." This restores the pre-revision text and will bring CB2's bylaws back into legal compliance.

Vote: Unanimous, with 46 Board members in favor.

##### **2. Electronic Voting**

The MBP's general counsel has noted that according to the definition of a Voting Window in Section 7C as now written, any votes transmitted telephonically would be collected outside of the Voting Window thus making them invalid.

Therefore, the Working Group proposes that the concept of a Voting Window be eliminated and that the Voting Period encompass the entire window of time during which voting will occur, *i.e.* any votes cast **or** collected during the Voting Period be deemed valid and only those ballots received after this period would be deemed invalid. Also, we recommend that as part any telephonic collection of votes a written record of any such votes be made and retained as part of the Board's records. The proposed text of Section 7C is as follows:

To enable the Board to conduct elections in the absence of in-person meetings, Members shall be permitted to cast ballots electronically via email. At the start of an election to be conducted electronically, a roll-call vote shall be taken; only those Members who have been counted as present shall receive a ballot, which shall be sent to the address on file with the Board office or other email address provided by a Member for such purpose. After all candidates have had the opportunity to address the Board pursuant to Article 7B, Section b.i.6., voting will begin ("Voting Period"). The District Manager then shall request that Members submit their votes. All completed ballots shall be sent to the members of the Tally Committee, which shall tally the votes as they are received. One hour into the Voting Period, the District Manager shall notify the Board if any ballots have not yet been received, and if this is the case s/he then shall use reasonable best efforts to contact those voting Members from whom ballots have not yet been received and shall offer them the option to have their votes submitted telephonically; a written record of all votes collected in this manner shall be submitted to the Talley Committee. After efforts have been made to contact all such Members, the Voting Period shall end and no ballots will be accepted thereafter. The Talley Committee shall report the election results to the District Manager who will then report them to the Board before the conclusion of the March Board meeting.

**Please note** that the numbering of the internal references in any of the proposed text is subject to change to accommodate further edits and additions.

Vote: Unanimous, with 46 Board members in favor.

## **LANDMARKS AND PUBLIC AESTHETICS**

### **FIRST LANDMARKS MEETING**

#### **1. \*2 Ninth Ave. - Application is to install signage at the canopy.**

##### **Whereas:**

A. The signs are simple brushed stainless-steel letters on a black horizontal band mounted on the face of the canopy, similar to those prevalent in the district and shown in historical photographs; and

B. The letters of the 9th Avenue sign (2'-3" x 15'-6") are halo illuminated and the Little West 12th Street sign of the same size is painted; now

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

Vote: Unanimous, with 46 Board members in favor.

**2. \*201 Sullivan St. - Application is to install a handicap ramp.**

**Whereas:**

A. The total length of the concrete ramp "B" and landing is 13'-4", the ramp (3'-6" X 5'-6") and landing (5'-0" x 6'-7") has black hand railings; and

B. Despite the fact that a portion of the landing as proposed is to be partially recessed into a new recessed doorway, there is clearly insufficient clearance for passage between the ramp and an existing tree pit. (42" according to the Committee's measurements) and the plans submitted by the applicant omitted this clearly necessary dimension on otherwise detailed drawings; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application owing to its unacceptable intrusion onto the sidewalk.

Vote: Unanimous, with 46 Board members in favor.

**3. \*85 Christopher St. - Application is to replace all windows on the street-facing façade above the ground floor.**

**Whereas:**

A. The existing aluminum windows and panning is non-historic one over one and the proposal is to replace them with aluminum clad wood windows in the historic two over two configuration with historically referenced detailing and painted brown to resemble wood frames, brick moldings and sashes; and

B. No compelling reason was given for the use of aluminum clad windows instead of the historically correct painted wood windows; now

**Therefore be it resolved** that CB2, Man. recommends **denial** of this application unless the window frames in the historic profile showing in the drawings and the brick molding and sash are painted wood without aluminum cladding.

Vote: Passed, with 42 Board members in favor, 2 in opposition (L. Rakoff, R. Sanz), and 2 abstentions (J. Liff, S. Secunda).

**~~4. \*72 Grand St. - Application is to construct a new 4-story commercial building with cellar, basement, and penthouse on the corner of Grand and Wooster St.~~**

**(SEE SECOND LANDMARKS COMMITTEE MEETING.)**

**5. \*600 Broadway - Application is to install signage at the primary (Broadway) facade and modify the infill at the rear (Crosby St. facade.)**

**Whereas:**

A. The Broadway sign is proposed to be a 2'-6" diameter bright red, internally illuminated "bull's eye", the logo of the tenant; and

B. No compelling justification was given for an illuminated sign on a building that is in pristine historical condition and in an area with sufficient illumination for the premises to be readily identified; and

C. On the Crosby Street facade, a new 8'-0" tall delivery entrance is proposed for the south bay in a design that references the extant fire shutters on the upper windows; and

A. Certain minor original cast iron elements will be removed and incorporated into the new entry; and

D. There was written and oral testimony objecting to the application, especially to the illuminated sign; now

**Therefore be it resolved that CB2, Man. recommends:**

**Approval** of the graphic design of the "bull's eye" sign and the Crosby Street entrance; and

**Denial** of the proposed illumination of the sign.

Vote: Unanimous, with 46 Board members in favor.

**6. \*72-76 W. 11th St. - Application is to reconstruct and alter the wall of the Beth Haim Shenee cemetery bordering the street.**

**Whereas:**

A. The existing wall, constructed in brick with a parged finish, is badly deteriorated and to be rebuilt with salvaged brick and a new stone coping; and

B. To accommodate a large elm tree at the east end of the property that is very close to the wall, an approximately 6'-0" long by 2'-0" bump out of the wall onto the sidewalk area is proposed; and

C. The curved portion will be an open iron fence, resembling the existing fence (to be reinstalled) above the masonry wall and will afford a clear view into the cemetery which is undergoing extensive renovation and replanting; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of this application which provides a most welcome improvement to the property.

Vote: Unanimous, with 46 Board members in favor.

**7. \*770 Broadway - Application is to establish a master plan governing the future installation of storefront infill and signage.**

**Whereas:**

- A. The present condition is a random assortment of retail and utilitarian infills according to the needs of past and present tenants; and
- B. The proposed uniform storefront infill will have all windows and doorways located within a repetitive pattern similar to a recently approved plan for several bays on the north facade and with consideration for various structural variances at the interior of the building; and
- C. The window design has mullions suggesting a transom with a semi-opaque glass spandrel to mask structural beams, and the doorways have a transom that will, in some instances, be louvers required by mechanical equipment; and
- D. The louvers are industrial in design and the appearance would be considerably improved and blend with the well-preserved building if they were grills of a historical design; and
- E. Certain few bays vary from the norm owing to special requirement for egress; and
- F. The uniform signage for all retail tenants is above the entry doors and is proposed to be of individual stainless steel 12” tall letters; now

**Therefore be it resolved** that CB2, Man. recommends **approval** of the unified design of the master plan provided that the ventilation louvers are masked by a grill of historic design.

Vote: Unanimous, with 46 Board members in favor.

**SECOND LANDMARKS MEETING**

**8. \*72 Grand St. - Application is to construct a new 4-story commercial building with ground floor (designated as "basement"), cellar, and penthouse at the corner of Grand and Wooster St.**

**Whereas:**

- A. The building is five above grade stories with a retail/manufacturing base and offices above and the ground floor is designated as "basement" on the plans and, according, to applicant, is required by the zoning regulations for an above grade floor that is below the flood plane; and
- B. The design purports to be inspired by historic Soho cast iron buildings and, in most respects, does not incorporate the basic design typography of these buildings, especially with respect to proportions, windows, detailing, and materials; and
- C. A 1940's tax photograph depicts the ground floor photographed after a fire destroyed the upper stories and shows a heavily ornamented principal facade on Grand Street and, at the street level, the ornamentation turns the corner to meet a very plain, clearly secondary facade on Wooster Street; and

- D. The proposed design has the principal entrance on Wooster and the secondary entrance on Grand street, reversing the original concept of Grand Street as the principal entrance with a utilitarian doorway for the stairway egress and the entrance to the ground floor retail space lacks importance; and
- E. On the Wooster Street facade the 20'-0" wide vertical articulation is then again divided by half at each floor determining the size of the window openings, which are uniform through the four upper stories and are unsettlingly large; and
- F. There is a strong horizontal band dividing the two lower office stories from the top two stories which is not reflective of the typical Soho buildings with their strong vertical thrusts; and
- G. The 25'-0" wide Grand Street facade incorporates the same size windows as the Wooster Street facade (leaving an odd leftover solid space between the openings) where three smaller windows are typical to other buildings in the district, including the adjacent building; and
- H. The ground floor has modern display windows in metal and the cladding throughout, is zinc colored, and devoid of detailing and the material of the facades is an aluminum composite panel and has no reference to historical buildings in the neighborhood; and
- I. The corner, unlike typical SoHo buildings, does not turn in a graceful way through ornamentation or an entrance but rather conforms to a rigid and monotonous design; and
- J. The windows are boldly modern full height sliding doors with a glass railing capped by metal and their width and height are too large, are not proportional to windows in SoHo buildings, and the ratio of solid to void is not similar to the historic buildings; and
- K. Similar windows were unfortunately approved for new residential buildings in the district, however the size and proportion of the windows harm to the district; and
- L. The windows are of uniform height through the building, atypical of the diminishing height of the windows that reflect the various floor to floor heights in SoHo buildings that are reduced from the lower floors to the upper floors with examples adjacent to the building on Grand Street; and
- M. There is no vertical alignment with the adjoining buildings, heightening the impression of a building not in harmony with the neighbors; and
- N. A cornice is replaced by flat metal slots securing a glass rail and the result is no termination -the top fades into the sky where typical buildings in SoHo have strong, often very heavy, projecting cornices to give a prominent separation of the building and sky; and
- O. The proposal calls for six blade signs, envisioning six separate tenants for the ground floor space which produces an unacceptable clutter; and
- P. CB2, Manhattan is on record in a 1997 Landmarks Resolution concerning an application to build four stories atop the then existing original ground floor with the following points, none of which are evident in this application:
- Brick facade, principal entrance on Grand Street, interestingly wrapping around the facade to Wooster Street, a rendering of the original cornice; and

Q. CB2, Manhattan is on record from a 1998 Landmarks Resolution with further details of the 1997 application with the following points, none of which are evident in this application: restoration of the iron vault and glass crystals (vault lights), paint treatment sympathetic to the materials, heights of floors and floor lines in scale and line with the adjacent building, a contemporary cornice patterned after the sidewalk vault design, and attractive adaptation of modern elements to the Cast-Iron District that will not confuse the historic record; and

R. The applicant represented he was unaware of a restrictive declaration on the property recorded September 6, 2000 with the current owner of the property; and

S. It appears evident from city records that the cast iron facade which was removed under a special permit should have been preserved, for use in a reconstruction of the building according to the terms of the restrictive declaration and the demolition permit; now

T. Members of the public gave testimony in opposition to the application.

**Therefore be it resolved that CB2, Man. recommends:**

**A. Denial** of this application as being in no way respectful of the historic character of buildings in SoHo and the original building on the site; and

B. That the Landmarks Commission determine the status of the restrictive declaration to the present owner dated September 6, 2000 and its role in regulating new construction on the site; and

C. That the existence and location of the presumably preserved cast iron elements from the ground floor be determined and that they be incorporated into a new building and that the design of the new building draw respective inspiration from this historic portion of the original building on the site; and

D. That if the cast iron elements are not able to be located that that the design of the new building draw retrospective and respectful inspiration from this historic portion of the original building on the site as depicted in the tax photograph and any other materials that are available for research.

Vote: Unanimous, with 46 Board members in favor.

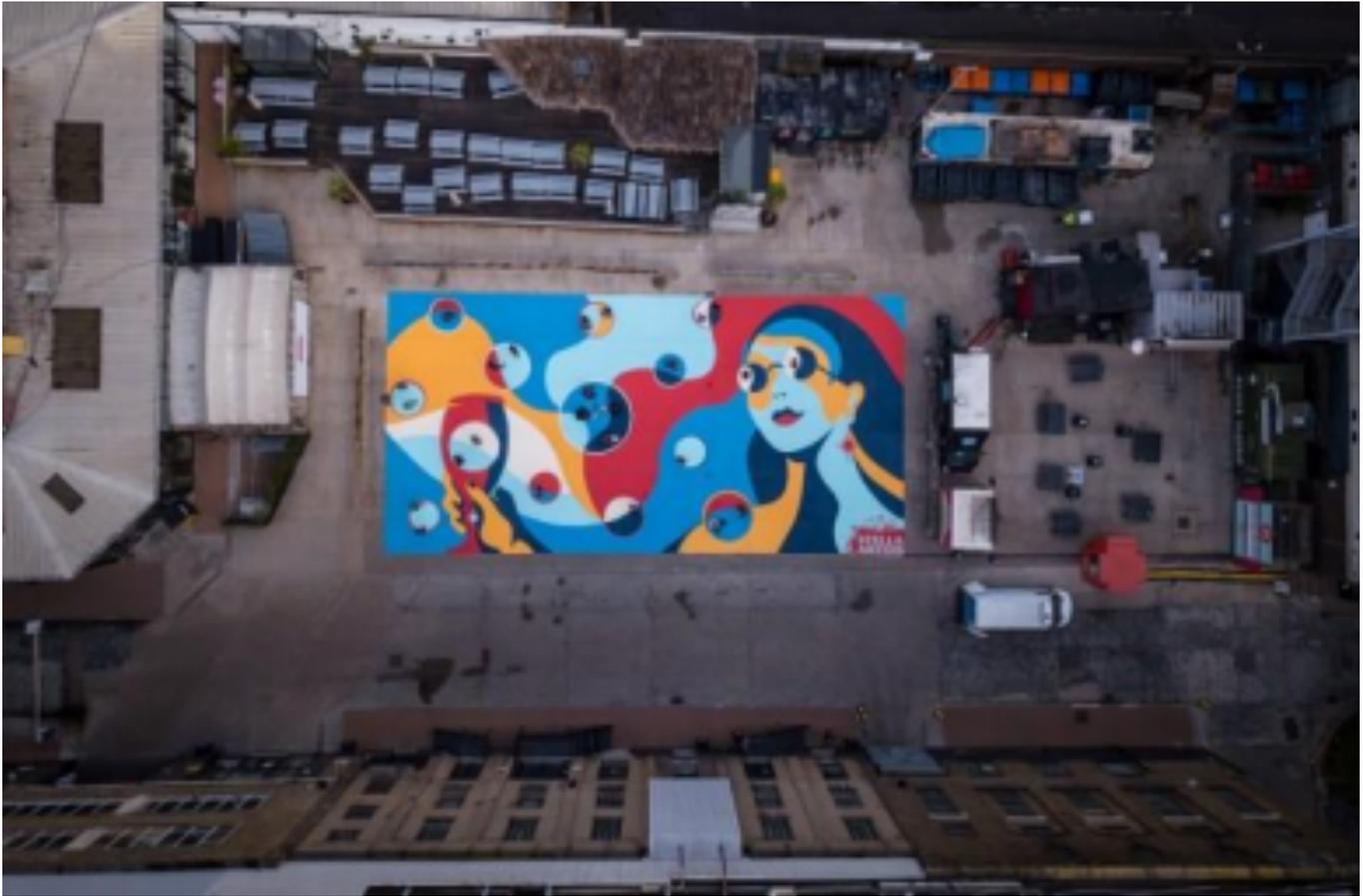
**QUALITY OF LIFE**

**Street Activities**

**1. Wednesday, September 23<sup>rd</sup>-Monday, September 28<sup>th</sup>; Stella Artois Distancing Mural Project (Meatpacking BID): Gansevoort Pedestrian Plaza:**

**Whereas**, this applicant wishes to implement a large art installation/advertisement sponsored by Stella Artois; and

**Whereas**, Stella Artois sponsored a similar installation in London in July 2020 designed by Studio Number One and the artist Shepard Fairey (below); and



**Whereas**, the circles in the mural are intended for people to observe the mural and be spaced to permit social distancing; and

**Whereas**, the mural in London is titled Together Apart Street Art and is intended to be a reminder to social distance in pubs and bars as lockdowns begin to ease; and

**Whereas**, this proposed mural would be a smaller version and would not include the image of the beer stein and would be constructed in vinyl on a raised wooden stage with two ADA-compliant access ramps for viewing the mural, while the mural itself would be walked on by passerby; and

**Whereas**, the applicant was amenable to changes suggested by the committee including additional safety signage around the raised platform and eliminating any references to outdoor drinking, which is not permissible in New York City; now

**Therefore Be It Resolved** that CB2, Man. recommends neither **approval nor denial** of the **Stella Artois Distancing Mural Project (Meatpacking BID): Gansevoort Pedestrian Plaza** from September 23-28, 2020.

Vote: Unanimous, with 46 Board members in favor.

**2. Friday-Saturday, October 2-4, 2020: Stone Island: Curb lane closures to park box truck and projector at the following locations; 1) 235 Bowery between Prince and Houston Sts., 2) 152-54 Thompson Street between Houston and Bleecker Sts., 3) 165 Elizabeth: Kenmare St. between Elizabeth and Mott Sts.**

**Whereas**, the applicant, Stone Island, is an apparel store with a location at 41 Greene Street; and

**Whereas**, the applicant wishes to reserve curb lane space in order to park a box truck that would rotate between the three locations with a video projector on top and such projector would project a 90-second video advertisement (without audio) for Stone Island onto the façades of buildings at each location; and

**Whereas**, the applicant stated that they had negotiated façade space at two of the locations and was in the process of negotiating space at the Bowery location; and

**Whereas**, the committee expressed concerns about this method of advertising as it draws motorists eyes away from the roadway and ultimately projects billboard sized advertisements onto buildings where billboards are not permitted; and

**Whereas**, the committee expressed concern that if this method of advertising became ubiquitous that it would be difficult to escape the intrusion of video projections throughout our district; and

**Whereas**, there have been many reported occurrences of “guerilla-style” projection advertising campaigns in lower Manhattan that have not applied for nor received the appropriate permits; and

**Whereas**, while the committee appreciates the applicant’s willingness to seek the appropriate permits for these events, we cannot recommend approval for an advertising campaign that presents safety concerns and has a deleterious impact on resident’s quality of life; now

**Therefore Be It Resolved** that CB2, Man. recommends **denial** of the **application** for curb lane closures to park a box truck and projector at the following locations; **1) 235 Bowery between Prince and Houston Sts., 2) 152-54 Thompson Street between Houston and Bleecker Sts., 3) 165 Elizabeth: Kenmare St. between Elizabeth and Mott Sts.**

Vote: Unanimous, with 46 Board members in favor.

**3. October 14-19, 2020: MOCA Workshop and Window Exhibits (Museum of Chinese in America): Howard St. between Centre St. and Lafayette St. [*sidewalk and curb lane closure – both sides*].**

**Whereas**, the applicant did not appear to speak on behalf of this application; and

**Whereas**, the written application indicates expected attendance between 75-199 people, which on its face is not in the spirit of the current COVID-19 crowd restrictions; now

**Therefore Be It Resolved** that CB2, Man. recommends **denial** of the **application** for the MOCA Workshop and Window Exhibits (Museum of Chinese in America): Howard St. between Centre St. and Lafayette St. [*sidewalk and curb lane closure – both sides*] between October 14-19, 2020.

Vote: Unanimous, with 46 Board members in favor.

**4. October 18, 2020: Tap Out (American Tap Dance Foundation, Inc.): Christopher St. between Greenwich St. and Washington St. [curb lane only – both sides].**

Whereas, the applicant did not appear to speak on behalf of this application; now

**Therefore Be It Resolved** that CB2, Man. recommends **denial** of the **application** for Tap Out (American Tap Dance Foundation, Inc.): Christopher St. between Greenwich St. and Washington St. [curb lane only – both sides] on October 18, 2020.

Vote: Unanimous, with 46 Board members in favor.

**FYI/Street Activity Renewals:**

- 5. 10/3/20 – Washington Square Fair (Village Reform Democratic Club): Washington Square North between 5th Ave. and University Pl. [full street closure]**
- 6. 10/10/20 – LaGuardia Place Fair (Bleecker Area Merchants and Residents Association): LaGuardia Pl. between W. Houston St. and Bleecker St. [full street closure]**
- 7. 10/17/20 – Washington Sq Fall Fair (Bailey House): Washington Square North between Washington Square West and 5th Ave. [full street closure]**
- 8. 10/31/20 – Astor Place Autumn Fair (Transportation Alternatives): Astor Pl. between Broadway and Lafayette St. [full street closure]**
- 9. 11/8/20 – Bleecker Street Festival (Village Visiting Neighbors): Bleecker St. between Broadway and Lafayette St. [full street closure]**

Whereas, no member of the community called out these renewal applications for a public hearing and no member of the public appeared to oppose or support these applications.

**Therefore Be It Resolved** that CB2, Man. recommends **approval** of the renewal applications provided that the applications conform with all applicable laws, rules, and regulations and clearance requirements

Vote: Unanimous, with 46 Board members in favor.

**SLA LICENSING**

**1. APQ Union Square NY, LLC d/b/a Le Pain Quotidien, 801 Broadway 10003 (New Restaurant Wine)**

**i. Whereas,** applicant’s corporate representative and attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a change of ownership/transfer of an existing Restaurant Wine license (SN 1191253 - Expiration 8/31/2021) to continue to operate a Belgian-style bakery café restaurant located in a C6-1 zoned seven-story, mixed-use 1930 building on Broadway between East 11<sup>th</sup> and East 12<sup>th</sup> Streets (block #563/lot #37) in the Greenwich Village neighborhood.

**ii. Whereas,** the interior 2-story premises is approximately 3,400 sq. ft., with 2,237 sq. ft. on the ground floor and an additional 1,160 square feet in the basement with no patron access or use of the basement space, and has a total of 58 tables with 116 seats and no bar; there is no sidewalk café at this time; and,

**iii. Whereas**, the proposed method of operation is the same and unchanged from the prior operations minus the sidewalk café at the storefront location and the applicants agreed to a new stipulation agreement with CB2, Man. with is entirely consistent with the prior stipulations at this same location and those stipulations are as follows:

1. Premises will be advertised and operated as a casual restaurant focused on health and organic foods with an emphasis on community (communal) tables using seasonal fresh ingredients.
2. The hours of operation will be 7AM to 8:30PM; Sunday to Saturday. No patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Sidewalk café is not included with this application.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at all times.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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/door staff.
17. Will abide by all NYC Open Restaurants regulations.
18. Will not apply for an OP license in the future.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Restaurant Wine license for **APQ Union Square NY, LLC d/b/a Le Pain Quotidien, 801 Broadway 10003**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 46 Board members in favor.

**2. TXOKAO, LLC d/b/a Haizea, 142 Sullivan St. 10012** (New Tavern Wine – Previously unlicensed location)

**i. Whereas**, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA licensing committee to present an application for a new Tavern Wine license to operate a Basque & Catalan inspired restaurant in a *previously unlicensed*, non-conforming ground floor

storefront space in an area zoned for residential use only (R7-2) in a 7-story tenement building built in 1910 on Sullivan Street between W. Houston Street and Prince Street (block #518 lot #37) located within NYC LPC's designated Sullivan-Thompson Historic District; and,

**ii. Whereas,** the storefront premises is roughly 750 sq. ft., with front and rear rooms, the front room having an electric cooking area behind one bar with 11 patron seats and a window eating counter with 2 additional seats, the rear room being located after continuing down a long hallway, having an additional bar with 7 patron seats for a total seating capacity for 20 patrons, there also being a basement space which was recently renovated by the Applicant that will be used for storage and an office, the sole access to the ancillary basement premises needed by the business for storage and food preparation being a door leading through the common residential hallway currently used exclusively by residents living in the building, the Applicant presenting a certificate of occupancy for the building not identifying eating and drinking use/occupancy as a permitted legacy use within the storefront premises, the Applicant instead indicating that he is applying for a Letter of No Objection from the NYC Building Department and agreed that he would obtain the Letter of No Objection before the issuance of the instant tavern wine license; and,

**iii. Whereas,** the hours of operation will be Sunday through Saturday from 11 AM to 11 PM, music being background only, there is no sidewalk café or outdoor areas for the service of alcohol and no operable doors or windows on the front façade; and,

**iv. Whereas,** a prior application by this Applicant at this same location was presented to CB2, Man. over a series of months (Aug. and Sept./2019), at which time there were a significant number of residents living adjacent to and on the same block as the storefront, all appearing in opposition to this application, CB2, Man. unanimously passing a resolution at that time recommending denial of the application (see [https://www1.nyc.gov/html/mancb2/downloads/pdf/fullboard\\_2019/09%20September%202019.pdf](https://www1.nyc.gov/html/mancb2/downloads/pdf/fullboard_2019/09%20September%202019.pdf)), objections having been raised about noise impacts in the 100-year-old tenement style building never designed for commercial eating and drinking co-existing with residential living, reporting that the first floor ceiling and flooring on the second floor was thin, there were shared mechanical and venting where sound and smells could easily travel and you were able to hear sounds coming from the previous commercial tenant, albeit one that closed daily at 5PM, the Applicant not installing any sound insulation during his renovation of the space, there also being concerns about fire safety and emergency egress, the diagram presented by the Applicant identifying a fire exit doorway opening the wrong way, there appearing to be no satisfactory exit for patrons in the rear of the premises to be licensed, the build out of the basement having apparently been performed without lawful permits, there being no possible way for the business to operate without using the residential hallway; and,

**v. Whereas,** this matter was thereafter reviewed by the New York State Liquor Authority (NYSLA), which agreed with CB2, Man., unanimously denying the application on June 24, 2020, the NYSLA making similar findings and conclusions regarding the appropriateness of an eating and drinking establishment being sited in this particular storefront in the manner presented; and,

**vi. Whereas,** in light of the unanimous denial by the NYSLA, the Applicant sought reconsideration of his Application with the NYSLA on July 15, 2020 while reducing his hours of operation to 11:00 pm Sunday to Wednesday and by 12:00 am Thursday to Saturday, at which time the NYSLA denied the application for reconsideration, the Authority indicating in substance that eating and drinking should not be permitted at this particular storefront, a major concern being the use of the common hallway; and,

**vii. Whereas**, after the NYSLA unanimously denied the Applicant's prior application for the same location, the Applicant brought the instant application seeking a similar license for the same premises, the Applicant conceding that he will be required to use the residential hallway to operate his business but stating that his prior application was marred by his prior attorney, who provided him with poor advice; and,

**viii. Whereas**, members of the Community appeared in opposition to the application, citing the prior objections and specific findings of the NYSLA in repeatedly denying the same application two months earlier; and,

**ix. Whereas**, the Applicant has been operating without a Tavern Wine license since early summer, opening during COVID-19 restrictions, has done community outreach and presented a number of letters from the immediate building and nearby residents in support of the application, albeit nothing from the neighbor directly above the premises; and has eliminated the request for live music, DJs and reduced the hours of operation to align with other restaurants on the block; alcohol storage will be on the ground floor; and

**x. 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 SLA Tavern Wine Liquor License, with those stipulations with respect to the premises, as follows:

1. Premises will be advertised and operated as a Basque & Catalan inspired restaurant.
2. The hours of operation will be Sunday through Saturday from 11 AM to 11 PM. No patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation and at all times operate in the spirit of a full-service restaurant.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have not have televisions.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (including licensed sidewalk café).
7. No sidewalk café is not included with this application.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will eliminate all music until the installation of adequate soundproofing, if it becomes necessary for the quiet enjoyment by building residents of their private residence(s), in particular, the units located directly above.
10. Will bring all deliveries in through the restaurant, utilizing the common hallway only as a pass through between the interior restaurant and basement. Moving delivered items to basement through hallway will be kept to a minimum.
11. If it is in fact permitted to use the residential hallway, and CB2, Manhattan maintains this is a highly objectionable use, there will be no use of the common hallway between 12 AM and 8 AM. All food and prep items for each day's service will only be moved prior to beginning of service and after service has concluded, not throughout the day.
12. Will close all doors and windows at all times.
13. Will not install or have French doors, operable windows, or open façades.
14. Will not make changes to the existing façade except to change signage or awning.
15. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.

16. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
17. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
18. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
19. 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/door staff.
20. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed for the first time prior to issuance of license.
21. Will abide by all NYC Open Restaurants regulations.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Restaurant Wine license for **TXOKAO, LLC d/b/a Haizea, 142 Sullivan St. 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Passed, with 36 Board members in favor, 9 in opposition (K. Bordonaro, R. Chattree, D. Diether, R. Ely, C. Flynn, D. Miller, L. Rakoff, S. Secunda, A. Wong) and 1 abstention (K. Berger).

**3. Bell’s LLC d/b/a Now or Never Coffee, 30 Grand St. 10013** (New Tavern Wine – Previously unlicensed location)

- i. **Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Tavern Wine license to operate a café and coffee shop in the ground floor of a six-story, mixed-use building built in 1900 at 30 Grand Street between Thompson Street and 6<sup>th</sup> Avenue (block #476/lot #37); and,
- ii. **Whereas**, the interior 1-story premises is approximately 600 sq. ft. and has been operated as a coffee shop for approximately the past 5 years without the service of alcoholic beverages, this particular location having never previously operated with a liquor license, there will be a total of 18 seats (8 tables with 14 seats, 1 sofa with two seats and two armchairs) and no bar; no DCA sidewalk café at this time or other outside space for the service of alcohol; all doors and windows will be closed by 9PM every night, the premises has one patron bathroom and one entrance door will be used for patron ingress and egress; and,
- iii. **Whereas**, the Applicant’s hours of operation are 8AM to 9PM Monday through Friday and 9AM to 9PM Saturday and Sunday; music will be quiet background only, there will be no dancing, no DJs, no promoted events, no live music, no private parties, no scheduled performances or cover fees, and there will be no televisions; and,
- iv. **Whereas**, the Applicant agreed that it will obtain either a Certificate of Occupancy or a Letter of No Objection from the NYC Department of Buildings indicating that eating and drinking is a permitted occupancy/use for the premises prior to issuance of the Tavern Wine Liquor License; and
- v. **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 SLA Tavern Wine Liquor License, with those stipulations with respect to the premises, as follows:

1. Premises will be advertised and operated as a café and coffee shop.

2. The hours of operation will be 8AM to 9PM Monday through Friday and 9AM to 9PM Saturday and Sunday. No patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have no more than one (1) television no larger than 46". There will be no projectors.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Sidewalk café is not included with this application.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at 9PM every night.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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/door staff.
17. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed for the first time prior to issuance of license.
18. Will abide by all NYC Open Restaurants regulations.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the Restaurant Wine license for **Bell’s LLC d/b/a Now or Never Coffee, 30 Grand St. 10013**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 46 Board members in favor.

**4. ReBoot West Village, LLC d/b/a Two Boots West Village, 101 7<sup>th</sup> Ave. So. 10014** (New Tavern Wine – Previously unlicensed location)

**i. Whereas**, the applicant appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application for a new Tavern Wine license to operate a casual pizza restaurant in the ground floor of a five-story, mixed-use building built in the 1920’s located in the Greenwich Village Historic District at 101 7<sup>th</sup> Avenue South between Grove Street and Barrow Street, aka 70 Grove Street (block #594/lot #20); and,

**ii. Whereas**, the interior 1-story premises is approximately 1,600 sq. ft. and has been operated as a casual pizza restaurant since March 2019, prior to that as a doughnut shop, both without the service of alcoholic beverages, this particular location having never previously operated with a liquor license; and,

**iii. Whereas,** there will be a total of 20 seats (5 tables with 16 seats, 1 window counter with 4 seats) and no bar; no DCA sidewalk café at this time or other outside space for the service of alcohol; all doors and windows will be closed by 9:00PM every night, the premises has one patron bathroom, and one entrance door will be used for patron ingress and egress; and,

**iv. Whereas,** the Applicant's hours of operation are 11:30AM to 11:00PM Sunday through Tuesday, 11:30AM to 12:00AM, Wednesday, 11:30AM to 2:00AM Thursday, and 11:30AM to 4:00AM Friday and Saturday; however all alcohol service will cease at 2:00AM sharp Friday and Saturday and no patrons will be served alcoholic beverages after 2:00AM; music will be quiet background only, there will be no dancing, no DJs, no promoted events, no live music, no private parties, no scheduled performances or cover fees, and there will be no televisions; and,

**v. 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 SLA Tavern Wine Liquor License, with those stipulations with respect to the premises, as follows:

1. Premises will be advertised and operated as a casual pizza restaurant.
2. The hours of operation will be 11:30AM to 11:00PM Sunday through Tuesday, 11:30AM to 12:00AM, Wednesday, 11:30AM to 2:00AM Thursday, and 11:30AM to 4:00AM Friday and Saturday.\* No patrons will remain after stated closing time.
3. Will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. Will have no more than one (1) television no larger than 42". There will be no projectors.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Sidewalk café is not included with this application.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at 9:00PM every night.
10. Will not install or have French doors, operable windows, or open façades.
11. Will not make changes to the existing façade except to change signage or awning.
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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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/door staff.
17. Will abide by all NYC Open Restaurants regulations.

\* The hours of operation noted above are different from the permitted hours of operation for the service of alcohol. All Alcohol sales shall end by 2:00AM sharp on Friday and Saturday. No patrons will be served alcoholic beverages after 2:00AM on Friday and Saturday.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the Restaurant Wine license for **ReBoot West Village, LLC d/b/a Two Boots West Village, 101 7<sup>th</sup> Ave. So. 10014**, unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA License.

Vote: Unanimous, with 46 Board members in favor.

**5. Welcome Hospitality, LLC d/b/a TBD, 80 Grove St. 10014 (New OP-Tavern/Cabaret)**

**i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a transfer of an on premise license to operate a bar and cabaret with live music at entrainment levels in the basement and ground floor space of a 14-story residential building (circa 1929) on Grove Street between Washington and Waverly Places within the West Village Historic District; and,

**ii. Whereas**, the new operator for the licensed premises plans to make no changes to the existing method of operation for the licensed premises, the premises having previously operated for many years as the Monster Bar, having a long history of serving the LGBTQ community, the Applicant stating that he “intends to provide a seamless transition from the landmark bar [the Monster Bar] that has served the Village and its residents for decades and to continue to provide live entertainment and a safe haven for the community with an updated décor and cuisine”, there being an existing certificate of occupancy permitting use/occupancy for a cabaret at the premises; and,

**iii. Whereas**, concerns were raised within the committee that even the slightest changes in the method of operation, (i.e. more upscale cocktails or menu, the need for reservations) could easily change the role this bar has played for many years in the culture of bar hopping through all of the iconic gay bars in our community, that this bar has been an anchor of nightlife for the LGBTQ community and is important to keep; and,

**iv. Whereas**, the roughly 5,000 sq. ft. premise (2,200 sq. ft. ground floor and 2,800 sq. ft. basement), has 11 tables and 24 seats, 2 stand up bars with 50 seats and 45 additional counter seats for a total of 119 patron seats; there is no sidewalk café, no other outdoor areas for patrons and no operable doors or windows; and,

**v. Whereas**, the hours of operation will be from 11AM to 4AM Sunday through Saturday, all patrons will be cleared and no patrons will remain after stated closing times, music will be entertain levels, including DJs and live music, all doors and windows will be closed at all times as stipulated, there will be promoted events, security personnel, live music and scheduled performances, there will be no TV’s but there will be 2 monitors for the purposes of viewing awards programming; and,

**vi. Whereas**, the Applicant agreed to execute a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the restaurant wine license stating that:

1. Premise will be advertised and operated as a Bar and Cabaret.
2. The hours of operation will be Monday to Thursday from 11AM to 4AM Sunday through Saturday. All patrons will be cleared and no patrons will remain after stated closing times.

3. The premises will not have televisions and will not operate as a sports bar or allow any portion of premises to be operated in that manner. There will be two projectors for the purpose of viewing award programming on an occasional basis.
4. The premises will not operate a backyard garden or any outdoor area for commercial purposes (including a licensed sidewalk café).
5. All doors and windows will be closed at all times.
6. There will be no French Doors, operable windows or open facades.
7. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
8. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
9. There will be no velvet ropes or metal barricades on the public sidewalk and a reservation system will be utilized to prevent patrons from cuing or lines forming outside to gain access to establishment.
10. Will abide by all NYC Open Restaurant rules.

**vi. Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate a public interest for the issuance of the transfer application, there currently being approximately 39 On Premise Liquor Licenses within 500 ft. of the premises proposed to be licensed and an unknown number of beer and wine licenses;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new On Premise License for **Welcome Hospitality, LLC d/b/a TBD, 80 Grove St. 10014** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Unanimous, with 46 Board members in favor.

**6. Eli-Lilla, Inc. d/b/a Caffè Roma, 383-385 Broome St. 10012)** (New OP- Previously unlicensed location)

**i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a new on premise license to continue to operate a bakery and café within two separate 4-5 story townhouse buildings (circa 1900) with two separate addresses, the bakery being located in 383 Broome Street and the café being located in 385 Broome Streetr Street between Mulberry and Mott Streets in Little Italy; and,

**ii. Whereas**, the Applicant and his family have operated the bakery and café for many years, the two buildings having an interior connection via doorway, 383 Broome being used exclusively as a bakery and 385 Broome being used as a café with sidewalk café located on Mulberry Street, there are no operable facades or French doors/windows and there is no plans to alter the front facades or infill to the two storefronts, there is no certificate of occupancy or letter of no objection from the NYC Building Dept. for either storefront and/or combination of the two storefronts from interior connection but the Applicant and his Counsel agreed that if they were unable to obtain a letter of no objection for the combined storefronts from the NYC Building Dept. permitting eating/drinking, in the alternative they would obtain a certificate of occupancy and/or letter of no objection for 385 Broome and the licensed premises would be limited to 385 Broome only, and that the licensed premises would not include 383 Broome, which will continue to operate exclusively as a bakery; and,

**iii. Whereas**, the interior premises for the café is roughly 1,900 sq. ft. premise, has 14 tables and 58 interior seats, no stand up bar, with 11 exterior tables with 22 seats at the sidewalk café, and other than the sidewalk café there are no other outdoor areas for patrons and no operable doors or windows; and,

**iv. Whereas**, the hours of operation will be Sunday to Thursday from 8AM to 11PM and 8AM to 12AM Fridays and Saturdays, interior music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), the sidewalk café (if permitted with DCA permit) closing by 11 PM, there will be no DJ, no promoted events, no live music, no private parties, no scheduled performances or cover fees, there will be no TV's; and,

**v. Whereas**, the Applicant agreed to execute a stipulations agreement with CB2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation on the on-premise license stating that:

1. Premise will be advertised and operated as a small café at 383 Broome.
2. The hours of operation will be Sunday to Thursday from 8AM to 11PM and 8Am to 12AM Fridays and Saturdays. All patrons will be cleared and no patrons will remain after stated closing times.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes.
6. Will operate sidewalk café on Mulberry Street no later than 11:00 PM (all tables and chairs will be removed at this hour)
7. Will not operate a sidewalk café on Broome Street.
8. Will play quiet ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors and windows at 9:00 PM every night.
10. Will not have French doors or operable windows.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & 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 appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. 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/door staff.
17. Prior to issuance of license, will obtain letter of no objection or certificate of occupancy permitting eating and drinking use/occupancy for the combination of two buildings with separate/different addresses known as 383 and 385 Broome Street or, in the alternative, will obtain a letter of no objection or certificate of occupancy for 385 Broome Street only and limit the service of alcohol (licensed premise) to 385 Broome Street but not 383 Broome Street.
18. Will abide by all NYC Open Restaurants regulations.

**vi. Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate a public interest for the issuance of the on premise license, the premises having never previously been licensed for the service of alcohol, there currently being approximately 70 On Premise Liquor Licenses

within 750 ft. of the premises proposed to be licensed and 8 pending On Premise licenses within this same area, the operator and applicant having operated an established business at this location within CB2, Man. for many years, the operator/applicant seeking to continue with the same method of operation as previously operated, the Applicant further agreeing to obtain all the necessary permits prior to the issuance of the license, the stipulations agreed to and to be incorporated into the license promoting a public interest;

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a new On Premise License for **Eli-Lilla, Inc. d/b/a Caffe Roma, 383-385 Broome St. 10012)** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Unanimous, with 46 Board members in favor.

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

**7. Ruby’s United, LLC d/b/a The Happiest Hour, 128 W. 10<sup>th</sup> St. aka 18-20 Greenwich Ave. 10011 (OP-Bar/Tavern) (alteration to add sidewalk café) (laid over)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **Ruby’s United, LLC d/b/a The Happiest Hour, 128 W. 10<sup>th</sup> St. aka 18-20 Greenwich Ave. 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 46 Board members in favor.

**8. MA. GA. GE. Food, LLC d/b/a The Coppola Café, 171 W. 4th St. 10014 (BW-Tavern) (Sidewalk café) (laid over)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **MA. GA. GE. Food, LLC d/b/a The Coppola Café, 171 W. 4th 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 46 Board members in favor.

**9. 379 Broome LLC, d/b/a Greecologies Café, 379 Broome St. 10013 (RW – Café) (withdrawn)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to withdraw** this application from further consideration, affirming that they 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 **379 Broome LLC, d/b/a Greecologies Café, 379 Broome 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 46 Board members in favor.

**10. The Village Square Pizza II, Inc. d/b/a Village Square Pizza, 118 Christopher St. 10014 (RW – Restaurant) (laid over at meeting)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **The Village Square Pizza II, Inc. d/b/a Village Square Pizza, 118 Christopher 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 46 Board members in favor.

**11. CATO Wine, LLC d/b/a Pending, 38-40 Carmine St. 10014 (New Tavern Wine) (withdrawn)**

**Whereas**, after this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to withdraw** this application from further consideration, affirming that they 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 **CATO Wine, LLC d/b/a Pending, 38-40 Carmine 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 46 Board members in favor.

**12. Goukui Management, Inc. d/b/a Crop Circle, 126 Macdougall St. 10012** (New RW – Restaurant Wine) (laid over)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **Goukui Management, Inc. d/b/a Crop Circle, 126 Macdougall 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 46 Board members in favor.

**13. Gigi's of Mulberry, Inc. d/b/a Mulberry, 149 Mulberry St. 10013** (OP-Restaurant) (Backyard) (Bsm. & Grd. Fl.) (laid over)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **Gigi's of Mulberry, Inc. d/b/a Mulberry, 149 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 46 Board members in favor.

**14. CCFC 62 Spring, LLC, d/b/a Chef's Club Counter, 62 Spring St. 10012 (Restaurant) (Class Change – Upgrade from RW) (laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **CCFC 62 Spring, LLC, d/b/a Chef's Club Counter, 62 Spring 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 46 Board members in favor.

**15. Holim, LLC d/b/a Comedor, 110 Thompson St., 10012 (OP – Restaurant) (2nd Fl.) (withdrawn)**  
**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to withdraw** this application from further consideration, affirming that they 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 **Holim, LLC d/b/a Comedor, 110 Thompson 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 46 Board members in favor.

**16. Entity to be formed by Steven Berkson d/b/a TBD, 316 Bowery 10012 (OP – Restaurant/Lounge) (1<sup>st</sup> Floor & bsmt.) (DJ, Live Music–Acoustic, Jazz, Classical) (Sidewalk café) (laid over)**

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **Entity to be formed by Steven Berkson d/b/a TBD, 316 Bowery 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 46 Board members in favor.

**17. St. Tropez SoHo, LLC d/b/a St. Tropez SoHo, 194-196 Spring St. 10012 (RW – Restaurant) (Class Change to On Premise) (sidewalk cafe) (laid over)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **St. Tropez SoHo, LLC d/b/a St. Tropez SoHo, 194-196 Spring 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 46 Board members in favor.

**18. Corp. to be formed by Steven Bensusan, 117 7<sup>th</sup> Ave. So. 10014 (OP – Restaurant) (Live Music-Jazz, Blues) (sidewalk café) (laid over)**

**Whereas**, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on September 1, 2020 the Applicant requested **to layover** this application from further consideration, affirming that they 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 **Corp. to be formed by Steven Bensusan, 117 7<sup>th</sup> Ave. So. 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 46 Board members in favor.

**19. Corp. To be formed by Salima Hadia, 95 7<sup>th</sup> Ave. So. 10014 (OP-Restaurant with 4AM closing) (Reconsideration requested at meeting, laid over to October/2020)**

**Whereas**, after the Applicant presented her Application for a on premise license at the above-reference premises to CB2, Manhattan’s SLA Licensing Committee on September 1, 2020, at which time the Committee unanimously voted to recommend denial of the Application as presented, the Applicant

thereafter requested reconsideration and **to layover** this application for further consideration at CB2 Manhattan’s next scheduled meeting in October/2020, affirming that they 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 **Corp. To be formed by Salima Hadia, 95 7<sup>th</sup> Ave. So. 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 46 Board members in favor.

## **SOCIAL SERVICES**

### **Responding to Concept Paper Released by Department for The Aging (DFTA) on August 21, 2020, Regarding Older Adult Centers**

#### **Whereas:**

1. NYC Department for the Aging (also known as NYC Aging, and abbreviated here as DFTA) released a Concept Paper on August 21, 2020, inviting public input by October 5, 2020 on future contracts for Older Adult Centers; and
2. Manhattan Community Board 2’s ability to gather broad community input on this proposal was limited by DFTA’s *failure* to notify the Community Board of the Concept Paper’s release;
3. DFTA’s report, “Older Adult Centers (formerly senior centers)” expresses a willingness to allow innovation in the model for providing services to seniors, seeking to “further augment the types of centers funded in the NYC Aging network”; and
4. The Concept Paper appears to address concerns, such as those long expressed by CB2 senior service provider Greenwich House, that an inflexible DFTA contract model stifles innovations that might better meet local needs; and
5. The Concept Paper provides no details regarding funding, staffing, benchmarks, number of contracts that will be sought, number of older adult centers that will be funded, or other pertinent elements; and
6. The Concept Paper’s release, and the RFP that is likely follow, come at a time when the needs and resources in NYC are undergoing seismic shift: The Covid crisis continues to alter the services that providers are delivering in response to the changing needs of older New Yorkers at this time; the economic crisis caused by the pandemic creates uncertainty about the City’s fiscal resources for the near future.

#### **Therefore, Be It Resolved That CB2, Man.:**

- 1) **Welcomes DFTA’s efforts** to spur innovation in the design of senior services, as expressed this way in its Concept Paper: “The Department’s overarching goal is that Older Adult Centers provide a range of high-quality services, programs, and resources that attract, meet the needs of, and enrich the lives of a diverse group of older New Yorkers.”; and
- 2) Looks forward to providing **continued input** to the process of developing an innovative Request for Proposals for new models; and

- 3) Is sensitive to the concerns expressed by the leadership at Greenwich House, CB2's primary provider of senior services, that the **Concept Paper lacks necessary detail** in terms of funding, metrics, the number of contracts DFTA seeks, desired outcomes (vs. outputs), and other specifics; and
- 4) Requests a fuller understanding of **how DFTA intends to apply public input** to the shaping of its RFP; and
- 5) \Worries that this process is being run **too hastily** given the great uncertainties around the City's fiscal state and the needs of seniors slowly emerging from the national crisis of the **Covid-19 pandemic**; and
- 6) Requests that **DFTA lengthen its period for public input**, and **delay the release of a new RFP** until the City is able to provide more information on the details missing in the Concept Paper, and until the City's senior service providers' situations stabilize and they are able to provide more informed input; and
- 7) Requests that DFTA make a stronger effort than it has to date to seek the **input of individual older adults** and not just the entities which generally enter into contract with DFTA; and
- 8) Requests that DFTA fund – or execute on its own – **a full data analysis** of older adults across the City, at the neighborhood or Community District level, to allow service providers to better understand the needs and desires of their constituencies and the non-members in their catchment areas; and

Requests that **DFTA return to CB2, Man.** in the course of a slowed-down, iterative process that is better-suited to meeting the needs and desires of our older adults.

Vote: Passed, with 45 Board Members in favor, and 1 Abstention (K. Shea).

## **TRAFFIC AND TRANSPORTATION**

### **Resolution in response to proposal by NYC Dept. of Transportation (DOT) to reverse University Pl. to one-way southbound from 13<sup>th</sup> St. to 12<sup>th</sup> St.**

**Whereas** CB2, Man. thanks the NYC Dept. of Transportation (DOT) for presenting their proposal to reverse University Pl. to one-way southbound from 13th St. to 12th St. along with their overview of signal timing adjustments and pavement marking modifications at 5th Ave. and 13th St. that have been made to address turning conflicts and queue spillback, and for inviting comment and receiving input from the community; and

**Whereas** concerns about the impact of southbound traffic on University Pl. from 14th to 13th St. originated with the 14th St. Transit and Truck Priority Project's (TTP) requirement for vehicles (aside from buses and trucks) to make the next available right turn from 14th, with 14th to 13th reversed from north- to southbound at University. This led to vehicles heading east on 14th having to turn south on University with no option to continue heading east except to double back west on 13th and head further south on 5th Ave. (or on streets even farther back west) in search of an eastbound cross street, thereby adding extra vehicular mileage and movements on local streets in the area as well as congestion on 13th St.; and

**Whereas** DOT's proposal to extend University Pl. southbound one more block from 13th St. to 12th St. provides an option for eastbound traffic to continue heading east on 12th St.; and

**Whereas** community members have pointed out that 12th St. has several issues, including congestion, that would work against it being a desirable alternative route for eastbound traffic, among them:

- There is constant ambulance traffic on 12th St. from Lenox Health Greenwich Village on 7th Ave. to hospitals on the east side; 12th St. is the most direct access for this emergency activity.
- There's a police facility on 12th btw. University and Broadway where the police park not only NYPD vehicles but personal ones (using placards), both on the south side of the street and in the north side buffer (plus the sidewalk).
- 12th St. btw. University and Broadway is frequently closed to traffic when there are protest groups in Union Sq.
- 12th St. is often closed for street fairs btw. University and Broadway.
- Loading and unloading on 12th St in this area is heavily encumbered.; and

**Whereas** DOT installed signal timing adjustments in March 2020 on 13th St. and 5th Ave. that allow an additional 1 to 2 vehicles to proceed on 13th within a signal cycle, and in August 2020 changed pavement markings there that reduced the left-turn traffic calming wedge, giving room for through traffic to bypass the turning traffic; both actions were designed to ease congestion on 13th St. btw. University Pl. and 5th Ave.; and

**Whereas** the 12th St. issues the community voiced while also requesting improvements, such as wedge changes on Broadway and 12th St. and on University Pl. and 12th like the one on 5th Ave. and 13th St. to allow motorists going straight to pass turning vehicles and increase pedestrian safety by slowing up the turns, reveal that there are several ongoing conditions on 12th St. demanding attention that have little to do with University Pl.; and

**Whereas** a great many community members expressed their support of a shared street on University Pl. from 14th St. to W. 4th St. with many favoring a park-like Greenway type street there; a petition with 300 signatures from Transportation Alternatives supported a shared street on all of University; and

**Whereas** CB2, Man. supported a shared Street on University Pl. all the way from 14th St. to W. 4th St. in its May 2019 resolution, describing shared streets being "set up to be used equitably and harmoniously by pedestrians, bicyclists and motor vehicles, with priority for pedestrians, through design, regulations, and signage that slow traffic and create a calm and safe environment," and pointing out that University Pl. "is a quiet street, oriented to the community and community life, and a shared street can enhance its neighborhood aspect."; and

**Whereas** the Open Street (similar to a shared street) that has been operating during the pandemic on University Pl. btw. 13th and W. 4th Sts. on Sundays, with weekdays recently added in some areas, demonstrates how well an extensive shared street works on University and has been well-received and supported by the surrounding community; and

**Whereas** a fully extended shared street on University Pl. would offer many exit points for vehicles, spreading out turning movements on several cross streets and eliminating the pressure that piles up on one or two streets alone; and

**Whereas** several people observed that University Pl. currently has very light traffic. Others noted that few motorists turn now from 14th St. onto University Pl., being aware of having to double back on 13th St., and they instead bypass University and head for 3rd or 2nd Ave. to make the required southbound turn for a more direct route east. This not only shows conditions favorable to a shared street on University Pl.; it also suggests changes happening on the TTP route, like added vehicular trips, with no significant impacts on busway efficiency, inviting further study and evaluation for potential modifications; and

**Whereas** DOT did data collection on weekdays and Saturdays, 7-9am, 12-2pm and 4-7pm, including turning movement counts and signal phase timing analysis, as well as observations of traffic conditions, but these were largely focused on 13th St. traffic activity;

**Therefore, be it resolved** that CB2, Man. reiterates its support of a fully continuous shared street on University Pl. all the way from 14th St. to W. 4th St. and requests that it be installed as soon as feasible, taking into account provision for deliveries, drop-off/pickups, emergency and other necessary access; and

**Be it further resolved** that CB2, Man. urges DOT to conduct a broader, more holistic study of CB2's streets surrounding and including the 14th St. TTP and how they relate to each other, including observations and analysis of traffic conditions, and examination of relevant examples in other cities (such as the bus lanes in Europe that are often shared with taxis and setting special hours for deliveries) plus traffic counts on Broadway and University Pl., with a comparison of current and pre-TTP counts on University, should previous counts exist; and

**Be it further resolved** that CB2, Man. recognizes the improvements that the TTP busway has achieved in facilitating bus riders' trips and providing a vital and efficient transportation service that is sorely needed, but also observes that suitable adjustments here and there can balance the enhanced experience of both riders and the wider constituency, and encourages DOT to explore such alternative possibilities; and

**Be it finally resolved** that CB2, Man. calls upon DOT to address the long-lived congestion problems on E. 12th St., focusing on 12th btw. Broadway and 5th Ave., identified as a problem area, with particular attention to resolving the placard parking abuses on 12th btw. University Pl. and Broadway, including firming up guidelines to implement restrictions when DOT issues placard parking permits and conferring with the NYPD concerning enforcement of the illegal placard parking, such as in the 12th St. buffer zone.

Vote: Passed, with 45 Board Members in favor, and 1 in opposition (R. Sanz).

Respectfully submitted,

Valerie De La Rosa  
Secretary  
Community Board #2, Manhattan