

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*

## COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

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

### FULL BOARD MEETING AGENDA

**DATE:** Thursday, January 21, 2020  
**TIME:** 6:30 PM  
**PLACE:** Via Video-Conference

#### I. ATTENDANCE

**II. PUBLIC SESSION:** Members of the community may speak for a time to be specified by the Board Chair on any issue of interest to the community. *\*Virtual Public Speaker's cards must have been submitted before 5:00 p.m. to [info@cb2manhattan.org](mailto:info@cb2manhattan.org)* Written correspondence received in lieu of spoken testimony will be summarized.

#### III. ADOPTION OF AGENDA

#### IV. REPORTS TO THE PUBLIC

- |                               |              |
|-------------------------------|--------------|
| 1. Elected Officials' Reports |              |
| 2. Borough President's Report | Andrew Chang |
| 3. Chair's Report             | Carter Booth |
| 4. District Manager's Report  | Bob Gormley  |

#### BUSINESS SESSION

#### V. APPROVAL OF THE DECEMBER MINUTES

#### VI. ANNOUNCEMENT OF THE OPENING OF SELF-NOMINATIONS FOR BOARD OFFICERS

#### VII. STANDING COMMITTEE REPORTS AND OTHER BUSINESS

- |                             |                          |
|-----------------------------|--------------------------|
| 1. Land Use                 | Frederica Sigel          |
| 2. SLA Licensing            | Robert Ely/Donna Raftery |
| 3. Schools & Education      | Jeannine Kiely           |
| 4. Traffic & Transportation | Shirley Secunda          |
| 5. Landmarks                | Chenault Spence          |
| 6. Quality of Life          | Joseph Gallagher         |

#### VIII. ADJOURNMENT

# DRAFT

## February 2021

| Sun       | Mon  | Tue                         | Wed                                  | Thu   | Fri       | Sat       |
|-----------|--|-----------------------------|--------------------------------------|---|-----------|-----------|
|           | <b>1</b><br>BYLAWS   | <b>2</b><br>SLA LICENSING 1 | <b>3</b>                             | <b>4</b><br>TRAFFIC & TRANSPORTATION<br><br>SLA LICENSING 2 | <b>5</b>  | <b>6</b>  |
| <b>7</b>  | <b>8</b><br>QUALITY OF LIFE<br><br>SCHOOLS & EDUCATION             | <b>9</b><br>REOPENING WG    | <b>10</b><br>LAND USE                | <b>11</b><br>LANDMARKS                                      | <b>12</b> | <b>13</b> |
| <b>14</b> | <b>15</b> Presidents Day   | <b>16</b><br>EXECUTIVE      | <b>17</b>                            | <b>18</b><br>FULL BOARD                                     | <b>19</b> | <b>20</b> |
| <b>21</b> | <b>22</b>  | <b>23</b><br>EQUITY WG      | <b>24</b><br>ECON. DEV. & SMALL BUS. | <b>25</b><br>SOCIAL SERVICES                                | <b>26</b> | <b>27</b> |
| <b>28</b> | JOINT MEETING: PARKS/WATERFRONT and ARTS & INSTITUTIONS (Date TBD) |                             |                                      |   |           |           |

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### LAND USE AND HOUSING COMMITTEE

January 13, 2021

The Community Board 2, Manhattan Land Use and Housing Committee held one meeting on Wednesday, 1/13/21 @ 6:30 PM –Meeting Access via Video Conferencing.

Committee Members Present: Frederica Sigel (Chair), Anita Brandt, Katy Bordonaro, Susan Wittenberg, Sandy Russo, David Gruber, Donna Raftery, John Paul DeVerna and Michael Levine

Committee Members Absent with Notice: Doris Diether

Public Member Present: Sean Sweeney

Other Board Members Present: Carter Booth (CB2 Chair), Eugene Yoo, Matthew Metzger

**23-25 Cleveland Pl. (between Spring St. and Kenmare St.) N 140439 ZRM** – This is a private application by Kenmare Square, LLC for a text amendment to Appendix A of Article X, Chapter 9 of the Zoning Resolution to extend the boundary of Subdistrict C of the Special Little Italy District to include 23-25 Cleveland Place (Block 481, Lots 11 & 13), Manhattan Community District 2.

#### Whereas:

1. This is an application for a zoning text amendment to extend the boundary of Area C (the Bowery, Canal, Kenmare Corridor) of the Special Little Italy District (SLID) northward by 25' to allow the regulations of Area C to apply to 25 Cleveland Place, which is currently in Area A (the Preservation Area).
2. The proposed action would also cause a zoning change to the northern tip of Petrosino Sq.
3. The application was heard at the December and January Land Use meetings.
4. The site is currently improved with two existing buildings that have both been historically used for ground floor commercial, with residential use above. Current FAR for each building is 1.4 for 23 Cleveland and 1.7 for 25 Cleveland.

5. The SLID's Area C permits a maximum commercial FAR of 6 and a maximum residential FAR up to 3.44. Area C allows 100% commercial lot coverage on the ground floor and 70% above the ground floor. Allowable residential lot coverage is 60% on all floors. Area C permits a maximum building height of 85' or eight stories, whichever is less, without setback.

6. Area A maximum FAR is 4.1 for all uses; a 30' rear yard is required, and maximum lot coverage of 60% is mandatory. Area A permits a maximum base height of 65', a minimum setback of 10' above 65', and a total height of 75' or seven stories, whichever is less.

7. The proposed text amendment for 23-25 Cleveland Pl. would permit an eight-story, 85'-tall, 100% commercial building with an FAR of 5.9 (29,922sf) and 100% lot coverage. The proposed uses within the building would be UG 6A retail on the ground floor and UG 6B office on the upper floors.

8. Among the goals of the 1977 SLID are preservation of the historical and cultural character of the community and rehabilitation and new development consistent with the *residential* character and scale of the existing buildings in the area.

9. Currently, 14 of the 16 buildings around Petrosino Sq. are predominantly residential: three are condominiums (203 Lafayette aka 114 Kenmare, 210 and 225 Lafayette); three are JLWQA (214, 216, and 226 Lafayette); six are rent-stabilized (212, 222, and 224 Lafayette; 17, 19, and 21 Cleveland Pl.); and two are the subject buildings.

10. In April 2017, CB2 heard an application for a similar zoning text amendment, in this case for more retail, at 55-57 Spring St., around the corner in Area A. Many of the reasons that CB2 (and Councilperson Margaret Chin) recommended denial of that application are relevant:

- a. The application was filed for purely private advantage and the proposed change served no public benefit.
- b. The change would exacerbate the impacts of intensifying commercial uses on residential uses in the area.
- c. There was concern about yet another eating & drinking establishment on the ground floor.

11. At the December Land Use committee meeting, the applicant presented 20 letters in support of the project, but neighbors' research subsequently revealed that the purported supporters are actually owners of the company, friends of the owners, or in various business relationships with the owners. The same group spoke in favor at the January meeting.

12. Comments from neighbors were overwhelmingly in opposition to this application. Chief among their concerns was the intention of the owners to rent the ground floor to a restaurant. Around Petrosino Sq. proper, there are already 10 restaurants with liquor licenses.

13. Although at the first meeting, the land use attorney stated that the applicant had "zero intention" of putting in an eating & drinking establishment on the ground floor, the committee learned that a restaurateur and potential tenant for the ground floor and rear garden had appeared that same week at an SLA meeting, looking for a liquor license and to stay open until 4am. That

operator was unwilling to agree to not using the rear back yard. CB2 subsequently recommended denial of that application.

14. According to community residents, the owners have received a total of 33 DOB/ECB violations since purchasing the two buildings; 18 are still open on the DOB website.

15. There was concern that UG 10, destination retail, which is allowed in Area C of the SLID, would be a potential use.

16. There was concern that loss of the rear yard would eliminate the internal green space of the courtyard for residents of the 175 units in the 22 buildings that surround the doughnut.

17. There was concern that misuse of rooftop and garden spaces could affect peace and quiet.

18. The owners returned to the January meeting with an improved façade (brick) and massing plan (setback on 8<sup>th</sup> floor), which the committee agreed was a big improvement, but their refusal to keep the two ground floor spaces (a total of 5000sf) separate, to rule out an additional eating & drinking establishment and liquor license, to limit use of the open spaces, and to invade less of the rear yard were very problematic.

**Therefore, Be It Resolved,** CB2 does not believe that a zoning text amendment would be in the best interests of the Special Little Italy District and the community, and we recommend denial of this application.

**Unanimous:** Anita Brandt, Katy Bordonaro, David Gruber, John-Paul DeVerna, Susan Wittenberg, Sandy Russo, Donna Raftery, Frederica Sigel, Michael Levine

Respectfully Submitted,



Frederica Sigel



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### SLA LICENSING COMMITTEE

The SLA Licensing Committee of Community Board 2, Manhattan, held a meeting at 6:30 PM on Tuesday January 5, 2021 via Video Conference.

Committee Board Members Present: R. Ely (Co-Chair), D. Raftery (Co-Chair), K. Bordonaro, M. Fitzgerald, C. Flynn, S. Kent, L. Rakoff, R. Rothstein, Dr. S. Smith, S. Wittenberg, and A. Wong  
Committee Board Members absent with notice: K. Shea,

Other Board Members Present: C. Booth (Chair), Valerie De La Rosa, Patricia Laraia, Matt Metzger

### RESOLUTIONS:

1. **La Cornelia LLC d/b/a Tacombi, 255 Bleecker Street 10014** (RW – Corporate Change)
  - i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a corporate change of ownership to an existing Restaurant Wine License (Lic. #1286966, exp. 9/30/21) to reflect the creation by the principals of a holding company that will in turn hold direct ownership of the Applicant; the Applicant will continue to operate a family-friendly fast casual Mexican restaurant in a R7-2 (C1-5 overlay) zoned two-story, commercial building constructed in 1920 on the Bleecker St. between Cornelia and Carmine Sts. (Block #589/Lot #10) and which is located in the Greenwich Village Historic District; and
  - ii. **Whereas**, the change in corporate structure affecting ownership of the Applicant will not affect the operation of the business, which will continue to function as a fast casual, full service restaurant in a space of approximately 2,700 sq. ft., comprised of a ground floor of approximately 1,350 sq. ft. connected by an interior staircase (for use by employees only) to a cellar of approximately 1,350 sq. ft.; the space will have 30 tables with 64 seats, and one (1) stand-up bar (which will also serve as a food counter) with six (6) seats, for a total of 70 seats in the premises, which has one (1) entrance, two (2) exits, and three (3) bathrooms; and

**iii. Whereas,** terms of the Applicant's existing Method of Operation will remain unchanged, including: agreed-to hours of operation of 9:00 AM to 12:00 AM on Sundays, 11:00 AM to 12:00 AM Mondays through Thursdays, 11:00 AM to 1:00 AM on Fridays and 9:00 AM to 1:00 AM on Saturdays; the playing of quiet recorded background music only from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); no DJ's; no promoted events; no live music or scheduled performances; no cover fees; and no televisions; and

**iv. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the Restaurant Wine License, with those stipulations as follows:

1. The premises will be advertised and will operate as an organic tortilleria/taco restaurant.
2. The hours of operation will be from 9:00 AM to 12:00 AM on Sundays, 11:00 AM to 12:00 AM Mondays through Thursdays, 11:00 AM to 1:00 AM on Fridays, and 9:00 AM to 1:00 AM on Saturdays.
3. The Applicant will operate a full-service restaurant, specifically an organic tortilleria/taco restaurant with coffee and juices, and with the kitchen open and the full menu available until closing every night.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not have televisions.
6. It will not operate a backyard garden or any outdoor area for commercial purposes.
7. It will not have a sidewalk café.
8. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. It will close all doors and windows by 10:00 PM every night without exception, allowing only for patron ingress and egress
10. There will only be one (1) stand up bar and one (1) service bar.
11. There will only be one door used for patron ingress and egress, which will be the door located on the corner of Bleecker St. and Cornelia St.; the additional door located on Cornelia St. is for patron emergency egress only.
12. The licensee will never upgrade this license to a full on-premises liquor license.
13. When any doors and windows are open, music will not be audible more than 10 ft. from any point of the restaurant.
14. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
15. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. Any future sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a corporate change to the existing Restaurant Wine License (Lic. #1286966) in the name of

**La Cornelia LLC d/b/a Tacombi**, 255 Bleecker Street 10014, unless the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant Wine License.

**Vote:** Unanimous in favor (11– 0)

**2. Tacombi NYC LLC d/b/a Fonda Nolita Tacombi, 267 Elizabeth Street 10012** (OP – Corporate Change)

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a corporate change of ownership to an existing On-Premises License (Lic. #1270204, exp. 7/31/21) to reflect the creation by the principals of a holding company that will in turn hold direct ownership of the Applicant; the Applicant will continue to operate a family-friendly fast casual Mexican restaurant in a C6-2 zoned, one-story commercial building constructed in 1948 on Elizabeth St. between East Houston and Prince Sts. (Block #508/Lot #10); and
- ii. Whereas**, the change in corporate structure affecting ownership of the Applicant will not affect the operation of the business, which will continue to function as a fast casual, full-service restaurant occupying approximately 2,250 sq. ft.; the space will have 12 tables with 48 seats, one (1) stand-up bar with no (0) seats, and two (2) food counters for a total of 48 seats in the premises, which has one (1) entrance, one (1) exit, and two (2) bathrooms; and
- iii. Whereas**, terms of the Applicant’s existing Method of Operation will remain unchanged, including: agreed-to hours of operation of 11:00 AM to 12:00 AM Sundays through Wednesdays, and 11:00 AM to 1:00 AM Thursdays through Saturdays; the playing of quiet recorded background music only from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); no DJ’s, no promoted events, no live music or scheduled performances; no cover fees; and no televisions; and
- iv. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which has been incorporated into the existing “Method of Operation” of the On-Premises License, with those stipulations as follows:
  1. The premises will be advertised and will operate as a family style Mexican restaurant.
  2. The hours of operation will be from 11:00 AM to 12:00 AM Sundays through Wednesdays, and 11:00 AM to 1:00 AM Thursdays through Saturdays.
  3. The Applicant will operate a full-service restaurant, specifically a family style Mexican restaurant with the kitchen open and the full menu available until one hour before closing every night.
  4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  5. It will not have televisions.
  6. It will not operate a backyard garden or any outdoor area for commercial purposes.
  7. It will not have a sidewalk café.
  8. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.

9. It will close all doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
10. There will only be one (1) service bar and all food and alcohol will be provided by table service only.
11. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
12. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
13. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. Any future sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a corporate change to the existing On-Premises License (Lic. #1270204) in the name of **Tacombi NYC LLC d/b/a Fonda Nolita Tacombi**, 267 Elizabeth Street 10012, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

**Vote:** Unanimous in favor (11– 0)

**3. Hao Noodle and Tea LLC d/b/a Madam Zhu’s Kitchen, 401 Avenue of the Americas 10014 (RW – Corporate Change)**

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a corporate change of ownership to an existing Restaurant Wine License (Lic. #1294776, exp. 8/31/22) to reflect the replacement of one of the Applicant’s two current principals with a holding company controlled by foreign investors; the Applicant will continue to operate a full-service Chinese restaurant in a C4-5 zoned, two-story commercial building constructed in 1915 on Sixth Ave. between W. 8<sup>th</sup> St. and Waverly Pl. (Block #593/Lot #22) and which is located in the Greenwich Village Historic District; and
- ii. **Whereas**, the change in corporate structure affecting ownership of the Applicant will not affect the operation of the business, which will continue to function as a full service restaurant occupying approximately 3,950 sq. ft., comprised of approximately 1,975 sq. ft. on each of the first and basement (no patron use of the basement) of the premises, and will have 21 tables with 67 seats and one (1) service bar; the space has two (2) entrances, two (2) exits and three (3) bathrooms (2 patron/1 staff); and
- iii. **Whereas**, terms of the Applicant’s existing Method of Operation will remain unchanged, including: agreed-to hours of operation of 1:00 PM to 11:00 PM Sundays through Thursdays, and 1:00 PM to 12:00 AM Fridays and Saturdays; the playing of quiet recorded background music only from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music); no DJ’s, no promoted events, no live music or scheduled performances; no cover fees; and no televisions; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which has been incorporated into the existing “Method of Operation” of the Restaurant Wine License, with those stipulations as follows:

1. The premises will be advertised and will operate as a full-service Chinese restaurant.
2. The hours of operation will be from 1:00 PM to 11:00 PM Sundays through Thursdays, and 1:00 PM to 12:00 AM Fridays and Saturdays.
3. The Applicant will operate a full-service restaurant, specifically a high-end Chinese restaurant specializing in flavorful “flour” based and seasonal foods with an emphasis on Chinese tea with the kitchen open and full menu items available until closing every night.
4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
5. It will not have televisions.
6. It will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café).
7. There is no sidewalk café included in this application.
8. It will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. It will close all doors and windows by 10:00 PM every.
10. It will not install or have French doors, operable windows or open facades.
11. It will not make any changes to the existing façade except to change signage or awning.
12. It will not have unlimited drink or unlimited food and drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
13. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
14. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Any sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.
17. Will follow all SLA and NYC guidelines for Open Restaurants / Outdoor Dining.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a corporate change to the existing Restaurant Wine License (Lic. #1294776) in the name of **Hao Noodle and Tea LLC d/b/a Madam Zhu’s Kitchen**, 401 Avenue of the Americas 10014, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant Wine License.

**Vote:** Unanimous in favor (11– 0)

**4. Little Guilty Pleasures LLC d/b/a Crispy Heaven, 38 Grand Street, 10013 (New Tavern Wine)**

- i. Whereas,** the Applicant appeared before CB2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application for a new Tavern Wine license to operate a bakery/café that will serve fresh European-style bread, sandwiches, pies and hot/cold beverages, within a ground floor storefront located in an M1-5B zoned mixed-use, five-story building built in 1900 on Grand Street, between Thompson Street and West Broadway (Block #476/Lot #88) in SoHo; and
- ii. Whereas,** the storefront location to be licensed is 1,892 sq. ft., and will operate a bakery/café with 8 tables and 20 seats, and one (1) stand-up bar with four (4) seats, for a total of 24 seats. There will be no usage of any TV. All windows and doors will be closed by 9:00 PM every night, there are no outdoor areas for the service of alcohol and no sidewalk café; and
- iii. Whereas,** the applicant’s agreed upon hours of operation will be from 8:00 AM to 12:00 AM, Sunday to Saturday, seven days a week; music will be quiet ambient background music only via an iPod/CDs; and
- iv. Whereas,** the applicant did not present a valid Certificate of Occupancy or substitute Letter of No Objection allowing the proposed use of the space; and such failure is conventionally and appropriately a reason for the Community Board to withhold support for an applicant; and
- v. Whereas,** the Community Board does not anticipate any potential objections to the issuance of such a Certificate of Occupancy or Letter of No Objection, and in light of the exigencies of the COVID pandemic, the location, and particulars of this application, the Community Board is inclined to be flexible on the occasion providing the applicant stipulate that the necessary documents be secured before opening; and
- vi. Whereas,** the applicant signed and notarized a stipulations agreement with Community Board 2 which includes the following:
  1. Premise will be advertised and operated as a bakery/café baking fresh European-style bread and serving sandwiches, pies and hot and cold beverages.
  2. Premise hours of operations will be 8:00 AM to 12:00 AM, Sunday through Saturday (7 days a week). Premises will open no later than stated opening time and **NO** patrons will remain after stated closing times.
  3. Premise will operate with less than a full-service kitchen, but will serve food during all hours of operation.
  4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
  5. Premises will not have televisions.
  6. Premises will not operate a backyard garden or any outdoor area for commercial purposes.
  7. Sidewalk café is not included in this application.
  8. Premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
  9. Premises will close all doors and windows at 9:00 PM every night.
  10. Premises will not install or have French doors, operable windows or open façades.
  11. Premises will not make changes to the existing façade except to change signage or awning.

12. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
13. Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches.” No pitchers of beer.
14. Premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ doorman
15. Any sidewalk or roadbed seating will end by 11 PM (all patrons will be cleared by this hour and area close); no speakers or music will be played outdoors and not interior speakers positioned to face outside.
16. Applicant will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for the store front premises proposed to be licensed *prior* to the issuance of license and will keep documents current at all times.
17. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Tavern Wine license for **Little Guilty Pleasures d/b/a Crispy Heaven, 38 Grand St, 10013** **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 its Tavern Wine License.

Vote: Unanimous in favor (11– 0)

**5. 770 Kitchen LLC d/b/a Sweet Rehab, 135 Sullivan St.—South Store Front 10012 (Tavern Wine)**

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application for a new Tavern Wine license for their “dessert café” that opened in November 2019, within a ground floor storefront located in an R7-2 zoned mixed-use, six-story building built in 1904 on Sullivan Street, between Sullivan Street and East Houston (Block #517/Lot #1) laying within the NYC Landmarks Commission designated Sullivan-Thompson Historic District; and,
- ii. **Whereas**, the storefront location to be licensed is 1,050 sq. ft., and will operate a bakery/café with eight (8) tables and 16 seats, and one (1) service bar with 0 seats, for a total an overall total of 16 seats; and, the premises also include a basement of unspecified size accessed through a sidewalk vault and used for storage only and off-limits to patrons; and,
- iii. **Whereas**, there are no outdoor areas for the service of alcohol and no sidewalk café under normal circumstances; and, there is roadbed seating as provided for under the temporary NYC COVID pandemic emergency measures; and,
- iv. **Whereas**, the applicant presented documentation that the proposed use is allowable under zoning and that the premises appear to meet minimum requirements for a serving location; and,

- v. **Whereas**, the applicant's agreed upon hours of operation will be from 9:00 AM to 10:00 PM Sundays to Thursdays, and 9:00 AM to 11:00 PM on Fridays and Saturdays; and no take-out deliveries from the premises will occur past 12:00AM; and
- vi. **Whereas**, there will be no usage of any TV; all music will be quiet, ambient recorded background only and no music will be audible in adjacent residences. All windows and doors will be closed by 9:00 PM every night; and
- vii. **Whereas**, this location has had a very problematic history of community disruption under previous operators and establishments since first being licensed for alcohol in 2015; including substantial public safety issues surrounding access to the residential hallways and to the backyard "doughnut" of the block; and a number local residents appeared to oppose the license as inappropriate to this predominately residential block; and
- viii. **Whereas**, among the specific concerns are the security of a gate which accesses the side alley where the premises trash is stored before being put out for pick-up; and a door within the premises that accesses the residential hallway; and the danger presented by a sidewalk vault being left open between uses and the noise generated by repetitious opening and closing of said vault in the course of the day; and
- ix. **Whereas**, applicant stipulated that they would lock the side-alley gate after each use by staff; and that the doorway from the store front premises to the hallway shared with residents will be locked at all times and marked "no entry"; and, further, that applicant would work with the landlord to have said door be alarmed; that they would store all alcohol upstairs in the street-level premise to reduce the frequency of need to access basement storage via the street vault hatch; and
- x. **Whereas**, additional concerns were voiced about the aggressive drive of previous licensees at this premise to continually upgrade their license and reorient their business model toward alcohol-centered concepts inappropriate for the location; applicant agreed with the concern and stipulated that they would not in the future seek a full on-premise license for this location; and
- xi. **Whereas**, the applicant signed and notarized a stipulations agreement with Community Board 2 which includes the following:
1. Premise will be advertised and operated as a café serving desserts.
  2. Premise hours of operations will be 9:00 AM to 10:00 PM Sunday through Thursday and 9:00 AM to 11:00 PM on Fridays and Saturdays. (Premises will open no later than stated opening time and **NO** patrons will remain after stated closing times.)
  3. Premise will operate with less than a full-service kitchen, but will serve food during all hours of operation.
  4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
  5. Premises will not have televisions.
  6. Premises will not operate a backyard garden or any outdoor area for commercial purposes.
  7. Sidewalk café is not included in this application; and, premises will not have a sidewalk café now or in the future.

8. Premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Premises will close all doors and windows at 9:00 PM every night.
10. Premises will not install or have French doors, operable windows or open façades.
11. Premises will not make changes to the existing façade except to change signage or awning.
12. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
13. Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches.” No pitchers of beer.
14. Premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ doorman.
15. Any sidewalk or roadbed seating will end by 11:00 PM (all patrons will be cleared by this hour and area close); no speakers or music will be played outdoors and not interior speakers positioned to face outside.
16. There will be one entrance from the sidewalk and any and all access, use or egress of hallway doors leading to the residential hallway will be strictly prohibited and signage will be posted to prevent such access, egress or use.
17. There will be no commercial use of the residential hallway located between the north and south storefronts of 135 Sullivan Street.
18. Will work with the landlord to have an alarmed panic device installed on the door leading to the residential hallway.
19. Will use the sidewalk vault to access the basement at all times and will keep the sidewalk gate and vault closed when not actively in use.
20. Will store all alcohol in the upstairs storefront location.
21. Will not upgrade to a full on-premise license at the premises in the future.
22. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE, BE IT RESOLVED** that CB2, Man. recommends **denial** of a new Tavern Wine license for **770 Kitchen LLC d/b/a Sweet Rehab, 135 Sullivan St.—South Store Front 10012** 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 its Tavern Wine License.

Vote: Unanimous in favor (11– 0)

**6. Saito LLC, d/b/a Saito, 70 Kenmare Street – Store 4 10012 (New Restaurant Wine)**

- i. **Whereas**, the Applicant and Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Restaurant Wine Liquor License; the Applicant will operate a full-service Japanese restaurant in the ground floor of a C6-1 zoned, six (6)-story mixed-use building constructed in 1900 on Kenmare Street between Mott and Mulberry Streets (Block #480/Lot#4), the building falling in the Special Little Italy District; and

- ii. Whereas,** the storefront is approximately 870 sq. ft., comprised of a ground floor of approximately 470 sq. ft. connected by an interior staircase (for use by employees only) to a cellar of approximately 400 sq. ft. which will be used for storage purposes only; the space will have three (3) tables with eight (8) seats and one (1) bar with ten (10) seats for a total seated occupancy of 18 persons; the premises has (1) door which will serve as patron ingress and egress and one (1) bathroom; there is no DCA sidewalk café at this time or other outdoor space for the service of alcohol; and
- iii. Whereas,** the Applicant's agreed to hours of operation are 5:00 PM to 12:00 AM seven days a week; music will be quiet background only consisting of music from iPod/CDs (i.e. no active manipulation of music – only passive prearranged music), there are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service Japanese restaurant with Pacific-Atlantic seafood delicacies with the kitchen open and full menu items available until closing every night.
  2. The hours of operation will be 5:00 PM to 12:00 AM seven days a week. No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
  4. Will not have any televisions.
  5. It will not operate a backyard garden or any outdoor area for commercial purposes.
  6. There is no sidewalk café included in this application.
  7. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
  8. Will close all doors and windows at all times.
  9. Will not install or have French doors, operable windows or open facades.
  10. Will not make changes to the existing façade except to change signage or awning.
  11. Will not seek to upgrade to a full on-premise license in the future
  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. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
  15. It will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
  16. Any sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant Wine License in the name of **Saito LLC, d/b/a Saito, 70 Kenmare Street – Store 4 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant Wine License.

**Vote:** Unanimous in favor (10 – 0)

**7. Gigi’s of Mulberry, Inc. d/b/a Mulberry, 149 Mulberry Street 10013 (New OP – Restaurant)**

- i. Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premise Liquor License; the Applicant will operate a full-service family restaurant featuring Mexican cuisine in the basement and parlor of a C6-2 zoned, four story mixed use brick townhouse (Circa 1816) on Mulberry Street between Hester and Grand Streets (Block #471/Lot#36), the building falling within the Special Little Italy District; and
- ii. Whereas**, the premises is approximately 2,000 sq. ft. (750 sq. ft. in the basement, 1,000 sq. ft. on the first floor and 250 sq. ft. in the back yard) and has two entrances: the first with stairs up to the first floor storefront, the second entrance with stairs leading down to a basement premises, the basement premises which has stairs leading out to the back yard dining area, both floors also connected by an interior staircase; the premises will have 19 tables with 44 seats on the parlor floor, 17 tables with 44 seats and one (1) bar with 8 seats in the basement and 14 tables with 28 seats in the back yard for a total patron capacity of 124 seats; there are three (3) bathrooms; and
- iii. Whereas**, the licensed premises which has been operated since 2019 by this Applicant as Little Italy Speak Easy, Inc., d/b/a Aunt Jake’s (Lic.#1221377; exp. 10/31/2021), a full-service specialty pasta restaurant and wine bar; the Applicant appearing before CB2, Manhattan SLA Licensing Committee in May/2018 to combine the basement, first floor and back yard into one space operating as a full-service restaurant with accessory outdoor dining; the Applicant executing a stipulations agreement with CB2, Manhattan at that time which included obtaining a Place of Assembly permit indicating that the basement, first floor and rear yard will operate as one premises; there being no Place of Assembly permit presented with the instant application; and
- iv. Whereas**, the Applicant’s agreed to hours of operation are 11:00 AM to 1:00 AM Sundays through Thursdays and 11:00 AM to 2:00 AM Fridays and Saturdays in the interior premises, 11:00 AM to 11:00 PM Sundays through Thursdays and 11:00 AM to 12:00 AM Friday and Saturday in the back yard; the back yard will be used for dining purposes only with no music or exterior speakers, no heaters, no cocktail parties and no exterior bars; there will not be French doors, operable windows or open façades; there will be no televisions, music will be quiet ambient recorded background music; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and,
- v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:

1. The premises will be advertised and will operate as a family restaurant serving Mexican cuisine..
2. The hours of operation will be from 11:00 AM to 1:00 AM Sundays through Thursdays, and 11:00 AM to 2:00 AM Fridays and Saturdays.
3. The Applicant will operate a full-service restaurant, specifically Mexican restaurant with the kitchen open and full menu items available until closing every night.
4. The premise 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 operate a backyard garden for dining purposes only, with no music or exterior speakers, no heaters, no cocktail parties, no exterior bars and will close by 11:00 PM Sunday through Thursday and by 12:00 AM on Fridays and Saturdays. All patrons will be cleared, the lights off and no patrons or staff will remain after stated closing times.
7. Will not have a sidewalk café now or in the future.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will close all doors and windows by 9:00 PM every.
10. Will not install or have French doors, operable windows or open facades.
11. Will not make any changes to the existing façade except to change signage or awning.
12. Will obtain a pace of assembly permit indicating that basement, first floor and rear yard will operate as one premises.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches” and will not sell pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
16. Any sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premise License in the name of **Gigi’s of Mulberry, Inc. d/b/a Mulberry, 149 Mulberry Street 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premise License.

**Vote:** 9 in favor, 2 oppose (Bob Ely, Cormac Flynn)

**8. Caffè De la Venezia Corp. d/b/a Caffè De la Venezia Corp., 105 Mulberry Street 10013 (New OP – Bar/Tavern)**

- i. Whereas,** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premise Bar/Tavern to operate a bar/tavern featuring Italian desserts and pastries in an C6-2G zoned 5-story, mixed use building (c. 1915) on Mulberry Street between Canal and Hester Streets (Block #206/Lot #26), the building falling in the Special Little Italy District; and
- ii. Whereas,** the storefront is approximately 800 sq. ft., comprised of a ground floor of approximately 458 sq. ft connected by an interior staircase (for use by employees only) to a cellar of approximately 342 sq. ft. which will be used for storage purposes only; the space will have thirteen tables with 40 seats and one (1) service bar/counter for a total seated occupancy of 40 persons; the premises has (1) door which will serve as patron ingress and egress and one (1) bathroom; there is a sidewalk café with 20 seats; and
- iii. Whereas,** the Applicant’s agreed to hours of operation are 11:00 AM to 12:00 AM Sundays through Thursday and 11:00 AM to 1:00 AM Fridays and Saturdays; doors and windows will close by 10:00 PM every night; music will be quiet background only consisting of music from iPod/CD’s (i.e. no active manipulation of music – only passive prearranged music); there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- iv. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:
1. The premises will be advertised and will operate as a bar/tavern featuring Italian desserts and pastries.
  2. The hours of operation will be from 11:00 AM to 12:00 AM Sundays through Thursdays, and 11:00 AM to 1:00 AM Fridays through Saturdays. No patrons will remain after stated closing time.
  3. The Applicant will operate a less than a full-service kitchen but will serve food during all hours of operation.
  4. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
  5. The premises will not have televisions.
  6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café).
  7. Will operate a sidewalk café no later than 12:00 AM nightly (all tables and chairs will be removed at this hour).
  8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at anytime.
  9. Will close all doors and windows at 10:00 PM 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 & Certificates

13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches” and will not sell pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
15. The Applicant will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
17. Any sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premise License in the name of **Caffe De la Venezia Corp. d/b/a Caffe De la Venezia Corp., 105 Mulberry Street 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premise License.

**Vote:** Unanimous in favor (11– 0)

9. **Rehan Alam & David James or Corp. to be Formed d/b/a Saloon Singer, 169 Bleecker Street 10012** (New OP – American Tapas / Wine Bar)
  - i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premise Liquor License; the Applicant will operate a full-service restaurant and bar serving new American Tapas, cocktails and wine and featuring the music and television programming of the 40’s and 50’s, in the ground floor of a R7-2 with a C1-5 overlay zoned, five-story, mixed use building constructed in 1910 on Bleecker Street at the corner of Sullivan Street (Block #539/Lot#42), the building falling within the designated NYC South Village Historic District; and
  - ii. **Whereas**, the storefront is approximately 1,600 sq. ft., there will be thirteen tables with fifty two seats and one (1) bar with 12 seats, and one (1) piano with two (2) seats for a total patron occupancy of 6 persons; the space has two (2) doors for patron ingress and egress and three (3) bathrooms (2 patron/1 staff); and
  - iii. **Whereas**, the Applicant’s method of operation includes acoustical live, primarily from piano but may also include violin or flute as well as a vocalist; there will be no brass or percussion; the premises being surrounded by operable glass windows; the premises will be operated in a manner reminiscent of music venues of the 40’s and 50’s (Ella Fitzgerald, Frank Sinatra), with television, background music and live music all in keeping with that theme; requested closing hours of 4:00 AM, 7 days a week; and
  - iv. **Whereas**, there being a history of numerous complaints from people living in the surround area regarding unwanted behavior and loud music at the premises; there being significant concerns arising due to appropriateness of the live music component of the instant application in a premise comprised of

operable glass windows, the building being mixed-use, and the surrounding area being heavily residential; and

- v. **Whereas**, following input from CB2, Manhattan SLA Committee regarding past issues at the premises, the Applicant agreed to stipulations that would help mitigate the noise concerns for the surrounding area with agreed-to hours of operation being 10:00 AM to 1:00 AM Sundays, 11:00 AM to 1:00 AM Monday through Wednesdays, 11:00 AM to 2:00 AM Thursdays and Fridays and 10:00 AM to 2:00 AM Saturdays; will replace or repair operable glass windows with LPC-compliant fixed glass windows/façade and ensure they are both sound proofed and non-operable; will work with a professional sound engineer regularly employed in NYC in this type of work to professionally insulate ceiling and walls to prevent and/or ameliorate sound traveling upstairs or out of the premises; will close all doors and windows any time there is any type of music (live or background) or sound from the TVs; there will be two (2) TVs broadcasting programming that will complement the 40's and 50's theme of the restaurant and there will be no sports broadcasting; there will be no dancing, DJs, no cover fees or promoted events, no velvet ropes or metal barricades; and
- vi. **Whereas**, there is no licensed sidewalk café or other outdoor seating included with this application. If permitted, and after appearing before CB2 Man. Quality of Life Committee, will operate a licensed sidewalk café on Bleecker Street no later than 10:00 PM. There will not be a sidewalk café on Sullivan Street; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On-Premises License, with those stipulations as follows:
1. The premises will be advertised and operated as a full-service restaurant and bar serving American tapas, cocktails and wine and featuring the music and television programming of the 40's and 50's.
  2. The hours of operations are 10:00 AM to 1:00 AM Sundays, 11:00 AM to 1:00 AM Monday through Wednesdays, 11:00 AM to 2:00 AM Thursdays and Fridays and 10:00 AM to 2:00 AM Saturdays. No patrons will remain after stated closing time.
  3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
  4. Will have no more than two (2) televisions no larger than 50"; programming will complement the 40's and 50s theme of the restaurant; there will be no sports programming.
  5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café).
  6. There is no sidewalk café or other outdoor seating included with this application. If permitted, and after appearing before CB2 Man. Quality of Life Committee, will operate a licensed sidewalk café on Bleecker Street no later than 10PM. All tables and chairs will be removed at 10PM sidewalk café closing and there will be no patrons in the sidewalk café thereafter. Will not have sidewalk café on Sullivan Street.
  7. Will play quiet ambient recorded background music and live music focusing on the music of the 40's and 50's (Ella Fitzgerald, Frank Sinatra, etc.); live music will be acoustical only, no brass or percussion or amplified instruments. The primary live music will be unamplified piano, although a violin or flute may be used and there may be a vocalist, featuring classic arrangements of that time period. No music will be audible in any adjacent residences at any time.

8. Premises will not incorporate subwoofer speakers to sound system.
9. Will work with professional sound engineer regularly employed in NYC in this type of work to professionally insulate ceiling and walls to prevent and/or ameliorate sound traveling upstairs or out of the premises, including but not limited to, installation of drop ceiling/sound barrier, insulating coverings on and over ductwork and brick walls.
10. Will replace or repair operable glass windows along both Bleecker and Sullivan Streets with LPC-compliant fixed glass windows/façade and ensure they are both sound proofed and non-operable.
11. Will close all doors and windows any time there is any type of music (live or background) or sound from the TVs.
12. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will appear before CB2 prior to submitting any changes to any stipulation agreed to herein.
17. Will not change any principals prior to submission of original application to SLA.
18. Will not have any of the following: dancing, DJs, promoted events, any event for which a cover fee is charged, velvet ropes or barricades.
19. Any pandemic temporary sidewalk or roadbed seating ends by 11PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premise License in the name of **Rehan Alam & David James or Corp. to be Formed d/b/a Saloon Singer, 169 Bleecker Street 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premise License.

**Vote:** Unanimous in favor (11– 0)

**10. 275 Mulberry Restaurant, LLC, 275 Mulberry Street 10012** (New OP – Restaurant)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application to the NYS Liquor Authority for a new On-Premise Liquor License; the Applicant will operate a full-service Italian-American restaurant in the ground floor and basement of a C6-3 zoned, 10-story, mixed use building (circa 1886) on Mulberry Street between Jersey and East Houston Streets (Block #510/Lot#7502), and
- ii. **Whereas**, the storefront is approximately 6,703 sq. ft. (4,121 sq. ft on the ground floor and 2.582 sq. ft. in the basement connected by an interior staircase); there will be 32 tables with 92 seats, one (1) bar with 18 seats and seven (7) lounge seats for a total of for a total patron occupancy of 117 persons; patron

use of the basement is for access to the three (3) bathrooms, there is no additional patron seating in the basement, the basement being for kitchen, storage and staff purposes only; and

- iii. **Whereas**, the storefront premise had been previously licensed as a full-service restaurant (Chef's Club) with an On-Premise license that was similar in nature but included changing chef residencies as its method of operation; the Applicant making not making any changes to the exterior of the premises, the method of operation being consistently run as an Italian-American restaurant; and
- iv. **Whereas**, there were concerns raised by nearby residents that any permitted pandemic-related, temporary roadbed and/or sidewalk seating would be made permanent, thereby negatively impacting the surrounding community, particularly on Mulberry and Jersey Streets; there being no prior outdoor seating at this location; t
- v. **Whereas**, the Applicant opened their first restaurant on Mulberry Street over ten years ago and expressed an understanding of the concerns expressed regarding the immediate area around this location; and
- v. **Whereas**, the Applicant's agreed to hours of operation will be Sundays through Saturday 7:00 AM to 12:00 AM; music will be quite background only and not audible in surrounding residences; there will be no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; all garbage pickup will occur on Lafayette Street; patrons will use Mulberry Street for ingress and egress with Jersey Street being used only by staff; and
- vii. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the On-Premises License, with those stipulations as follows:
  - 1. The premises will be advertised and operated as a full service Italian-American restaurant with the kitchen open and full menu items available until closing every night.
  - 2. The hours of operations are 7:00 AM to 12:00 AM Sunday through Saturday. No patrons will remain after stated closing time.
  - 3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the 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. There is no sidewalk café included with this application.
  - 7. Will play quiet ambient recorded background music only. No music will be audible I any adjacent residences anytime.
  - 8. Will close all doors and windows at all times except for patron ingress and egress
  - 9. Will not install or have French doors, operable windows or open façades.
  - 10. Will not make changes to the existing façade except to change signage or awning.
  - 11. Will use Mulberry Street for patron ingress and egress and deliveries
  - 12. Will use Jersey Street entrance for staff only and for emergency egress of patrons.
  - 13. Will have all garbage picked up on Lafayette Street.
  - 14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.

15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will appear before CB2 prior to submitting any changes to any stipulation agreed to herein.
18. Will not have any of the following: dancing, DJs, live, music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades or security personnel/doormen.
19. Any pandemic temporary sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
20. There will be no temporary roadbed seating on Jersey Street.
21. All temporary roadbed and/or sidewalk seating will be removed once indoor dining table seating reaches 100%.
22. Applicant will appear before CB2, Manhattan prior to installing any permanent roadbed or sidewalk seating.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new On-Premise License in the name of **275 Mulberry Restaurant, LLC, 275 Mulberry Street 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premise License.

**Vote:** Unanimous in favor (11– 0)

**11. Yucatán Kitchen, LLC, d/b/a Yuco, 33 W. 8<sup>th</sup> Street 10011 (New OP – Restaurant)**

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application for an On-Premise liquor license to operate a full-service “fine dining establishment that reintroduces the flavors of the Yucatan with haute/modern cooking techniques and a world class wine program” within a 5-story, C4-5 zoned, 1832 mixed-use building in the NYC Zoning designated Special Limited Commercial District on West 8<sup>th</sup> Street between Fifth and Sixth Avenues; in the Greenwich Village Historic District, and subject to special regulation on both counts; and,
- ii. **Whereas**, the 2,360 sq. ft. premises consist of 1,600 sq. ft. ground floor storefront and a 730 sq. ft. basement connected by an interior staircase; patron use of the basement is for access to the two (2) patron bathrooms, there is no additional patron seating in the basement, the basement being for storage, offices and the one (1) staff bathroom; the full-service restaurant will have 19 tables and 58 patron seats, one (1) stand up bar with six (6) seats, for a total of 64 patron seats inside; and, there is no sidewalk café or outdoor seating; and,
- iii. **Whereas**, the location was previously operated as a restaurant since 2010; and, a valid certificate of occupancy allowing eating and drinking on the ground floor with a maximum person capacity of 74 was presented; and,

- iv. **Whereas**, the location's long-standing zoning restrictions preclude sidewalk cafés, operable front windows or an open façade; and further, applicant has specifically stipulated that they will not seek or have such features should they be allowed in the future; and, as COVID pandemic roadbed seating appears is precluded at this location as its frontage faces a striped pedestrian crosswalk for nearly its entire width; the applicant has further stipulated that they will not seek such roadbed seating in the future if available; the operator as further stipulated that they will not use the small back yard area for commercial purposes; and
- v. **Whereas**, applicant promised to keep the existing, non-compliant operable front window closed at all times; and, further to bring the venting stack, which drips onto residential terraces, and does not meet code requirements for height, into compliance; and
- vi. **Whereas**, the hours of operation will be 12:00 PM to 12:00 AM Sundays to Thursdays, and 12:00 PM to 1:00 AM Fridays and Saturdays; all doors and windows will be closed at all times music will be of a quiet ambient recorded background nature, there will be no DJs, no dancing, no live music, no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,
- vii. **Whereas**, the Applicant having met with the West 8<sup>th</sup> Street Block Association, and agreeing to and signing a set of additional stipulations and promises to them; said stipulations being presented by applicant to the Community Board; and said stipulations considered incorporated into the stipulation agreement with the Community Board; and
- viii. **Whereas**, the applicant signed and notarized a stipulations agreement with CB2 which includes the following:
1. Premise will be advertised and operated as a full-service restaurant, specifically a fine dining establishment focusing on the flavors of the Yucatán and serving world-class wines, with the kitchen open and full menu items available until closing every night.
  2. Premise hours of operations will 12:00 PM to 12:00 AM, Sundays through Thursdays and 12:00 PM to 1:00 AM on Fridays and Saturdays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing times.)
  3. Premise will operate as a full-service restaurant, with the kitchen open and full menu items available until closing every night.
  4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
  5. Premises will not have televisions
  6. Premises will not operate a backyard garden or any outdoor area for commercial purposes. Sidewalk café is not included in this application.
  7. Premises will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
  8. Premises will close all doors and windows at all times
  9. Premises will not install or have French doors, operable windows or open façades.
  10. Premises will not make changes to the existing façade except to change signage or awning.
  11. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.

12. Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of beer or wine products.
14. Premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/doorman.
15. Premises’ back courtyard area space will not be used as a break or smoking area by the staff and any door or window to the back yard will remain closed during operating hours and not be propped at any time.
16. Applicant or successors will incorporate into the method of operation all stipulations agreed to and signed between Yucatán Kitchen LLC and the West 8<sup>th</sup> Street Block Association.
17. Premises will not participate in the Open Restaurants program and will not have outdoor dining at any time.
18. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a restaurant on premise license for **Yucatán Kitchen, LLC, d/b/a Yuco, 33 W. 8th Street 10011, 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 in favor (11– 0)

**12. Infinite Hospitality Group, LLC d/b/a Gia, 334 Bowery 10012** (New OP – Restaurant, sidewalk café)

- i. **Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application for an On-Premise liquor license to operate a neighborhood specialty pizza restaurant in the ground floor of a C4-5 zoned, eight-story, mixed-use building (c. 1832) on Bowery between Great Jones and Bond Streets (Block # 530/Lot #38); and
- ii. **Whereas**, the storefront premises is approximately 2,800 sq. ft. (2,200 sq. ft. ground floor restaurant and 800 sq. ft. basement, the basement not being for patron uses); the space will have 22 tables with 46 seats, one (1) bar with five (5) seats and one (1) pizza counter with two (2) seats for a total patron occupancy of 53 seats; there is one (1) entrance and two (2) exits and two (2) patron bathrooms; there will be a sidewalk café consisting of four (4) tables and ten (10) seats); the Applicant also intending to participate in the temporary, pandemic-related roadbed seating consisting of seven (7) tables and 20 seats, if approved; and
- iii. **Whereas**, the premises had been operated for approximately three (3) years as a pizza restaurant known as Sorbillo and closed during COVID; the Applicant, who is also the landlord and a resident of the building, will be following the same method of operation including sidewalk café; hearing concerns about the live music component of the previous operator, the Applicant removed that component from the instant application; with the elimination of the live music, there being support from nearby residents for the instant application; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:

1. Premise will be advertised and operated as a full service, artisanal Pizzeria restaurant.
2. The hours of operation will be 12:00 AM to 12:00 PM Sundays through Saturdays (7 days a week). Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate full-service restaurant, specifically a specialty pizzeria restaurant, with the kitchen open and full menu items available until closing every night.
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 two (2) televisions no larger than 50" (there will be no projectors) which will cooperate in “closed caption” mode only (i.e., no sound).
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café)
7. Will operate sidewalk café no later than 11:00 PM (all tables and chairs removed at this hour)
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will close all doors & windows at 10:00 PM 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 & 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. Any sidewalk or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends denial of the application for a restaurant on premise license for **Infinite Hospitality Group, LLC d/b/a Gia, 334 Bowery 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 in favor (11– 0)

**13. Merse Group, LLC d/b/a The Palms, 643 Broadway aka 75 Bleecker Street 10012 (New OP Lounge)**

- i. Whereas,** the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committees #1 & #2 to present an application for an On-Premise liquor license to operate a lounge and event space in the cellar and sub-cellar of a C6-25 zoned, seven-story, mixed-use building (c. 1920) on Broadway at the northwest corner of Bleecker Street (Block # 532/Lot #25) the building falling within the designated NoHo Historic District; and
- ii. Whereas,** the premises is approximately 4,960 sq. ft. (2,760 sq. ft. in the cellar and 2,200 sq. ft. sub-cellar, the sub-cellar being connected by an interior staircase and not being for patron uses); the space will have 26 tables with 75 seats including couch seating, one (1) bar with 11 seats for a total seated patron occupancy of 86 seats and the total occupancy of 150 persons; there is one (1) entrance and two (2) exits (one being for emergency use only) and four (4) patron bathrooms; there will be no sidewalk café; and
- iii. Whereas,** the Applicant’s method of operation will offer patrons a versatile lounge that will offer diverse events focused on curating programming from local New York-based artists across the areas of music, fashion and photography, providing artists a space to showcase and highlight their work with events ranging from independent album releases and listening events to showcasing local fashion companies’ clothing lines; and
- iv. Whereas,** the premises had been most recently operated as a restaurant and lounge from approximately 2011 to 2013, and included the ground floor storefront being used as a restaurant and the cellar and sub-cellar as a lounge, with that licensee working extensively with neighboring building management on stipulations; and
- v. Whereas,** the Applicant has worked with the management of 77 Bleecker Street and signed a Memorandum of Understanding with them; there being other nearby residents still concerned primarily with the proposed hours of the instant application; and
- vi. Whereas,** based on concerns of nearby residents, a number of additional stipulations were proposed and agreed upon by the applicant including hours of 11:00 AM to 12:00 AM on Sundays, 11:00 AM to 1:00 AM Mondays through Thursdays and 11:00 AM to 2:00 AM Fridays and Saturdays; there will be no dancing; all scheduled performances / live music events will occur with reservations that are prepaid with online tickets; there will be no sidewalk café and no temporary, pandemic-related roadbed seating on Bleecker Street; and
- iv. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the On-Premises License, with those stipulations as follows:

1. Premises will be advertised and operated as a lounge and event space focusing on curating programming from local New York-based artists from the fields of music, fashion and photography. There will be no dancing.
2. The hours of operation will be 11:00 AM to 12:00 AM on Sundays, 11:00 AM to 1:00 AM Mondays through Thursdays and 11:00 AM to 2:00 AM Fridays and Saturdays. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. Will operate with less than a full service kitchen but will serve food until one hour before closing.
4. Will not operate as a tavern, night club 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 aside from pandemic-related temporary roadbed if permitted.
7. Will not have a sidewalk café now or in the future.
8. No music will be audible in any adjacent residences anytime. Applicant will comply with all NYC Noise Code rules and regulations as it relates to the control of sound and vibration.
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 use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
12. Will work with the community if needed, in the future to control vehicular traffic at the licensed location
13. Will not make changes to the existing façade except to change signage or awning.
17. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
18. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
19. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
20. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
21. Will not have: dancing, promoted events, velvet ropes or metal barricades, security personnel/door staff.
22. Live music, scheduled performances and/or any event where a cover is charged will be private (invite only) and intimate live music performances such as an acoustic performance or album listening event. All scheduled performances / live music events will occur with reservations that are prepaid with online tickets.
23. Any pandemic-related temporary roadbed seating will be located on Broadway if permitted and will end no later than 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no interior speakers positioned to face outside.
24. There will be no pandemic-related temporary roadbed seating on Bleecker Street.
25. All pandemic-related temporary roadbed seating, if permitted, will be removed when indoor dining table seating reaches pre-pandemic occupancy at 100%.

26. Applicant will appear before CB2, Manhattan prior to installing any permanent outdoor seating. Applicant agrees that CB2 does not waive the opportunity for input before seeking any permanent outdoor seating.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of the application for a restaurant on premise license for **Merse Group, LLC d/b/a The Palms, 643 Broadway aka 75 Bleecker Street 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:** 9 in favor; 2 oppose (Cormac Flynn, Dr. Shirley Smith)

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

**14. CCFC 62 Spring, LLC d/b/a Chef’s Cub Counter, 62 Spring Street 10012** (OP-Restaurant) (Class Change –Upgrade from RW)

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to withdraw** this application from further consideration at this time, 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; and,

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan 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 **CCFC 62 Spring, LLC d/b/a Chef’s Cub Counter, 62 Spring 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 in favor

**15. Li & Gao Entertainment LLC, 163 Bleecker Street 2<sup>nd</sup> Floor 10012** (OP-Karaoke Bar) (Previously Unlicensed location)

**Whereas**, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to withdraw** this application from further consideration at this time, 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; and,

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan 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 **Li & Gao Entertainment LLC, 163 Bleeker Street 2<sup>nd</sup> Floor 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 in favor

**16. Brooklyn Dumpling Shop, LLC, 110 MacDougal St. 10003** (OP-Food Establishment) (previously unlicensed)

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested to withdraw this application from further consideration at this time, 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; and,

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan 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 **Brooklyn Dumpling Shop, LLC, 110 MacDougal St. 10003** 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 in favor

**17. Maman Hudson Square, LLC d/b/a Maman, 375 Hudson St., Suite 103 10013** (OP-Restaurant)  
(Privately-Owned Space)

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested to layover this application to February/2021 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan 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 **Maman Hudson Square, LLC d/b/a Maman, 375 Hudson St., Suite 103 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 in favor

**18. Maman Washington Square, LLC d/b/a Maman, 23 E. 10<sup>th</sup> St.-portion aka 67 University Pl. (OP-Restaurant) (Sidewalk Café)**

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to layover** this application to February/2021 and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan 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 **Maman Washington Square, LLC d/b/a Maman, 23 E. 10<sup>th</sup> St.-portion aka 67 University Pl. 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 in favor

**19. David James or Entity to be formed, 33 W. 8<sup>th</sup> St. 10011 (OP-Wine Bar/Tapas Bar) (Live Music-Soloist Only-Piano, Violin)**

**Whereas**, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to withdraw** this application from further consideration at this time, 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; and,

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan 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 **David James or Entity to be formed, 33 W. 8<sup>th</sup> St. 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 in favor

**20. Bleecker Street Bar Corp., 648 Broadway 10012 (Removal, New OP – Bar/Tavern) (Security Personnel) (4am closing)**

**Whereas**, at this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on January 5, 2021 the Applicant requested **to layover** this application to February/2021. Opposition to the application appeared at the meeting so they will use the opportunity to meet with members of the community and will resubmit the application for consideration at a future CB2 SLA Licensing Committee meeting prior to any filings with the SLA should they proceed; and

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan 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 **Bleecker Street Bar Corp., 648 Broadway 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 in favor

Respectfully submitted,

Robert Ely and Donna Raftery, Co-Chairs, SLA Licensing Committee  
Community Board 2, Manhattan

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*

## COMMUNITY BOARD NO. 2, MANHATTAN

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### SLA LICENSING COMMITTEE

The SLA Licensing Committee of Community Board 2, Manhattan, held a meeting at 6:30 PM on Thursday January 7, 2020 via Video Conference.

Committee Board Members Present: R. Ely (Co-Chair), D. Raftery (Co-Chair), M. Fitzgerald, K. Bordonaro C. Flynn, S. Kent, R. Rothstein, K. Shea, S. Wittenberg, L. Rakoff, S. Smith and A. Wong

Committee Board Members absent with notice:

Other Board Members Present: C. Booth (Chair) and Ritu Chattree.

### RESOLUTIONS:

**1. Harlem Roasting Company, LLC d/b/a Prodigy Coffee, 33 Carmine St., 10014** (New Tavern Wine License-coffee shop)

**i. Whereas.** the Applicant and the Applicant's Representative appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for a Tavern Wine license to continue to operate a coffee shop during the day and convert to wine bar/café in the evening within a ground floor commercial storefront located in a 4 story, 1880 residential building on Carmine Street between Bleeker and Bedford Streets, this building falling within NYC LPC's designated Greenwich Village Historic District in Greenwich Village; and,

**ii. Whereas,** the premise sought to be licensed has been operated for the last nine years by the Applicant as a small 500 sq. ft. coffee and tea shop/cafe complimented by the service of baked goods closing by 5 pm daily, previous to that the storefront was operated as a retail store focused on skin care products and services, the Applicants and current operators requesting to alter their current method of operation with this application to now serve wine during the evening hours in an attempt to increase revenues in light of recent financial/income hardships encountered from the recent Covid-19 pandemic, the specific location having no kitchen, the menu and complementary food items being limited, the storefront premise having never previously been licensed for the service of alcohol, the storefront being located in an area already greatly saturated with licensed premises; and,

**iii. Whereas**, there were questions raised about there was a patron bathroom for the licensed premises accessible to patrons, the Applicant adjourning its application one month to demonstrate a proper pathway for patrons to access the bathroom in the rear of premises, the Applicant agreeing to place signage for the purpose of identifying the bathroom to its patrons in the future, the interior ground-floor storefront having 5 tables with 17 seats for a total interior seating occupancy/capacity of 17; and

**iv. Whereas**, there is no licensed sidewalk café permitted at this location and no other areas for the service of alcohol to any exterior areas in connection with the license, there are no French or operable doors and all windows being fixed and not operable facing the sidewalk in front; and,

**v. Whereas**, the Applicant's hours of operation will be 8 AM to 10 PM, Sunday through Saturday, music will be quiet background only, not audible in surrounding residences, no televisions, there will be no DJ's, no dancing, no promoted events, no live music, no private parties, no scheduled performances or cover fees; and,

**vi. Whereas**, there were community members who appeared in opposition to his application because the location has never been licensed for the service of alcohol, the area being saturated with liquor licenses, voicing concerns that all of the local storefronts are transgressing to businesses with liquor licensed; and,

**v. Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation of the Tavern Wine License, with those stipulations as follows:

1. Premise will be advertised and operated as a café focusing on gourmet coffee and teas during the day and service of wine products in the evening hours.
2. The hours of operation will be 8 AM to 10 PM every day/night, Sunday through Saturday.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. There will be no televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (including licensed sidewalk café).
6. Will not install or have French doors, operable windows or open facades.
7. Will have accessible bathroom for patrons with signage designating location for patrons open always of operation.
8. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
11. Will not have unlimited drink or unlimited food & drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.

13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. 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.
15. Any future sidewalk or roadbed seating will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors, and no speakers positioned to face outside.

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the new restaurant wine license for **Harlem Roasting Company, LLC d/b/a Prodigy Coffee, 33 Carmine St., 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 Tavern Wine License.

**Vote:** Unanimous in favor (11-0)

**2. Store 3 Pizza, LLC d/b/a Zazzy’s Pizza, 201 W. 11<sup>th</sup> St. a/k/a 73 Greenwich Avenue 10014 (RW-Restaurant) (New Restaurant Wine License)**

**i. Whereas.** the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate a pizzeria restaurant within a ground floor commercial storefront located in a 6 story, residential building (Circa 1920) on West 11<sup>th</sup> Street at the corner of Greenwich Avenue, this building falling within NYC LPC’s designated Greenwich Village Historic District in Greenwich Village; and,

**ii. Whereas,** the storefront premise sought to be licensed was previously operated as a pizzeria, albeit without a liquor license, the storefront premise in question having never previously been licensed for the service of alcohol; and,

**iii. Whereas,** there were questions raised about there was a patron bathroom for the licensed premises accessible to patrons, the Applicant adjourning its application one month to demonstrate certain changes to the interior premises, including the removal of a sink, to allow for a proper pathway for patrons to access the bathroom in the rear of premises, the Applicant agreeing to place signage for the purpose of identifying the bathroom to its patrons in the future, the interior ground-floor storefront being 1465 sq. ft. (ground floor 786 sq. ft. and basement/cellar 679 sq. ft.), the basement being used for storage/ancillary business purposes and not for patrons access/occupancy, with 10 tables with 20 seats, with a counter for checkout of pizza and other food orders but no stand up, for a total interior seating occupancy/capacity of 20; and,

**iv. Whereas,** there is no licensed sidewalk café permitted at this location and no other areas for the service of alcohol to any exterior areas in connection with the license, there are no French or operable doors and all windows being fixed and not operable facing the sidewalk in front; and,

**v. Whereas,** the Applicant’s hours of operation will be 12 PM to 12 AM Sunday through Wednesday and from 12 PM to 2 AM Thursday through Saturday, music will be quiet background only, not audible in

surrounding residences, with one television, there will be no DJ's, no dancing, no promoted events, no live music, no private parties, no scheduled performances or cover fees; and,

**vi. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation of the Restaurant Wine License, with those stipulations as follows:

1. Premise will be advertised and operated as a quick-service pizzeria restaurant.
2. The hours of operation will be 12 PM to 12 AM Sunday through Wednesday and from 12 PM to 2 AM Thursday through Saturday.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. There will be one television.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (including licensed sidewalk café).
6. All doors and windows will be closed by 10 PM every night.
7. Will not install or have French doors, operable windows or open facades.
8. Will have accessible bathroom for patrons with signage designating location for patrons open at all times of operation.
9. Will play quiet, ambient, recorded background music only. No music will be audible in any adjacent residences anytime.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
12. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine and beer products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
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.
16. Any future sidewalk or roadbed seating will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no speakers positioned to face outside.

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the new restaurant wine license for **Store 3 Pizza, LLC d/b/a Zazzy's Pizza, 201 W. 11<sup>th</sup> St. a/k/a 73 Greenwich Avenue 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 Restaurant Wine License.

**Vote:** Unanimous in favor (11-0)

**3. 3 Times 818 Inc. d/b/a 3 Times, 818 Broadway 10003 (New Restaurant Wine)**

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a Restaurant Wine liquor license to operate a full service Chinese restaurant in a roughly 1,433 sq. ft. ground floor commercial storefront within a sixteen-story apartment building on Broadway in Greenwich Village; and,

**ii. Whereas**, the storefront premise has never operated for eating and drinking and has never been licensed for the service of alcohol, the storefront having previously operated for years as Broadway Nail and Spa, the Applicant not planning to make any changes to the exterior of the premises, no certificate of occupancy being provided allowing eating and drinking at the premises; and,

**iii. Whereas**, the storefront premise to be licensed does not have French doors or operable windows, there will be no changes to the front façade, there is no sidewalk café planned and no outdoor areas for the service of alcohol, with 11 tables with 35 patron seats, no stand up bar for a total interior patron capacity of 35, there is two bathrooms for patrons, no TV, a full service kitchen being installed and one entrance/exit for patrons on Broadway; and,

**iv. Whereas**, the hours of operation will be Sunday through Thursday from 11:00 AM to 10:00 PM and Fridays/Saturdays from 11:00 AM to 11:00 PM, music will be background only and not audible in surrounding residences, there will be no DJ’s, no dancing, no promoted events, no live music, no private parties, no scheduled performances or cover fees; and,

**v. Whereas**, the Applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated into their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service Chinese restaurant.
2. The hours of operation will be from Sunday through Thursday from 11:00 AM to 10:00 PM and Fridays/Saturdays from 11:00 AM to 11:00 PM.
3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have one television.
5. The premises will not permit dancing.
6. The premises will not install or have French doors, operable windows or open facades.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating including a licensed sidewalk cafe.
8. All doors and windows will be closed at all times.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
10. The premises will not have DJ’s, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
12. There will be no bottle service or the sale of bottles of alcohol except for bottles of wine products.
13. Will not make any changes to existing façade except signage or awning.

14. Any future sidewalk or roadbed seating per open restaurants application will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no speakers positioned to face outside.
15. Will obtain letter of no objection or certificate from NYC DOB permitting eating and drinking at location prior to issuance of license.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** for an new Restaurant Wine license to **3 Times 818 Inc. d/b/a 3 Times, 818 Broadway 10003** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” on the Restaurant wine License.

**Vote:** Unanimous in favor (12-0)

**4. San Carlino, LLC d/b/a Osteria Carlina, 455 Hudson St. 10014 (New Restaurant Wine)**

**i. Whereas**, the Applicants and their Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a Restaurant Wine liquor license to operate a full-service “family style” Italian restaurant in a roughly 1,000 sq. ft. commercial storefront (ground floor 500 sq. ft. and 500 sq. ft. basement) within a six-story tenement-style residential apartment building on Hudson Street between Morton and Barrow Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

**ii. Whereas**, the storefront premise to be licensed was previously operated as Kish Kash, a fast casual restaurant specializing in couscous dishes, the Applicant not planning to make any changes to the front façade of the storefront premises, there is an existing letter of no objection for eating and drinking at this location; and,

**iii. Whereas**, the storefront premise does not have French doors or operable windows, there is no sidewalk café planned and no other outdoor areas for the service of alcohol, there will be 11 interior tables with 22 patron seats, one (1) stand up bar with four (4) additional seats for a total interior patron capacity of 26, two bathrooms for patrons, no TVs, a full-service kitchen and one entrance/exit for patrons on Hudson Street; and,

**iv. Whereas**, the hours of operation will be Sunday through Saturday from 11:00 AM to 11:00 PM, music will be background only and not audible in surrounding residences, there will be no DJ’s, no dancing, no promoted events, no live music, no private parties, no scheduled performances or cover fees; and,

**v. Whereas**, the Applicant executed a stipulations agreement with CB2 Man. that they agreed would be attached and incorporated into their method of operation on their Restaurant Wine license and the stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service restaurant serving Italian cuisine.
2. The hours of operation will be every day/night Sunday through Saturday from 11:00 AM to 11:00 PM.

3. The premises will not operate as a lounge, tavern or sports bar or allow any portion of the premises to be operated in such a manner.
4. The premises will have no televisions.
5. The premises will not permit dancing.
6. The premises will not install or have French doors, operable windows or open facades.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes or patron seating including a licensed sidewalk cafe.
8. All doors and windows will be closed by 9 pm.
9. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
10. The premises will not have DJ's, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.
11. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
12. There will be no bottle service or the sale of bottles of alcohol except for bottles of wine products.
13. Will not make any changes to existing façade except signage or awning.
14. Any future sidewalk or roadbed seating per open restaurants application will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no speakers positioned to face outside.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** for an new Restaurant Wine license to **San Carlino, LLC d/b/a Osteria Carlina, 455 Hudson St. 10014** **unless** the statements of the applicant as presented to CB2 are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the "Method of Operation" on the Restaurant wine License.

**Vote:** Unanimous in favor (12-0)

**5. Entity to be Formed by Christos Lampadaris d/b/a Stafili Wine Café, 328 W. 12<sup>th</sup> St. 10014**  
(Transfer Tavern Wine)

**i. Whereas,** the Applicant and his Attorney appeared before Community Board 2, Manhattan's SLA Licensing committee to present an application to the Liquor Authority for a transfer of an existing tavern wine license to continue to operate a neighborhood and community oriented wine bar in a five story townhouse (circa 1900) located on the corner of West 12<sup>th</sup> and Greenwich Streets in a residentially zoned area, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

**ii. Whereas,** the storefront premise was previously operated as Bar Veloce, a wine bar, the Applicant being a Manager of Bar Veloce and agreeing to stipulations consistent with the method of operation of Bar Veloce, the licensed premises being approximately 700 sq. ft. with 7 tables and 28 seats, 1 stand up bar with 11 seats and window counters with no seats along the west 12<sup>th</sup> St. facade; there is an existing certificate of occupancy which indicates "eating and drinking space" with a maximum occupancy of 55; and,

**iii. Whereas,** the hours of operation will be from 9AM to 12AM, 7 days a week (no patrons shall remain at closing), music will be ambient quiet background only consisting of music from ipod/cd's

(i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no private parties, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the applicant executed a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into the method of operation on the new Tavern Wine License stating that:

1. Premise will be advertised and operated as a neighborhood and community-oriented wine bar.
2. The premise is located in a residentially zoned area and the operator will at all times be respectful of their residential neighbors.
3. The hours of operation will be from 9AM to 12AM, 7 days a week. All patrons will be cleared and no patrons will remain after stated closing times.
4. The food preparation area will remain open and food menu items will be available until closing every night.
5. The premises, or any portion of the premises will not operate as a “lounge” or sports bar.
6. The premise will not have televisions that play any type of broadcast shows. There may be 1 TV screen which show only old Italian “black and white” movies without sound at any time.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes.
8. There will be no outdoor seating including benches.
9. The premises will play quiet ambient-recorded background music only. All music levels and volumes will at all times comply with all New York City Laws and Regulations and will not be audible in adjacent residences at anytime. If any windows are open, no music will be audible from outside the premises.
10. The premises will not have DJ’s, live music, dancing, cover charges or promoted events.
11. The windows in the premises along West 12<sup>th</sup> Street will not be opened at anytime for any reason. The operable windows along Greenwich St. will be closed no later than 8PM and anytime there is music. There will be no French doors, or open facades.
12. The Operator shall hang a sign outside the premises, which shall be legible from 20 feet away, instructing patrons to keep the noise down and to respect the neighbors.
13. Any waiting Patrons will either wait inside the premises or be alerted through a remote messaging system. There will never be any patron lines or patrons waiting outside for entry.
14. Should it be requested, the premises will designate a staff member to ensure that patrons outside are not creating a disturbance and that all patrons smoking outside the premises remain quiet and not disrupt the residential neighbors.
15. There will be no neon signage used either inside or outside the premises.
16. Applicant will not apply for any alteration to the method of operation agreed to by this stipulation without first coming before CB2.

**v. Whereas,** CB2, Man. received a correspondence from the local block association concerned about the transfer application, there being significant problems in the past at this particular location; in the past and at the time of the prior application for Bar Veloce, a significant effort having been made by CB2 Man, residents living next door sharing party walls to the licensed premises and other neighbors living across the street to the licensed premises coming together in compromise, agreeing to stipulations which reduce the negative impacts of the business in a residentially zoned area surrounded by residents directly impacted so that business and community could co-exist in an amicable, appropriate manner; and,

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** of a transfer of an existing Tavern Wine License for **Entity to be Formed by Christos Lampadaris d/b/a Stafili Wine Café, 328 W. 12<sup>th</sup> 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 Tavern Wine License.

**Vote:** Unanimous in favor (12-0)

**6. Big Hand Vinny Corp. d/b/a TBD, 448 and 450 Hudson St. 10014** (New Restaurant Wine License)

**i. Whereas**, the Applicant and his Representative appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate an Italian Pizzeria Restaurant by combining two commercial storefronts located within a six-story residential apartment building (circa 1925) on Hudson Street between and Morton and Barrow Streets, the building falling within NYC LPC’s designated Greenwich Village Historic District; and,

**ii. Whereas**, neither storefront has ever been licensed for the service of alcohol, the first storefront (450 Hudson Street) having previously operated for over a decade as a pizzeria serving the local community, the pizzeria having closed due to the Covid Pandemic; the second storefront being a Deli (448 Hudson Street) serving the local community for the last 30 years, the owners of the Deli remaining open to the present having operated through the Pandemic; and,

**iii. Whereas**, the Application is to operate a restaurant in both storefronts by connecting the two storefronts through an interior passageway, the combined storefronts collectively being roughly 925 sq. ft., with a kitchen and food counter but no patron seats located in the storefront previously occupied by the Pizzeria, with 6 tables with 12 seats, one counter/bar with six seats and a patron bathroom in the storefront currently occupied by the King Deli, for a total patron seating occupancy of 18 persons in the combination of the two storefronts; and,

**iv. Whereas**, the proposed hours of operation are 11:00AM to 1:00AM Sunday through Thursday, and from 11:00AM to 2:00AM, Fridays and Saturdays, music will be background only, there will be private parties but no dancing, no DJ’s, no promoted events, no live music and no televisions; and,

**v. Whereas**, there was significant opposition to this application by community members living in the area, the West Village Resident’s Association and representative from the local Block Association, the residents and representatives objecting to the proposed take-over of the King Deli, the owners of the Deli being an active business having no intention of leaving their storefront, the business being an engrained and important part of the local community, the long-standing business remaining open during the Pandemic serving the Community; additional concerns being voiced that neither storefront have ever been licensed for the service of alcohol, there already being two licensed premises on the same side of the street and block, the first being empty and available for a restaurant fitting the method of operation proposed here, the second being a 4am bar and nightclub located immediately next door to the Deli, the existing licensed premises in the immediate area already providing significant negative impacts on the local, adjacent mixed use community, the immediate area already being fully saturated with licensed premises; and,

**vi. Whereas**, the Applicant provided a lease term sheet with the Landlord providing the Applicant with a “Covid Abatement” while also seeking to terminate the existing lease with the Deli as the Deli has endured difficulties paying its rent during the Pandemic, the clear intent of the Applicant and Landlord combined being to remove the long-standing Deli business so that both Applicant and Landlord would enjoy a financial benefit operating out the proposed combined storefronts, and gain in the post-Pandemic future on the backs of an existing business serving the community for decades that was unfortunately faced with, but also endured through the Pandemic; and,

**vii. Whereas**, the Applicant operates multiple restaurants serving the Lower East Side known for its gourmet pizza, people also appearing in support of the Applicant, including the owner and operator of the adjacent bar/night club, the Applicant also providing a petition in support; and,

**viii. Whereas**, questions and concerns were also raised concerning the petition in support, it appearing to Members of CB2’s SLA Committee that many of the signatures were written into the petition with the same hand-writing; and,

**ix. Whereas**, there are many existing empty storefronts on Hudson Street that have been previously occupied by licensed establishments, including one on the same block as the current application with the same Landlord, the instant application being designed to replace an existing retail Deli business, which was subject to and endured the Covid Pandemic while continuing to serve the community, by a new one that was not subject to the Covid Pandemic and seeks to gain from the Pandemic to the detriment of the existing business, that being inappropriate and not providing good cause to add yet another licensed premise in an area already greatly saturated with licensed premises; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan recommends denial of the application for a On Premise License for **Big Hand Vinny Corp. d/b/a TBD, 448 and 450 Hudson St. 10014**; and

**BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA.

**Vote:** Unanimous in favor (12-0)

**7. Sogno 85 LLC d/b/a Sogno Toscano, 17 Perry Street 10014** (New Tavern Wine License)

**i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Committees #1 & #2 to present an application to the NYS Liquor Authority for a new Tavern Wine License; the Applicant will operate café/wine bar in a R6-C7 zoned four-story, mixed-use building constructed in 1846 on the northwest corner of Perry Street at its intersection with Waverly Place (Block #613/Lot #28) and which is located in the Greenwich Village Historic District; and

**ii. Whereas**, the storefront premise was previously operated since 2009 as a retail clothing and surf apparel store (Saturday’s Surf NYC) without any liquor license, closing by 7 PM every night, the business having been closed during the Covid Pandemic; and,

**iii. Whereas**, the Applicant, an importer and wholesale purveyor of Italian specialty food products, will operate a retail establishment that includes a café/wine bar whose menu will feature products available for

purchase by patrons in a ground floor space of approximately 800 sq. ft.; the space will have 15 tables with 30 seats, one (1) coffee station with 5 additional seats and two (2) food service counters (with no seats) for a total of 35 patron seats in the premises, which has two (2) entrances, two (2) exits, and one (1) bathroom; and

**iv. Whereas,** the Applicant's agreed-to hours of operation will be 9:00 AM to 10:00 PM, seven (7) days a week; it has also agreed to the following: the playing of quiet recorded background only, no DJ's, no promoted events, no live music or scheduled performances, no cover fees, and no televisions; and

**v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the "Method of Operation" of the Tavern Wine License, with those stipulations as follows:

1. The premises will be advertised and will operate as a specialty food retailer with a café/wine bar.
2. The hours of operation will be from 9:00 AM to 10:00 PM seven (7) days a week. The premises will open no later than the stated opening time and **no** patrons shall remain after the stated closing time.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. It will not have televisions.
5. It will not operate a backyard garden or **any** outdoor area for commercial purposes (including a licensed sidewalk café).
6. It will not have a licensed sidewalk café.
7. The Applicant will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
8. It will not install or utilize French doors, operable windows or open facades.
9. It will close **all** doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
10. It will not make changes to the existing façade except to remove wood paneling and restore it to its original façade.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have "boozy brunches" and will not sell pitchers of beer.
12. There will be no "bottle service" or the sale of alcohol by the bottle, except for beer and wine products.
13. The Applicant will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
15. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. It will obtain a letter of no objection or certificate of occupancy from NYC DOB permitting eating and drinking at location prior to issuance of license.
17. Any future sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

**THEREFORE BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the application for a new Tavern Wine License in the name of **Sogno 85 LLC d/b/a Sogno Toscano, 17 Perry Street 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the

conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” of the SLA Tavern Wine License.

**Vote:** Unanimous in favor (12-0)

**8. Lil Santino, Inc. d/b/a TBA, 561 Hudson St. 10014 (New Restaurant Wine)**

**i. Whereas,** the Applicant and his Representative appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a new Restaurant Wine license to operate an Italian Restaurant in a ground floor commercial storefront located within a four-story 19<sup>th</sup> Century wood frame townhouse style building (circa 1880) with walk-up apartments on Hudson Street between West 11<sup>th</sup> and Perry Streets in Greenwich Village; this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

**ii. Whereas,** the storefront proposed to be licensed has ever been licensed for the service of alcohol and has never been operated/occupied for eating and drinking, the storefront for decades having previously operated for decades as the Golden Rabbit, a stationary and flower retail shop operated by a married couple serving the local community for 30 years, the operators of the Mom and Pop business having been evicted and displaced by their landlord during the Covid Epidemic, the landlord and owner of the building being Steve Corman, Corman having pleaded guilty in 2017 to grand larceny and other felony charges, stemming from his involvement in elaborate tax and mortgage fraud schemes, known for his failures in maintaining rent-stabilized housing units, allowing those housing units to deteriorate in an effort to push out such tenants, the adjacent series of townhouse buildings in a row to the immediate north of this proposed storefront (563/565/567 Hudson) also being owned by Corman and representing the three storefronts comprising the White Horse Tavern, a Bar with a 4am closing time and an extensive outdoor café running along all of its storefronts, the NYSLA having temporarily closed the White Horse Tavern during the Covid Epidemic for intentionally and recklessly failing to abide by the Executive Orders implemented by New York’s Governor in response to the Pandemic; and,

**iii. Whereas,** the storefront proposed to be licensed is roughly 750 sq. ft., a small kitchen without ventilation is found in the premise’s diagram, there will be 8 tables with 28 seats, one bar with five additional patron seats for a total patron seating occupancy of 32, with a patron bathroom; there is currently no certificate of occupancy or letter of no objection provided from the NYC DOB permitting eating and drinking presented; and,

**iv. Whereas,** the proposed hours of operation are 11:00AM to 1:00AM Sunday through Thursday, and from 11:00AM to 2:00AM, Fridays and Saturdays, music will be background only, there will be private parties but no dancing, no DJ’s, no promoted events, no live music and no televisions; and,

**v. Whereas,** the application did not include a licensed sidewalk café but the Applicant indicated that he would seek roadbed or sidewalk seating as it currently permitted by the City of New York pursuant to its proposal for open restaurants; and,

**vi. Whereas,** there was significant opposition to this application by community members living in the area and the West Village Resident’s Association, there being concerns raised as to the destruction of the existing businesses that serve the local community being replaced by licensed businesses in previously unlicensed locations, with new applicants having an unfair economic advantage because the rents they will be able to

negotiate in the middle of a pandemic will be lower than the rents that burden establishments that existed before the pandemic hit, placing further increases on the financial stress upon existing establishments and therefore hastening their demise; in this case the proposed storefront having never been licensed for the service of alcohol, the immediate block already lined with eating and drinking establishments (including the adjacent 4 am bar) which are not designed to serve the local community but rather are predominantly destination retail catering to tourists or others not living in the local community while also providing significant negative impacts on those residents living above, across the street and adjacent in the existing mixed use community, there being empty storefronts available for a restaurant fitting the method of operation proposed here, the immediate area already being fully saturated with licensed premises; and,

**vii. Whereas**, the Applicant operates multiple restaurants serving the Lower East Side known for its pizza, people also appearing in support of the Applicant, the Applicant also providing a petition in support; and,

**viii. Whereas**, questions and concerns were also raised concerning the petition in support, it appearing to members of CB2's SLA Committee that many of the signatures were written into the petition with the same hand-writing; and,

**ix. Whereas**, there are many existing empty storefronts on Hudson Street that have been previously occupied by licensed establishments, including one on the same block as the current application, the instant application being designed to replace an existing retail business, which was subject to and endured the Covid Pandemic while continuing to serve the community, being replaced by a new one not subject to the Pandemic, with the landlord seeking to gain from the Pandemic to the detriment of an existing "mom and pop" business that served the community, it being inappropriate and without good cause to add yet another licensed premise at this storefront location; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan recommends **denial** of the application for a Restaurant Wine License for **Lil Santino, Inc., 561 Hudson St. 10014**; and

**BE IT FURTHER RESOLVED** that should this application be considered by the SLA, CB2, Manhattan respectfully requests that this item be calendared to appear before the Full Board of the SLA.

**Vote:** Unanimous in favor (12-0)

**9. Sabiangboon 8, Inc. d/b/a Pinto Garden, 117 W. 10th St. 10011** (transfer/upgrade to On Premises)

**i. Whereas**, the Applicant and his Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a transfer of the existing Restaurant Wine License and simultaneously seeks to upgrade that existing liquor license from Restaurant Wine to On Premise to continue to operate a "a restaurant serving authentic Thai food"; and,

**ii. Whereas**, there is no change in the method of operation for the existing restaurant, the existing Manager of the current restaurant buying out the former owner, the commercial storefront location being in a residentially zoned area in a 3 story building (built in 1910) located on West 10<sup>th</sup> Street between Greenwich Avenue and 6<sup>th</sup> Avenue for a roughly 2,000 sq. ft premise (1,200 ft ground floor and 400 ft basement – no patrons in basement) with 25 tables and 62 table seats, no stand up bar for a total of 22 interior seats, there is an enclosed rear yard garden of approximately 400 sq. feet with an additional 11 outdoor tables and 22

outdoor tables seats; there is one entrance, one exit, and one bathroom; a letter of no objection from 2016 existing in conjunction with use for eating and drinking; and,

**iii. Whereas,** the hours of operation for the interior will continue to be Sunday to Saturday from 12 PM to 12AM, the Hours of operation for the rear yard garden will be 12PM to 10 PM 7 days a week (with no music in the rear yard garden), the rear yard being for seasonal use and for dinning purposes only, no exterior bars or service bars; music in the interior will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), no music in the exterior, all doors and windows will be closed at 9 PM every night, except for patron ingress and egress, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**iv. Whereas,** the applicant met with local surrounding residents including representatives of the Patchin Place Neighborhood Block Association; the primary area of concern was the operation of the rear yard garden which is surrounded by a large number of residential windows; local residents and the block association have had discussions with previous applicants and were familiar with the many issues of operating this rear yard garden; and,

**v. Whereas,** the Applicant also met with the West 10<sup>th</sup> Street Block Association and agreed to the same stipulations and method of operation as currently existing; and,

**vi. Whereas,** objections were raised by the local Block Associations regarding the Applicant's use of the sidewalk during the Covid Pandemic, such use not following the guidelines and rules published by the City of New York for temporary occupancy, as seats and tables were running along the curb in addition to running along the building, making it difficult for pedestrians traversing the sidewalk through the patron seats and tables; and,

**vii. Whereas,** a community member also appeared, reporting ongoing noise emanating from the rear garden, the noise and disturbance appearing to be consistent with or associated with parties taking place in the rear yard, the Applicant agreeing that no further parties would be permitted in the rear yard area in the future; and,

**viii. Whereas,** the Applicant executed a stipulations agreement with CB2 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. The licensed premises will be advertised and will operate as a full-service restaurant.
2. The hours of operation will be from 12PM to 12AM Sunday through Saturday. Premises will open no later than stated opening time and no patrons will remain after stated closing time.
3. The premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. It will not have televisions.
5. The backyard garden will be for dining purposes only, there will be no music, no speakers, no private parties, no bars and with mitigation enclosure, rear yard will open no earlier than 12 PM and no later than 10 PM every day/night (all patrons and staff will be cleared at this hour, area closed and lights turned off.)
6. It will not have a licensed sidewalk café.
7. The Applicant will play quiet ambient recorded background music in the interior only. No music will be audible in any adjacent residences at any time.

8. It will not install or utilize French doors, operable windows or open facades.
9. It will close all doors and windows by 9:00 PM every night without exception, allowing only for patron ingress and egress.
10. It will not make changes to the existing façade except to remove wood paneling and restore it to its original façade.
11. It will not have unlimited drink or unlimited food & drink specials. It will not have “boozy brunches” and will not sell pitchers of beer.
12. There will be no “bottle service” or the sale of alcohol by the bottle, except for beer and wine products.
13. The Applicant will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
14. It will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
15. It will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Any future sidewalk or roadbed seating will end no later than 11:00 PM every night (all patrons will be gone by this hour and the area closed); there will be no speakers installed or music played outdoors, and no speakers will be positioned to face outside.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of a transfer and upgrade to On Premises Liquor License for **Sabiangboon 8, Inc. d/b/a Pinto Garden, 117 West 10<sup>th</sup> St. 10011** **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 Restaurant On Premise License.

**Vote:** Unanimous in favor (12-0)

**10. Tourneau, LLC d/b/a Rolex, 33 Ninth Avenue 10014 (Bottle Club—Watch Retail Store)**

- 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 Bottle Club License to provide complimentary drinks to retail customers while operating a Rolex/Tourneau watch store, the retail watch business being located within a six story commercial building built in 1910 in a M1-5 zoning district in the Meatpacking District area of Manhattan; and,
- ii. Whereas**, the retail store is 3,941 sq. ft. on the ground floor, was previously operated as a Dean and DeLuca specialty food store, and before that was occupied by a restaurant, the Applicant limiting its alcoholic beverages to wine products only, no spirits or hard liquor will be served, the service taking place at a small bar with 5 seats; and,
- iii. Whereas**, the storefront premise does not have French doors or operable windows on the front façade, and there is no sidewalk cafe; and,
- iv. Whereas**, the method of operation will as a retail store for the purpose of selling Rolex watches, the service of alcoholic beverages being complimentary to its customers during store hours of operation from 11:00 AM to 6:00 PM on Sunday and 10 AM to 7 PM Monday through Saturday, with no TVs, and music will be background only; and,

**vi. Whereas**, the Applicant executing a stipulations agreement with CB2, Man. that they agreed would be attached and incorporated into their method of operation on their Bottle Club License. They are as follows:

1. Will operate as a high-end retail watch store.
2. The hours of operation will be from 11:00 AM to 6:00 PM Sunday and 10:00 AM to 7:00 Monday through Saturday.
3. Service of alcohol will be limited to wine products with two drink maximum; no spirits.
4. The premises will have no television.
5. The premises will not permit dancing.
6. The premises will not install or have French doors, operable windows or open facades.
7. The premises will not operate a backyard garden or any outdoor area for commercial purposes
8. There will be no licensed sidewalk café or roadbed seating.
9. All doors and windows will be closed at all times.
10. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
11. The premises will not have DJs, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events.

**THEREFORE BE IT RESOLVED** that CB2, Man. recommends **denial** for an Bottle Club license to **Tourneau, LLC, 33 Ninth Avenue, NY, NY 10014** **unless** the statements of the applicant as presented to CB2, Man. are accurate and complete, and that those conditions and stipulations agreed to by the applicant relating to the above-stated stipulations are incorporated into the “Method of Operation” for their Bottle Club license.

**Vote:** Unanimous (12-0)

**11. Hudson Corner LLC d/b/a Bar’tusi and L’Artusi Via Porta, 522 Hudson St. 10014** (New OP-Restaurant with Sidewalk Café)

**i. Whereas**, the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a new on premise liquor license to operate a restaurant with ancillary sandwich shop within two combined commercial storefronts located in a five story residential apartment building (circa 1949) on Hudson Street at the corner of West 10<sup>th</sup> street, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

**ii. Whereas**, the Applicants are long-time owners and operators of L’Artusi, a full-service restaurant located a half block away on West 10<sup>th</sup> Street, and have opened and operated other restaurants in Community Board 2 in the past, this combined storefront location having previously operated as a full service restaurant, albeit only since 2015, the most recent licensee occupying only one of the two storefronts, one storefront away the corner of West 10<sup>th</sup> Street; and,

**iii. Whereas**, the combination of the two storefronts is roughly 2,700 sq. ft. (1350 sq. ft ground floor and 1350 sq. ft basement – no patron use of basement), with 4 tables and 10 seats, and one stand-up bar with 12 seats in the corner storefront, and 2 counters with 12 additional counter in the second, interior storefront for a total patron seating for a total of 34 seats, a full service kitchen being located in the interior storefront, the interior storefront being utilized as a sandwich shop during the day time and the corner storefront being

used for restaurant seating, there being doors located on Hudson street for both storefronts, the front façade being fixed without operable windows or French doors, the Applicant having no plans and further agreeing not to alter the front facade; and,

**iv. Whereas,** the hours of operation will be Sunday to Wednesday from 8:00AM to 12:00AM and Thursday to Saturday from 8:00AM to 1:00AM, there will be a future sidewalk cafe, all doors and windows will be closed at all times except for patron ingress and egress, there are no operable windows, music will be quiet background only consisting of music from ipod/cd's (i.e. no active manipulation of music – only passive prearranged music), there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

**v. Whereas,** the applicant executed a stipulations agreement with CB2 that they agreed would be attached and incorporated into the method of operation on the new restaurant on-premise liquor license stating that:

1. This application is for a restaurant on-premise liquor license for a farm to table casual American restaurant.
2. The hours of operation are Sunday from 10:30AM to 11:30PM, Monday to Wednesday from 11:30AM to 11:30 PM, Thursday and Friday from 11:30AM to 12:30AM and Saturday from 10:30AM to 12:30AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will operate a full-service restaurant serving Italian cuisine with the kitchen open and full menu items available until closing every night.
4. The premises, or any portion of the premises will not operate as a lounge, tavern or sports bar.
5. The premise will not have televisions or projectors.
6. The premises will not operate a backyard garden or any outdoor area for commercial purposes not including a licensed sidewalk café.
7. Any future sidewalk café will operate no later than 11PM on Saturdays and Sundays and no later 11 PM every night (all tables and chairs will be removed by 11PM).
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. All doors will be closed at all times except for patron ingress and egress.
10. Will not install or have French doors, operable windows or open facades. All windows will remain fixed windows.
11. Will not make changes to the existing façade except to change signage or awning.
12. Any future sidewalk or roadbed seating will end no later than 11 PM every night (all patrons will be cleared by this hour and area closed); no speakers or music played outdoors and no speakers positioned to face outside.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. The premises will not have dancing, DJ's, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.

**THEREFORE BE IT RESOLVED** that CB2, Manhattan recommends **denial** of a new restaurant on-premise liquor license for **Hudson Corner LLC d/b/a Bar'tusi and L'Artusi Via Porta, 522 Hudson 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 Restaurant On-Premise Liquor License.

**Vote:** Unanimous in favor (12-0)

**12. TMSI, Inc. and USE LX, LLC d/b/a Intersect by Lexus, 412 W. 14<sup>th</sup> St.** (Alteration and Change in Method of Operation)

**i. Whereas,** the Applicant/Licensee and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an alteration and a change in their existing method of operation to their on-premise liquor license; and,

**ii. Whereas,** the Licensee already operates a promotional retail space for the Lexus Automobile brand, the space being located three floors of a commercial building on West 14<sup>th</sup> Street between Ninth Avenue and Washington Street in the Meatpacking District of Manhattan; and,

**iii. Whereas,** the license premises currently operate with restaurant, lounge and event spaces, the Licensee seeking to alter the first floor of their licensed premise from auto display room complemented with a small café to a dining/lounge space with 15 tables and 41 seats and 6 additional counter seats, and further to permit the service of spirits on the first floor rather than limited to beer and wine products, no other changes being requested; and,

**vi. Whereas,** the Applicant updated its existing stipulations agreement to reflect the alteration and change in method of operation and has executed and has had notarized a new Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation of the On-Premise License, with those stipulations as follows:

1. It is understood that any variation to these stipulations will require re-application and full Community Board and State Liquor Authority review.

2. The areas where food and beverages will be served are divided into 3 distinct spaces. No alcohol will be served before 10AM in any area. Food and beverage service will be provided according to the following:

a. 1st floor Café for dining/lounge space: 7AM – 12AM daily. The café accommodates 15 tables for 41 seated guests and one counter with 6 counter seats. Alcohol/Spirits, in addition to beer and wine, may be served.

b. 2nd Floor Sitting Area & Bar: 11AM–12AM. The sitting area will accommodate 31 seated guests and 44 standing patrons.

c. 2nd Floor Eatery: 11AM–12AM. The restaurant will accommodate 62 seated guests which includes 12 private dining seats. The last reservation will be at 10PM.

d. 3rd Floor Event Space will accommodate a maximum of 103 guests. All events will end by 11PM.

e. When used for/in conjunction with events, the 1st floor and/or 2nd floors will close at.

3. There will be no guest entry after 11PM.

4. All guests will leave all areas by 1AM.

5. There will be no more than 350 guests at any one time between all 3 floors.
6. All food and beverage service/catering will be provided by Union Square Events.
7. All third floor events will be programed/booked by Lexus/Toyota directly—when not programed the 3rd floor event space will be closed.
8. 3rd Floor office space will be used by the applicant and Lexus/Toyota-based associates. The flexible community space will be made available to community based organizations.
9. There will be no 3rd party promoters I0. There will be no bottle service
11. There will be no unlimited food and drink specials, boozy brunches.
12. Music will be quiet background music from IPod or similar device on all floors except during private/invitation only events.
13. There will be no DJs or live music except during private/invitation-only events
14. Doors remain closed at all times
15. There will be no queuing on the sidewalk
16. There will be no use of ropes or barricades
  
17. There will be no application for a cabaret license
18. There will be no application for a sidewalk cafe
19. There will be no application for alcohol service on the roof
20. There will be no transfer of the license; the on-premise license will be surrendered upon leaving the space.
21. Should there be a change in the food service operator, Toyota Motor Sales, USA will select an operator of commensurate quality and reputation and notify the Community Board
22. Proper Security will be employed for events and to address potential noise and traffic concerns
23. Lexus/Toyota (TMSI / USE LX) will work with neighboring garages to encourage use of valet service away from 14th Street proper and investigate providing shuttle bus service
24. Lexus/Toyota (TMSI / USE LX) will continue to investigate ways to alleviate traffic congestion, both in relationship to its site and for the broader community
25. Appropriate sound proofing measures will be taken as recommended by the contracted sound consultant
26. Signs will be posted adjacent to the main entrance advising patrons to "Please respect our neighbors by lowering your voice", or similar language. (If possible, with respect to NYCLPC)
27. There will be a refrigerated garbage room and all waste will be stored in an interior space before it is brought out for removal (exact time of removal will be coordinated with existing carting companies in conjunction with existing pick-up routes).

**THEREFORE, BE IT RESOLVED** that Community Board 2, Manhattan recommends **denial** of the alteration/change in method of operation application for **TMSI, Inc. and USE LX, LLC d/b/a Intersect by Lexus, 412 W. 14<sup>th</sup> St.** **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 their On-Premise Liquor License.

**Vote:** Unanimous in favor (11-0)

**13. Pier55, Inc. and Savory Labs, LLC d/b/a Little Island, Pier 55 in Hudson River Park 10014 (BW-Public Park-Amphitheater)**

**i. Whereas,** the Applicants and their Attorney appeared before Community Board 2, Manhattan’s SLA Committee to present an application to the NYS Liquor Authority for a Tavern Wine license to operate a new three acre extension to the Hudson River Park, the extension of the existing public park being built upon cement pylons over the Hudson River, designated as Little Island, where a 689 seat waterfront Amphitheater has been built in addition to new park land, including trees, lawns, a myriad of walking pathways and stairs traversing a series of hills, a glade area with bleacher/grandstand style tier seating supplemented by a sloped grassy area immediately above it, in addition to multiple lookouts with views of the Hudson River and beyond, the new park area being located across the West Side Highway or West Street generally south of West 14<sup>th</sup> across from the Meatpacking District and the southern end of the elevated High Line Park; and,

**ii. Whereas,** the Little Island extension to the Hudson River Park will have the same hours as the entire Park, operated by the Hudson River Park Trust, from 6:00 am to 1:00 am every day/night of the week; and,

**iii. Whereas,** except for one 344 sq. ft. section of the new public park designated as the “Southwest Lookout”—the new park’s highest elevation—the instant application is for the service of alcoholic beverages throughout the entire three acre park from 11:00 am to 11:00 pm every day/night; and,

**iv. Whereas,** the Hudson River Park Rules prohibit the sale and consumption of alcohol beverages by anyone in any playground, beach, swimming pool or other park area or facility except where specifically permitted by the Hudson River Trust; and,

**v. Whereas,** the lease agreement between the Hudson River Trust and Pier 55 Inc. states that Pier 55 Inc. shall have the right, subject to applicable law and the limitations set forth herein, to operate concessions on the Premises, to license or otherwise permit concessionaires to operate on the Premises, and to otherwise generate concession revenues on the Premises (including, through the sale of food, beverages and merchandise related to Permitted Events or Tenant’s Fundraising Events) and shall have the right to conduct or permit Farmers Market or similar activities at the Premises, subject to applicable law. **During days on which there are no Permitted Events or Tenant’s Fundraising Events, Tenant may allow up to four (4) food trucks or other food vehicles, mobile vending carts, venues for the sale of merchandise related to Permitted Events, ice cream sales facilities, venues for the sale of food and beverages (alcoholic and non-alcoholic), booths or other concessions (each, a “Concessionaire Unit”) to operate on the Premises; provided that (x) all such Concessionaire Units shall be of an appearance and size reasonably appropriate to their surroundings...**”

**vi. Whereas,** the lease agreement also goes into detail regarding permitted and tenant fundraising events occurring on Little Island, **permitted events** being broadly stated to encompass and support the arts-based programming of Pier 55 Inc., including public performances, music concerts, dramatic works and theater, public readings or talks, art and dance performance, art displays, film or movie presentations or shows, the presentation of works of art, displays exhibitions, whether live, recorded or in combination, the arts-based programming and events being entirely consistent with the Hudson River Trust Act and consistent with the Hudson River Park Trust’s mission to plan, develop, operate and maintain the Park for the benefit of the public; and,

**vii. Whereas,** there are four (4) customer bars located on Pier 55/Little Island for the sale of Alcoholic beverages, the first being located at the “NW lookout” of the Island Park next to the Amphitheater, this particular customer bar being utilized for serving alcoholic beverages in conjunction with ticketed or

permitted events taking place in the Amphitheater, those permitted events in the amphitheater having a finite time period encompassing the permitted event planned; and,

**viii. Whereas**, there is a second concession or customer bar located at the Glade area with bleacher/grandstand style tier seating, again the customer bar being open only for the service of alcohol beverages during permitted events taking place at the smaller glade venue; and,

**ix. Whereas**, the remaining two customer bars for the service of alcoholic beverages are both located in the Main Plaza, a large 12,107 sq. ft. space, at or near ground level to the Park encompassing a large portion of the Park extending across the Island from its northern edge to the Glade area on the southern perimeter, these two remaining customer bars being open and providing and/or delivering the service of alcoholic beverages to all points of the public park until 11 pm every night; and,

**x. Whereas**, within the Main Plaza, there will be 100 tables and 300 patron seats for eating and drinking purposes, the tables and chairs being in close proximity and ancillary to the customer bars/concession stands and public bathrooms, the Applicant further planning to install speakers playing background or ambient music levels in and around this particular area; and,

**xi. Whereas**, members of the community living in the immediate area impacted by the instant application, appeared in opposition to this application voicing concerns about the unlimited nature of the service of alcoholic beverages throughout the public park, the late night hours of 11 pm being too late requesting that it be by one hour after sundown during the week, that the number of events planned in the park should likewise be limited, with the current number of such ticketed events impacting the immediate area being undefined as currently proposed, and with the anticipated success of the programming and events drawing large crowds of people, those large crowds spilling across and into the Meatpacking area, with those events and crowds projecting a significant impact on the level of vehicle traffic in and about the Meatpacking area, an area never planned or designed for being the destination location that it has transformed into over the last 15 years, the only path of vehicle traffic flow being circular, directing traffic congestion and endless, ancillary noise generated around and through this area on the very narrow, cobblestone streets to the South, having significant negative impacts on those living there; and,

**xii. Whereas**, Members were likewise concerned with the unlimited service and consumption of alcoholic beverages through all sections of the Park, the proposal being inconsistent with a public park and inconsistent with the terms of its permit in that such lease “allows for up to 4 “venues” within the Park for the service of food and alcoholic beverages, the entire park not being consistent with such allowance, the permit instead allowing for “up to 4” such venues, with each such venue being located within a section or area of the park for this specific purpose, the purpose of a venue being a designated, finite space where an organized event or concert takes place, and does not specifically permit or allow for the service and consumption of alcoholic beverages to take place in all sections of the Park; and,

**xiii. Whereas**, the vast majority of alcoholic consumption being proposed in this application will occur on Little Island when no permitted events are taking place; and,

**xiv. Whereas**, in response to the concerns voiced by the immediate community living near and impacted by the licensing of the approximately 3 acre public park for alcoholic service and consumption, Community Board 2 proposed a compromise to the Applicant, the compromise being to limit the service and consumption of alcohol to the 12,107 sq. ft. Main Plaza, where the tables and chair, bathrooms and concessions are planned, the area being sufficiently expansive and defined for this purpose, there being

methods of informing the public using the concessions for the service of alcohol on menus, on signage at the concessions and/or on the tables, with the other and remaining areas of the remaining park not being for the service and consumption of alcoholic beverages; and,

**xv. Whereas**, limiting the service and consumption of alcoholic beverages at the Main Plaza will also allow for Park users to enjoy the Park and its public spaces without the concern or the imposition imposed by there being the consumption of alcohol beverages in virtually all locations of the Park, while also giving the other park users the privilege of enjoying alcoholic beverages in a designated area of the Park that can properly support that activity while not offending and/or impacting all users, this compromise being consistent with other similarly situated public spaces or parks, including the Hudson River Park where Little Island has been added, as well as the Highline Park or the Delacorte Theater, the consumption of alcoholic beverages not being unlimited in terms of each Public Park's geography, there being permitted spaces within the larger park spaces for such consumption; and,

**xvi. Whereas**, this proposed compromise would not limit the Applicant's request to license the service and consumption of alcoholic beverages to those areas of Little Island reasonably necessary to support the Applicant's permitted events and/or planned fundraising events, as those events are more fully described herein and in the Applicant's lease agreement with the Hudson River Park Trust; and,

**xvii. Whereas**, when such compromise was proposed to the Applicant, the Applicant refused to compromise on the proposed limitation, instead insisting that the service and consumption of alcoholic beverages not be limited to any geographical areas within the entire Park space until 11 pm every night; and,

**THEREFORE, BE IT RESOLVED** that without further compromise on the licensing application by **Pier55, Inc. and Savory Labs, LLC d/b/a Little Island, Pier 55 in Hudson River Park 10014** CB2, Manhattan recommends **denial** of the Tavern Wine application as presented; and,

**THEREFORE, BE IT FURTHER RESOLVED** that when application be considered by the SLA, CB2, Manhattan respectfully requests that this item be calendared so that it may appear before the Full Board of the SLA and be heard on the license application; and,

**THEREFORE, BE IT FURTHER RESOLVED** that Community Board 2 Manhattan recommends the following stipulations be imposed on any future Tavern Wine license for **Pier55, Inc. and Savory Labs, LLC d/b/a Little Island, Pier 55 in Hudson River Park 10014**:

1. There will be four locations where alcoholic beverages will be available for sale to the public. They are (2) two customer bars in the Main Plaza; (1) one customer bar in the Glade; and (1) one customer bar in the Northwest Overlook.
2. When no permitted events or fund-raising events are taking place on Little Island, the service, delivery and consumption of alcoholic beverages will be limited to the Main Plaza area of Little Island as that area is defined and described on the diagrams submitted to Community Board 2 Manhattan in this application, such diagrams being annexed to this agreement for future reference.
3. The customer bars selling alcoholic beverages on the Main Plaza will close no later than 10 pm

from Sunday through Thursday and no later than 11 pm on Fridays and Saturdays. No beer or wine will be sold before 11 am.

4. The remaining two customer bars located at the Glade and Northwest Outlook will be operated in conjunction with permitted events and fund-raising events scheduled in advance by the operator Pier 55 Inc.
5. All permitted and fund-raising events at Little Island will be announced and scheduled in advance, such schedule being published to the general public consistent with the terms of its lease agreement with the Hudson River Park Trust.
6. Permitted events and scheduled events will be those described in Pier 55 Inc.'s lease agreement with the Hudson River Trust, such agreement and terms therein being incorporated into this stipulation agreement for that limited purpose.
7. The customer bar in the Northwest Overlook will be used in connection with events in the amphitheater between one hour before ticketed events and fifteen minutes after the start of the event. When not in use, the bar will be stored in the undercroft.
8. The customer bar in the Glade will be open during permitted events and fund-raising event planned scheduled in that area. When not in use, the bar will be stored in the undercroft.
9. There will be a service bar in the Amphitheatre during permitted events an hour prior to a performance and closing 15 minutes after the start of the performance. It is not accessible to the public but is for staff only.
10. Permitted events in the amphitheater will end by midnight.
11. There will be no third party booked private events on Little Island. Permitted events will be open to the public.
12. There will be licensed security throughout the entire year, 24 hours a day/ 7 days a week. From May 1 through September 30, there will be additional security on weekends. Little Island will engage an outside New York State licensed security company with properly trained staff.
13. Little Island will have security cameras that operate 24/7, and two blue light tower assistance call boxes, one south of the Main Plaza, the other outside the Amphitheater. The call boxes are maintained by the NYPD. Little Island will be adequately lit for the safety of the public.
14. Little Island will always employ Visitor Experience staff to monitor the premises when it is open. The two access points to Little island will be staffed at all times. Staff, including security, will be attired to be easily identifiable by the public. Staff will also be posted on the Esplanade during weekends.
15. All Visitor Experience staff, security, and all food and beverage employees will be TIPS trained and certified.
16. No alcoholic beverages may be brought into or taken out of Little Island.

17. No pitchers of beer or bottles of wine will be sold or permitted.
18. Instructions will be given to event ticket holders on how to arrive and depart Little Island with information on point for drop offs, and other methods of public transportation.
19. No patron or customer will be allowed to order or purchase more than one beer or wine at a time. Staff will ID patrons as required. For groups, each person in a party must purchase their own beer or wine.
20. There will be no happy hour; no promoted events featuring alcoholic beverages and no unlimited drink specials.

**Vote:** Vote 10 for, 1 against (K. Shea), with 1 abstention (R. Rothstein)

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

**14. Corp. to be formed by Christopher Nelson d/b/a TBD, 95 7th Ave. So. 10014 (OP-Restaurant)**  
(laid over)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 7, 2021 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; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan 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 Christopher Nelson d/b/a TBD, 95 7th 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 in favor

**15. Corp. to be formed by Steven Bensusan, 117 7th Ave. So. 10014 (OP – Restaurant) (sidewalk café)**  
(laid over)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on December 7, 2021 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; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan 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 in favor

**16. The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014 (OP-Bar/Restaurant—previously unlicensed location)** (Garden/Grounds) (Freestanding Covered Structure-NYC Open Sidewalks Program Post-Covid) (laid over)

**Whereas**, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 7, 2021 the Applicant requested **to layover** this application from further consideration at this time, 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; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan 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 **David James or Entity to be formed, 33 W. 8 th St. 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 in favor

**17. Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014** (OP-Tavern with Sidewalk Café; to add adjacent storefront--previously unlicensed location--to contiguous space) (Laid over at Meeting by Attorney, Applicant did not appear)

**Whereas**, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 7, 2021 the Applicant failed to appear so the Applicant's Attorney requested to **lay over** this matter another 30 days so that the Applicant can appear and fully present this application to Community Board 2, the Attorney affirming that the applicant will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan; and,

**THEREFORE, BE IT RESOLVED** that CB2, Manhattan 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 **Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

**Vote:** Unanimous in favor

Respectfully submitted,

Robert Ely and Donna Raftery, Co-Chairs, SLA Licensing Committee  
Community Board 2, Manhattan

DRAFT

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



Antony Wong, *Treasurer*  
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### SCHOOLS AND EDUCATION COMMITTEE

January 2021

The Schools and Education Committee of Community Board 2 met on Monday, January 11, 2020 at 6:30 p.m. via Zoom webinar. We discussed 1) pandemic-related school deficits and how to ensure that temporary drops in enrollment do not impact negatively the finances of individual public schools and 2) announced changes to middle and high school admissions.

**CB 2 Board Members Present:** Jeannine Kiely (Chair), Patricia Laraia (Vice-Chair), Akeela Azcuy, Keen Berger, Amy Brenna, Rich Caccappolo, Mar Fitzgerald, Betty Kubovy-Weiss and Matt Metzger

**Public Members Present:** Michael Markowitz

**Public Members Absent with Notice:** Barbara Glassman

**Other CB 2 Members Present:** Carter Booth.

**Elected Officials:** Elizabeth Bird and Luke Wolf with Comptroller Stringer. Pat Comerford with Speaker Johnson. Irak Cehonski with Councilmember Rivera. Eliana Halpern with State Senator Kavanagh.

**Education Leaders:** Renny Fong, Principal, PS 130. Rachel Sehar, Principal, City-As-School High School. Stella Chang, PTA co-president, 75 Morton. Colleen O'Connor Grant, PAC, PS 3. Edward Irizarry (President) and Shino Tanikawa, CECD2.

**Guest Speaker:** Yolanda Smith, Senior Budget and Policy Analyst, Education, Independent Budget Office of the City of New York.

### MINUTES

**School Deficits.** Yolanda Smith, Senior Budget and Policy Analyst, Education with the city's Independent Budget Office presented an overview of debt in New York City schools.

Every year schools endure a process of reconciliation with enrollment projections called the midyear adjustment. If a school's student register exceeds its' projection, the school will receive additional funds to support its operations. However, if a school suffers register that is below projections the school will lose the full amount of the reduction associated with the difference between the projection and the audited register.

A school deficit rollover occurs when a school cannot pay back funding for lost student enrollment. Given that the register adjustment happens mid-year, schools do not have enough unallocated and unspent funds to repay the initial outlay of school funding. As a result, schools might have to create a re-payment plan that rolls their deficits from one school year into the succeeding school year.

Since fiscal year 2009, schools have been allowed to roll over deficits where they are not able to pay back funds that are owed for drops in student register. In fiscal year 2013 there was a one-time amnesty

program where all roll-over debt from prior years was forgiven in recognition of the successive years of budget reductions and mitigating circumstances that had made it difficult for schools to make full restitution on their register losses.

We heard from PTA leaders about significant and unexpected school deficits throughout District 2, particularly for elementary schools, transfer high schools and schools that serve international / immigrant student populations that have experienced enrollment declines beyond what schools could have predicted last spring.

Through last fall, many families made difficult and personal decisions to leave the public school system to enroll in education programs that provide more in-person learning and/or safety when faced with the ongoing pandemic. Lack of clarity from the city about how and when schools would reopen, last minute reopening delays, health and safety concerns, blended learning options that typically provided only one to two in-person school days per week and changing rules for opting back into blended learning all contributed to families making alternative arrangements. Safely reopening and adequately funding our schools will be critical to ensuring families return and new families enroll.

**Pandemic Adjustments.** Last spring, New York State received \$1.1 billion of federal emergency relief fund for New York school districts under the Coronavirus Aid, Relief, and Economic Security (CARES) Act. But, the state cut the New York state education budget by the same \$1.1 billion, or \$720,547,802 for New York City, dubbed the “pandemic adjustment” by Governor Andrew Cuomo. Meanwhile, our city’s need for education funding continues to grow, to invest in staffing and technology and address learning loss and social emotional trauma suffered during the pandemic. We discussed the importance of ensuring that future federal relief is not offset by state or city-level pandemic adjustments.

**Middle and High School Admissions Changes.** In December 2020, Mayor de Blasio and Schools Chancellor Richard A. Carranza announced changes to the middle and high school admissions process for DOE public schools for the 2021-22 school year.

- For *middle schools*, the DOE will pause the use of all screens for admissions for this year, meaning that students applying to middle school will not be selected based on previously used screening criteria, including grades, student interviews, school-based assessments, behavioral evaluations, standardized test scores, and attendance. Instead, students will rank their choices on their middle school application as they always have; for schools with more applications than seats available for their sixth-grade class, students will be chosen through a lottery-based system. Remaining in place will be a) any district priority for middle schools, as many families across the city have indicated they want their young children to go to a school close to their residence and b) any priorities in place for students from historically underserved communities. The DOE will evaluate this one-year pause on middle school screens in the enrollment cycle for the 2022-23 school year, depending on the availability of data for next year’s applicants and the outcomes of this new approach.
- For *high school admissions*, the city will eliminate district priorities this year, and all other geographic priorities next year. Academic screens may remain in place at high schools that currently use screens and wish to continue to use them. Screened schools have the option of not using screens this year, and are encouraged to make a concerted effort towards greater equity in their processes, either by electing to remove additional screens now or implementing a Diversity in Admissions priority.

**District 2 Middle Schools.** In District 2, 23 schools offer middle school programs, serving 2,780 students in the 2019-20 school year: four zoned middle schools, nine schools that serve 6th through 8th or 12th grades, four K-8 schools and six schools that admit citywide. In spring 2019, the last time the tests were

administered, 78% and 80% of 4th grade students scored a 3 or a 4, passing the math and ELA exams, respectively, and, 57% and 47% of 4th grade students scored a 4 on math and ELA exams, respectively. However, four schools -- that account for 20% of 6th grade middle schools seats in District 2 -- enroll students with the highest average test scores in a district where the vast majority of 4th grade students pass NY state math and ELA tests. These four schools disproportionately serve fewer students who live in poverty, who live in temporary housing, are English Language Learners and with disabilities and enroll disproportionately more white students and girls. At one of these schools, average test scores changed materially over the last six years. Before it moved a second time to its new building in Union Square and added a high school, in 2013, The Clinton School educated students who passed state math and ELA exams at 77% and 61% rates, respectively, (slightly lower than current District 2 averages); while in 2019, 93% of students passed both state math and ELA exams.

**Integration Grant Funds.** In October 2020, the New York State Education Department (NYSED) awarded \$2,688,562 to District 2 for the New York State Integration Program (NYSIP) to support integrated schools and classrooms and support NYSED's commitment to racial, socioeconomic, and other types of student integration, which will provide significant funding to enhance and refine middle school admissions changes in District 2.

**Business Session.** The CB 2 Schools and Education Committee met in business session and discussed support for amnesty for school deficits, opposition to future pandemic adjustments and support for eliminating middle school screens in District 2. For high schools, the committee wants to further discuss proposed admissions changes and how these might impact high school placement and commute times for high school students.

Respectfully submitted,

Jeannine Kiely  
Chair, Schools & Education Committee  
Community Board 2, Manhattan

## RESOLUTIONS

### #1 Resolution in Support of Amnesty for School Budget Deficits

**Whereas:**

1. In 2021, many public schools are burdened with significant budget deficits because actual enrollment is well below what schools could have reasonably projected during the pandemic;
2. Through last fall, many families made difficult and personal decisions to leave the public school system to enroll in education programs that provide more in-person learning and/or safety when faced with the ongoing pandemic. Lack of clarity from the city about how and when schools would reopen, last minute reopening delays, health and safety concerns, blended learning options that typically provided only one to two in-person school days per week and changing rules for opting back into blended learning all contributed to families making alternative arrangements;
3. New York City public schools are primarily funded on a per student basis through Fair Student Funding;
  1. In late May, each school submits an estimated budget to the Department of Education (DOE) for the next school year based on enrollment projections;

2. Each school is subject to *midyear adjustment* of funding based on how actual enrollment compares to enrollment projections from late May. If a school's student register exceeds its projection, the school will receive additional funds to support its operations; however, if a school's student register is below projections, the school must pay back funding for lost student enrollment;
3. More than 90% of the Fair Student Funding is used to pay salaries for teachers and support staff, making midyear adjustment extremely difficult for most schools;
4. Many schools are still not funded at 100% of the Fair Student Funding formula, in essence starting the school year with a deficit;
4. Under the DOE's Deficit Repayment Plan, schools with deficits greater than \$100,000 typically "repay" funds over a several year installment plan, saddling schools with debt during the time they need more resources not less to invest in staffing and technology and address learning loss and social emotional trauma suffered during the pandemic; and,
5. In 2013, the DOE instituted an amnesty program in recognition of successive years of budget reductions following the great recession that made it difficult for schools to repay their deficits.

**Therefore be it resolved that** Community Board 2 calls on the City of New York, Mayor Bill de Blasio, and New York City School Chancellor Richard Carranza to institute amnesty for school deficits as well as provide additional funding for students living in poverty and temporary housing, so that our schools can emerge from this pandemic financially sound and best positioned to meet the learning needs of our city's students, particularly our most vulnerable students.

Passed: Unanimous (Board, 8-0. Public, 1-0.)

**#2 Resolution in Opposition to "Pandemic Adjustments"  
in the NY State Education Budget  
"What is Earmarked for Education, Funds Education"**

**Whereas:**

1. In March 2020, New York State received \$1.1 billion of federal emergency relief fund for New York school districts in the Coronavirus Aid, Relief, and Economic Security (CARES) Act<sup>1</sup>;
2. Dubbed the "pandemic adjustment" by Governor Andrew Cuomo, the state cut the New York state education budget by the same \$1.1 billion, a cut of \$720,547,802 for New York City<sup>2</sup>; and,
3. Meanwhile, our city's needs for education funding continue to grow, to invest in staffing and technology and address learning loss and social emotional trauma suffered during the pandemic.
4. Meanwhile, our city's schools need more resources, not less, to invest in staffing and technology and address learning loss and social emotional trauma suffered during the pandemic.

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<sup>1</sup> Education Law Center Brief, April 22, 2020, <https://edlawcenter.org/news/archives/new-york/new-york's-pandemic-adjustment-depriving-resources-to-students-impacted-by-covid-19.html>.

<sup>2</sup> Alliance for Quality Education, 2020 Pandemic Adjustment Cut, <https://www.aqeny.org/2020-pandemic-adjustment-cut/>.

**Therefore be it resolved that** Community Board 2 demands that any future federal emergency relief earmarked for New York school districts funds education and is not offset by any full or partial pandemic adjustment.

Passed: Unanimous (Board, 8-0. Public, 1-0.)

**#3 Resolution in Support of Eliminating Screens for District 2 Middle School Admissions For Fall 2021 and Using New York State Integration Grant Funds to Enhance These Changes for Subsequent Admissions Years**

**Whereas:**

1. On December 18, 2020, Mayor de Blasio and Schools Chancellor Richard A. Carranza announced changes to the middle and high school admissions process for NYC Department of Education (DOE) public schools for the 2021-22 school year<sup>1</sup>;
2. For middle schools, the DOE will pause the use of all screens for admissions for this year, meaning that students applying to middle school will not be selected based on previously used screening criteria, including grades, student interviews, school-based assessments, behavioral evaluations, standardized test scores, and attendance. Instead, students will rank their choices on their middle school application as they always have; for schools with more applications than seats available for their sixth-grade class, students will be chosen through a lottery-based system.
3. Remaining in place will be a) any district priority for middle schools, as many families across the city have indicated they want their young children to go to a school close to their residence and b) any priorities in place for students from historically underserved communities;
4. The DOE will evaluate this one-year pause on middle school screens in the enrollment cycle for the 2022-23 school year, depending on the availability of data for next year's applicants and the outcomes of this new approach;
5. In District 2, 23 schools offer middle school programs, serving 2,780 students in the 2019-20 school year: four zoned middle schools, nine schools that serve 6th through 8th or 12th grades, four K-8 schools and six schools that admit citywide;
6. In spring 2019, the last time the tests were administered, 78% and 80% of 4th grade students scored a 3 or a 4, passing the math and ELA exams, respectively, and, 57% and 47% of 4th grade students scored a 4 on math and ELA exams, respectively<sup>2</sup>;
7. However, four schools -- that account for 20% of 6th grade middle schools seats in District 2 -- enroll students with the highest average test scores in a district where the vast majority of 4th grade students pass NY state math and ELA tests. These four schools disproportionately serve fewer students who live in poverty, who live in temporary housing, are English Language Learners and with disabilities and enroll disproportionately more white students and girls<sup>2</sup>;
8. CB 2 rejects the notion that middle schools should be sorting our 10-year-olds, allowing some middle schools to cherry pick students with high test scores; and, we further reject the premise

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<sup>1</sup> Mayor de Blasio and Chancellor Carranza Announce 2021-22 School Year Admissions Process, December 18, 2020, <https://www1.nyc.gov/office-of-the-mayor/news/874-20/mayor-de-blasio-chancellor-carranza-2021-22-school-year-admissions-process>.

<sup>2</sup> 2018-2019 School Quality Report for incoming test scores and 2013-2019 Test Results for average test scores, available at <https://infohub.nyced.org/reports/school-quality/information-and-data-overview>.

that students who attend screened schools work harder or are more deserving of tax-payer funded educational resources;

9. CB 2 also rejects the concern that formerly screened schools “won’t know how to teach” lower performing students. For example, before it moved a second time to its new building in Union Square and added a high school, in 2013, The Clinton School educated students who passed state math and ELA exams at 77% and 61% rates, respectively, (slightly lower than current District 2 averages); while in 2019, 93% of students passed both state math and ELA exams<sup>2</sup>;
10. In October 2020, the New York State Education Department (NYSED) awarded \$2,688,562 to District 2 for the New York State Integration Program (NYSIP) to support integrated schools and classrooms and support NYSED’s commitment to racial, socioeconomic, and other types of student integration,<sup>3</sup> which will provide significant funding to enhance and refine middle school admissions changes in District 2.

**Therefore be it resolved that** Community Board 2:

1. Supports the city’s decision to unscreen middle schools for the 2021-2022 school year;
2. Encourages the city to evaluate the impact of these changes and urges the incoming District 2 superintendent to use New York State Integration Program grant funds to enhance these admission changes and further integrate District 2 middle schools;
3. Urges the Department of Education, incoming District 2 superintendent and District 2 principals to toss whole language and balanced literacy, instead require its elementary schools to employ best practices for all children at the earliest possible age, for teaching reading and writing that are science-based, systematic, explicit and multi-sensory and invest in professional development and training to effectively implement these curricula;
4. Supports continued funding of the Department of Youth and Community Development’s *School’s Out New York City (SONYC)* for middle school after school programs, particularly for working families and our most vulnerable students, who rely on free high quality after school programs; and,
5. Insists that the NYC School Construction Authority continue to invest in modernizing existing and constructing new school facilities so that all NYC students have access to high quality gymnasiums, auditoriums, science laboratories and music and art facilities.

Passed: Unanimous (Board, 8-0. Public, 1-0.)

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<sup>3</sup> New York State Education Department grant awards, <http://www.nysed.gov/news/2020/state-education-department-announces-194-million-support-integrated-schools-and-classrooms>.

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*  
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### TRAFFIC AND TRANSPORTATION COMMITTEE

**January 2021**

The Traffic and Transportation Committee of Community Board #2, Manhattan held its monthly meeting on Thursday, January 7, 2021, at 5:00 p.m. via Video Conference.

**Board Members Present:** Shirley Secunda (Chair), Ritu Chattree (Vice Chair), Joe Gallagher, Janet Liff, Ed Ma, Daniel Miller, Lois Rakoff, Antony Wong, Adam Zeldin.

**Board Members Absent with notification:**

**Board Members Absent:**

**Public Members Present:** Joseph Flahaven, George Haikalis.

**Public Members Absent with notification:**

**Public Members Absent:**

**Other Board Members Present:** Carter Booth (CB2 Chair), Michael Levine. Brian Pape, Valerie De La Rosa.

**Guests:** Zella Jones, Ami Melamed, Elizabeth Montero, Cordelia Persen, Chandler Forsythe, Michael Markowitz, Darlene Lutz, Samir Lavingia, Jennifer Leung (DOT), Mike Derham, Susan Lee, Mike Derham, Jeanne Wilcke.

#### RESOLUTIONS:

**1. Resolution recommending alternative locations to DOT'S proposed CitiBike station location at the northwest roadbed of Bleecker St. btw. Broadway & Lafayette Sts.**

**Whereas** the NYC Dept. of Transportation (DOT) presented an overview of 10 new proposed locations for CitiBike stations in Community Board 2 Manhattan (CB2) at the November 5, 2020 meeting of CB2's Traffic and Transportation Committee; and

**Whereas** one of the proposed locations, in the north roadbed of Bleecker St., west of Lafayette St. toward Broadway, has elicited concerns regarding congestion and accessibility for pedestrians, bicyclists and vehicles including delivery trucks; and

**Whereas** Bleecker St. btw. Broadway and Lafayette Sts. is a little more than 30 ft. wide with one 10 ft. wide travel lane, curb lanes for parking and standing, each approximately 7.7 ft. wide, and a 5 ft. bike lane, including block-long commercial parking meters on the north side and a UPS delivery and pickup location across the street, a tight situation accompanied by congestion and constrained access; and

**Whereas** the buildings at 55-65 Bleecker St. at that northwest streetbed location, in front of which the planned CitiBike station would be installed, have multiple tenants with heavy deliveries using the freight entrance who depend on the parking spaces dedicated to deliveries that are currently there to accommodate deliveries being made; and

**Whereas** it would be difficult to find sufficient conveniently located parking spaces in this busy commercial area to accommodate these delivery vehicles were they dispossessed. Double parking (which these vehicles might turn to) on crowded Bleecker St. would hold up both bicycle and vehicular traffic and exacerbate congestion; and

**Whereas** DOT installed the metered parking at this north side of Bleecker location for delivery vehicles only (i.e., 3 hrs. parking for Commercial Vehicles Only Mon-Fri 8am-6pm) in recognition of the need for deliveries parking to serve the businesses located there; and

**Whereas** nearby locations for the CitiBike station were suggested and discussed, and CB2's Traffic and Transportation Committee concluded that three different locations would qualify as alternatives and even possible improvements to the problematic Bleecker north roadbed location btw. Lafayette and Broadway. These include the following three locations, all on Lafayette St., which is 50 ft. wide with two moving lanes of vehicular traffic approximately 12 ft. wide each, parking lanes approximately 10-11 ft. wide each, and a 6 ft. wide bike lane with an approximately 4.3 ft. wide buffer, providing substantially more room than on Bleecker St. to amply and very safely accommodate a CitiBike station in a parking lane while allowing for the free flow of automotive and bicycle traffic, without conflict between the different modes and uses on the street:

1. Southeast corner of Bleecker & Lafayette Sts.

*Advantages:*

- There is more than enough space to accommodate an average or larger size CitiBike station (40 ft. - 70 ft. long). The length of available curbside street space from the crosswalk to where some small shops begin is 69 ft. 8 in., which, deducting the usual up to 3 ft. allowance for clearance to the crosswalk and a wheel stop of usually 3 ft., would still provide 63 ft. 8 in. This offers more space than the Bleecker St. location that is 64 ft. 5 in. from the end of the subway entrance to the fire hydrant that, after deducting at least 5 ft. clearance required for the hydrant and 3 ft. for a wheel stop would be 56 ft. 5 in.
- It is right near and clearly visible from 3 subway station entrances/exits: one on Mulberry St., one on Bleecker/Mulberry, and one directly across on the northeast side of Bleecker, (and is also across from 2 subway entrances/exits on Lafayette St. at the Bleecker

northwest and southwest corners) convenient for subway riders who continue their trips using CitiBikes or return CitiBikes heading back to the subway.

- The sidewalk is wider than Bleecker's, giving people room to walk freely and to easily access a CitiBike station in less cramped conditions than on Bleecker St. and, with curbside room for a flipped station with bike facing the street, to safely retrieve or return a bike without being next to moving traffic.
- The area that would be occupied by a CitiBike station is in front of a structure with billboards only.
- It is just a few steps from the Bleecker St. bike lane and directly across the street from the Lafayette St. bike lane.

#### *Potential Disadvantages*

- It would necessitate crossing the street to access the Lafayette St. bike lane.
- The CitiBike station would be next to Bite's outdoor roadbed cafe (open restaurant), and the proprietor would like to extend the cafe in the summer. There's still sufficient room for a standard 40 ft. long or more CitiBike station (63 ft. 8 in. minus 20 ft. average storefront width = 43 ft. 8 in. (even more would be available, since the width for any Bite cafe extension would be less than 20 ft.)), and Bite's owner recognized the potential for more business from CitiBike users.

### 2. Northwest corner of Bleecker & Lafayette Sts.

#### *Advantages:*

- There is space to accommodate a CitiBike station (space approximately 30 ft. long on the south side of Jones Alley and approximately 30-40 ft. long on the north side of Jones).
- The space (currently with floating parking) is adjacent, therefore easily accessible, to the Lafayette St. bike lane. It also is steps away from the Bleecker St. bike lane.
- The CitiBike station would provide a buffer between the curbside bike lane and the street, with sufficient room to avoid user conflicts with moving traffic and ensure user safety.
- It is right near and clearly visible from 2 subway station entrances/exits: one at the northwest corner and one at the southwest corner of Bleecker St. (and across Lafayette St. one on the northeast side of Bleecker and one on the southeast side, one on Mulberry St. and one on Bleecker/Mulberry).
- The sidewalk is wider than on Bleecker St.
- There are no entrances to major buildings, i.e., no major deliveries.

#### *Potential Disadvantages:*

- There's a sharp left turn from Bleecker St. onto Lafayette St. with a great deal of turning traffic creating hazardous conditions, but this could be offset by blocks, wheelstops or other barriers.

### 3. Northeast corner of Bleecker & Lafayette Sts.

#### *Advantages:*

- There is space to accommodate a CitiBike station (space approximately 30 ft. long on the south side of Jones Alley and possibly space 30 ft. long on the north side of Jones).
- It is right near and clearly visible from one subway station entrance/exit on the northeast side of Bleecker and directly across from one on Mulberry St. and one on Bleecker/Mulberry (and also across from 2 subway entrances/exits on Lafayette St. at the Bleecker northwest and southwest corners).
- The sidewalk is wider than on Bleecker St.

#### *Potential Disadvantages:*

- There are many and frequent deliveries to the Kith store at that location as well as garbage pickups from five buildings.
- It would necessitate crossing the street to access the Lafayette St. bike lane.
- A sizable number of vehicles turning from Bleecker onto Lafayette often swing wide into the eastern lane there, adding more traffic, especially trucks.; and

**Whereas** no advance notice was given to CB2 of what locations were being considered for each of the 10 CitiBike stations that were presented at the November 5, 2020 meeting, preventing dissemination of information pinpointing these locations to inform the people who live and work there, who would be affected and would be the most knowledgeable about those sites and could have provided important input on their suitability; and

**Whereas** DOT is responsible for the planning, outreach and oversight of the Citibike program, including community notification, and in the past has sent advance information to CB2 giving specific locations that will be addressed in DOT presentations;

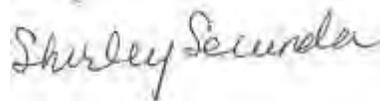
**Therefore be it resolved** that CB2 has serious reservations about locating a Citibike station in the northwest roadbed of Bleecker St. btw. Broadway & Lafayette Sts. and urges DOT to do further examination and assessment of appropriate sites for a station in that area; and

**Be it further resolved** that CB2 calls upon DOT to consider and extensively study the three locations for a CitiBike station site CB2 recommends as alternatives to the Bleecker St. btw. Broadway & Lafayette Sts. location, i.e., the southeast corner of Lafayette & Bleecker Sts., the northwest corner of Lafayette & Bleecker Sts., and the northeast corner of Lafayette & Bleecker Sts.; and

**Be it finally resolved** that CB2 strongly implores DOT to send CB2 in advance of any CitiBike presentation information on the specific locations of any of the CitiBike stations being considered, as well as the length of each station, how many bikes each will accommodate, and whether each is in the roadbed, sidewalk or other.

**Vote:** Unanimous in favor.

Respectfully submitted,



Shirley Secunda, Chair  
Traffic and Transportation Committee  
Community Board #2, Manhattan

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*

## Community Board No. 2, Manhattan

3 Washington Square Village

NEW YORK, NY 10012-1899

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

### The Community Board 2 Manhattan Landmarks and Public Aesthetics Committee held its January meeting on January 14, 2021 by video conferencing.

**Committee Members Present:** Chenault Spence (Chair), Susan Gammie (Vice-Chair), Valerie De La Rosa, Eugene Yoo, Brian Pape, Anita Brandt, Sandy Russo, Bo Riccobono

**Board Members Absent with Notice:** Doris Diether

**Board Members Absent without Notice:**

**Public Members Present:** Mostafa Osman, Albert Bennett

**Public Members Absent with notice:**

**Board members:** Michael Levine

#### 1. \*61 7th Ave. South - Application is to install a handicap accessible ramp.

Whereas:

A. The proposal is for a ramp 14'-0" x 3'-4" on Bleeker Street at the east of the property; and

B. The ramp surface is a grating 1 ½" x 1 ½" grid (fiberglass) with simple metal railings painted brown and a wider opening and new wooden door of the required width is proposed; and

C. An alternate location on 7<sup>th</sup> Avenue South requires a switchback ramp because the floor level is higher and the area -including modified stairs and landing is 22'-0" X 5'-0" and more intrusive to the sidewalk area and blends better with the building; now

**Therefore, be it resolved that CB2 Manhattan**

**Recommends approval of this application, as the Bleeker Street location is the less intrusive position to the public sidewalk for a ramp.**

**Unanimous**

2. \*59 Greene St. - Application is to alter/lower the existing windowsill and replaces the existing window glass.

Whereas:

- A. The proposal is to lower the center bay window sill from 3'-10" down to 1'-6" above the side walk, a 2'-4" difference to provide a larger show window in plain glass; and
- B. Historic cast iron fabric would be removed; and
- C. The design breaks the current alignment of the top of the sill to top of the base of the surrounding masonry pilasters and the alignment to the other bays; now

**Therefore, be it resolved that CB2 Manhattan recommends denial of the design which requires destruction of historic fabric and disturbs the rhythm of the infill in other bays.**

**Unanimous**

3. **\*334 W. 12th St.** - Application is to install a new cornice.

Whereas:

- A. The fourth floor was added to the original building and no cornice was installed at the time of the addition; and
- B. While the applicant's desire to add a cornice is commendable, the new black cornice as proposed is in unsuitable fiberglass, it's design is not suitable to the building and does not acknowledge that the fourth floor is an addition; and
- C. While a cornice would enhance the building, the proposed design and material is unsuitable; now

**Therefore, be it resolved that CB2 recommends denial of the application as being in an unsuitable material and a design unfitting to the building's history.**

**Unanimous**

4. **\*530 Broadway** - Application is to remove non-original doors, transom, and intercom replaced with glass doors with black metal framing and to install a new intercom.

- A. The existing door and transom, though not original, are in harmony in materials and general design with the building although the size of the doors are not of historic proportion; and
- B. A historic photograph clearly shows the transom line above the presumably original doors indicating their height; and
- C. An intercom is to be inserted into the new metal surround; and
- D. The proposed design, despite the fact that the height of the doors are more historically correct and better proportioned than the existing doors, is without historic reference, intrusively modern in

thin black metal with black door handles and the surround obscures the detailed recess of the arch and columns; and

E. The aesthetic of the design references a renovated lobby and a stylish contemporary Soho aesthetic rather than respecting the intact historic design of the building using wooden doors and preserving the intact entry; and

F. The entry mats are in cast iron with an imitation of vault lights replacing the existing paving and threshold; and

G. The mat design mimics vault lights, but locates the mat at the entrance with no open vaulting below, in a location where it would serve more as a boot scraper rather than reflecting the historically correct location and organic purpose of vault lights, which was to provide light for the vault below;

H. The intact stone arch entrance surround is to be covered over and by a flat 8” continuous metal plate that adds a flat appearance to the arch and entry; now

**Therefore, be it resolved that CB2 Manhattan recommends denial of this application as a design that does not respect the intact historic design of the building and its details and aesthetic.**

**Unanimous**

5. **\*14 Gay St.** - Application is to restore the facade and roof and reconstruct stoop, and ironwork in historic design.

**The applicant did not appear and CB2 Manhattan recommends denial of the application unless the application is presented to CB2 for consideration ahead of a hearing before the Landmarks Commission.**

**Unanimous**

6. **37-39 Perry St.** – Application is to gut renovate and reallocate some square footage onto the roof. (laid over)

7. **\*24 E. 10<sup>th</sup> St.** – Application is to alter existing rooftop addition, construct rear yard additions, and remove the shutters at the front facade.

Whereas:

A. The removal of the skylight and extension of the rooftop addition to the rear make it less visible from public thoroughfare and the railing is of generally approved design required by code and is masked by a hedge; and

B. The shutters and details of the facade not original to the building will be removed and the original design of the facade and entry will be restored; and

- C. The paint will be removed from the front facade and the brick and a stucco base will be restored; and
- D. The existing rear extension is undistinguished and will be removed; and
- E. The proposal is for an interpretation of a rear house with a multi-story connector; and
- F. The location of the row house is exceptional in that it is the last house on the east edge of the Greenwich Village Historic District and is in the zoning for the area of University Place to the east of the property; and
- G. The applicant represented that the bulk with the addition to the rooftop structure and the rear yard additions, though greater than the usual extension to a row house, is well under the permitted FAR of the zoning; and
- H. The rear yard is surrounded by a large multistory building to the east, a commercial building to the south and a portion of the west garden is obscured by an extension of the building to the west; and
- I. The east lot line wall facing a narrow alley will be painted and the fenestration slightly altered; and
- J. The applicant presented ample material illustrating the varying additions and rear houses in the doughnut and elsewhere, some of which occupy a large portion of the garden and does not unduly intrude into the doughnut; and
- K. The design for the new construction is boldly modern with considerable steel and glass windows throughout; and
- L. Though the bulk and design in other instances of row house rear additions would not be permitted, the unique situation of the location property obscured by other buildings in combination with the zoning, create a specific situation where the bulk does not intrude objectionably to the doughnut and makes the design acceptable in this specific location; now

**Therefore, be it resolved that CB2 Manhattan recommends:**

**A. Approval of the application as suitable to this exceptional location in the Greenwich Village Historic District; and**

**B. That approval of the application not be taken as precedent for usual rear yard additions to row houses.**

**Unanimous**

Respectfully submitted,



Chenault Spence, Chair

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

## COMMUNITY BOARD NO. 2, MANHATTAN

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### QUALITY OF LIFE COMMITTEE

January 2021

The Quality of Life Committee of Community Board #2, Manhattan held its monthly meeting on Monday, January 4, 2021, at 5:00 p.m. via Zoom.

**Committee Board Members Present:** Joe Gallagher (Chair), Michael Levine, Brian Pape, William Benesh, Susan Kent, Ritu Chatree, Ed Ma

**Committee Board Members Absent with notification:** Rocio Sanz, Cathy Sullivan

**Public Members Present:** Karen Eckhoff

**Public Members Absent with notification:** Linda Aizer, Ann Arlen, Rhea Sohne

**Other Board Members Present:** Carter Booth

#### Resolutions:

- 1. A new revocable consent to install three (3) new light poles with ¾" PVC Schedule 80 interconnecting power conduit along the south side of Bleecker Street west of Mercer Street in conjunction with the new building at 181 Mercer Street**

**Whereas,** the applicant wishes to install these three light poles which were required by the land use approval for 181 Mercer Street at the corner of Bleecker and Mercer as part of the plaza renovation; and

**Whereas,** the lightpoles will be situated adjacent to four planters and four benches and there is at least 8 feet of pedestrian space on all sides of planters, benches, and poles; and

**Whereas,** the lightpole design is consistent with others throughout the district and will offer much needed illumination on this portion of Bleecker Street; and

**Whereas,** the applicant presented the plaza plan, including these lightpoles, benches, and planters, before the CB2 Parks and Waterfront Committee in June 2020 and the committee's resolution was adopted unanimously by the full board; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of the **application** for a new revocable consent to install three (3) new light poles with ¾" PVC Schedule 80 interconnecting power conduit along the south side of Bleecker Street west of Mercer Street in conjunction with the new building at 181 Mercer Street, provided that the application conforms with all applicable laws, rules, and regulations and clearance requirements.

**Vote: Adopted unanimously.**

- 2. A new revocable consent for NYU to install a proposed telecommunication conduit under, across, and along East 4<sup>th</sup> Street between 383 Lafayette Street, New York, NY 10003 (block 531, lot 20) and an empire city subway manhole ECS #17-78-14 on Bowery in front of 1 Cooper Square.**

**Whereas**, the telecommunication conduit will not permanently obstruct any sidewalk space on East 4<sup>th</sup> or any other street; and

**Whereas**, during installation of the conduit there may be a temporary road closure or sidewalk detour but the applicant is conforming to all city design and construction rules and regulations; now

**Therefore Be It Resolved** that CB2 Manhattan recommends **approval** of the **application** for a new revocable consent for NYU to install a proposed telecommunication conduit under, across, and along East 4th Street between 383 Lafayette Street, New York, NY 10003 (block 531, lot 20) and an empire city subway manhole ECS #17-78-14 on Bowery in front of 1 Cooper Square, provided that the application conforms with all applicable laws, rules, and regulations and clearance requirements

**Vote: Adopted unanimously.**

Respectfully submitted,



Joe Gallagher, Chair