

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

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

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

FULL BOARD MEETING AGENDA

DATE: Thursday, February 18, 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* 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 AND JANUARY MINUTES

VI. ELECTION OF OFFICERS (Nomination of Officers and Test-Run of November Election)

VII. STANDING COMMITTEE REPORTS AND OTHER BUSINESS

- | | |
|-----------------------------|--------------------------|
| 1. Landmarks | Chenault Spence |
| 2. Schools & Education | Jeannine Kiely |
| 3. Traffic & Transportation | Shirley Secunda |
| 4. SLA Licensing | Robert Ely/Donna Raftery |
| 5. Quality of Life | Joseph Gallagher |
| 6. Land Use | Frederica Sigel |
| 7. Social Services | Susanna Aaron |

VIII. NEW BUSINESS

IX. ADJOURNMENT

DRAFT

March 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 BYLAWS	2 SLA LICENSING	3 PARKS/WATERFRONT	4 TRAFFIC & TRANSPORTATION SLA LICENSING 2	5	6
7	8 QUALITY OF LIFE SCHOOLS & EDUCATION	9	10 LAND USE	11 LANDMARKS	12	13
14 Daylight Saving Begins	15	16 EXECUTIVE	17	18 FULL BOARD	19	20
21	22 BYLAWS	23	24 ECONOMIC DEV & SMALL BUS.	25 SOCIAL SERVICES	26	27
28	29 ARTS & INSTITUTION	30 EQUITY WG	31 REOPENING WG			

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The Community Board 2 Manhattan
Landmarks and Public Aesthetics Committee

held its first February meeting on Thursday, February 11, 2021 by video conferencing.

Committee Members Present: Chenault Spence (Chair), Susan Gammie (Vice-Chair), Eugene Yoo, Brian Pape, Sandy Russo, Bo Riccobono, Doris Diether

Board Members Absent with Notice: Valerie De La Rosa, Anita Brandt

Board Members Absent without Notice:

Public Members Present: Mostafa Osman, Albert Bennett

Public Members Absent with notice:

Board members: Carter, Michael Levine

1. ***351 Canal Street- Application is to construct an infill of the areaway to create a stair enclosure.**

Whereas:

- A. The addition fills an unbuilt area at the rear of the building in order to provide a second egress stair shaft; and
- B. The construction has no adverse impact on this distinguished building; and
- C. There is very minimal visibility from a public thoroughfare which does not cause any harm; now

Therefore, CB2 Manhattan recommends approval of the application

Unanimous

2. ***66 W. 9th St. – Application is to alter the areaway and replace a secondary stoop for barrier-free access.**

Whereas:

- A. The proposal is to install a lift and add a flight of stairs along the areaway and to build a landing over the existing stairs and stoop to a retail space; and
- B. The modifications are within the area of the existing areaway and the existing stairs and stoop; and
- C. The design of the addition, the railings, and the lift in its storage position are respectful of the building; and

- D. The facing of the stairs and the landing are without detail, apart from a recessed niche, and the design profits from the proposed detailing and rustication, provided that the work is executed with careful craftsmanship; and
- E. The property would be enhanced by the planting of a tree in the existing pit; now

Therefore be it resolved that CB2 recommends approval of the application provided that the facing of the stairs and the landing have detailing and rustication executed with the careful craftsmanship evident in the building.

Unanimous

3. *233 Bleecker Street - Application is to reclad existing 1st floor facade, enlarge and opening, repaint existing window mullions, install new front entry door to match existing, and install new retractable awnings, and signage.

Whereas:

- A. The building, in a prominent position in the district, once served as a stagecoach station with rooms for drivers in the second floor and the ground floor was converted to several small stores with wooden infill in historic style; and
- B. The building is depicted, with the historic storefronts and the extant original second floor, in the Edward Hopper painting, *Early Sunday Morning*; and
- C. The entire facade and windows of the ground floor are covered in plywood; and
- D. The applicant represented that probing of the facade showed only a minimal amount of original material; and
- D. The cladding is of modern design in wood painted black with stainless steel detailing and the windows are plate glass on Carmine Street and operable glass doors on Bleecker Street; and
- E. The signage is two backlit stainless metal script logos with “halo” lighting and two gooseneck lights for each and a blade sign represented as conforming to regulations on Bleecker Street; and
- F. The vast amount of glazing brings danger that an unacceptable amount of interior light will spill into the street and take the focus from the historic building to the retail space within; and
- G. The proposed design has no coherent relationship with the building’s architecture, and instead references the regrettable pre- designation modern storefront of the previous tenant, resulting in a generic modern first floor with the intact original second floor atop and a jarringly dissonant relationship between the two; and
- H. There is ample opportunity to install a retail facade that reflects the unique history of the building and is suitable to the neighborhood; and
- I. The design does harm to the district in an especially prominent location on Bleecker Street facing Fr. Demo Park; now

CB2 Manhattan recommends denial of the application as out of context with the building and with the district when there is opportunity to design a suitable cladding, infill, and detailing that is in harmony with the original second floor of the building and the historic district.

**Nine in favor
One opposed (Brian Pape)**

4. *63 Gansevoort St.- Application is to add one story to an existing one-story building.

Whereas:

- A. The original three story building was demolished in the 1930s and replaced by a one story repair garage with a large opening for vehicles and two small entrances at the east side; and
- B. The proposed modified opening is the size of the large original garage opening on the west and the small side doors to the east are intact; and
- C. The ground floor is white painted existing brick and the infill is wood and glass with a bulkhead in three sections with prominent divisions and the doors in wood
- D. A second floor is to be added with an approximately 12' 6" tall sloping glass wall (characterized by the applicant as a skylight) set immediately behind the narrow gutter beside the coping of the first floor; and
- E. No examples of similar height rooftop additions or rooftop additions without considerable setbacks were presented by the applicant; and
- F. The wall and an adjoining roof are wood framing with plain glass in front of a glass penthouse; and
- G. There is mechanical equipment at the rear of the building which is not visible from a public thoroughfare and there is minimal visibility of the rooftop structure from Little West 12th Street; and
- H. The wooden mullions and demarcations of the three sections as infill in the garage entrance have no industrial or contextual reference to, or acknowledgment of, the historic purpose of the opening; and
- I. The overwhelming large glass wall is far larger than a skylight, and does not serve the purpose of a skylight; and
- J. The proposed second story completely overwhelms the existing building and results in an ill proportioned two story building rather than rather than an existing one story building with a setback penthouse; now

Therefore be it resolved that CB2 Manhattan recommends denial of the application with non-contextual and non-historic design for the existing building and an overly large glass rooftop addition that overpowers the existing and is without historical reference and out of keeping with the neighborhood.

Unanimous

Respectfully Submitted,



Chenault Spence, Chair

Carter Booth, Chair
Daniel Miller, First Vice Chair
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The Community Board 2 Manhattan
Landmarks and Public Aesthetics Committee
held its second February meeting on Tuesday February 16, 2021 by video
conferencing.

Committee Members Present: Chenault Spence (Chair), Valerie De La Rosa,
Anita Brandt, Eugene Yoo, Brian Pape, Sandy Russo, Bo Riccobono,
Board Members Absent with Notice: Susan Gammie, Doris Diether
Board Members Absent without Notice:
Public Members Present: Mostafa Osman, Albert Bennett
Public Members Absent with notice:
Board members: Carter Booth, Janet Liff, Michael Levine,
Cormac Flynn

***Application is to demolish the existing row houses converted to apartment buildings and to
construct a new 19-story apartment building.**

Whereas:

- A. Two 25' wide row houses built c1848 and converted to one apartment building, with typical exterior stairs, stoop, and detailing removed in 1937 are proposed to be demolished; and
- B. The facade is simple brownstone and the original volume is retained, making the building fit well into the streetscape; and
- C. The buildings have considerable cultural and social significance connected to early industrialists, inventors, philanthropists, jurists, railroad tycoons and civil war generals, as well as writers, actors, editors, and political reformers reflecting the character of the neighborhood as it changed from homes of the early occupants who were socially prominent to the center of bohemian culture; and
- D. The applicant showed numerous buildings in the district and other landmarked districts that had been considerably altered or replaced and none of the replacements in the district were out of scale with the original buildings; and
- E. The proposed building is 19 stories and 241' feet high, including a 31' tall mechanical tower and its overall design and detailing are, in general, inspired by the older apartment buildings in the area along Fifth Avenue; and

- F. The building's height is far out of proportion to the 50' wide Fifth Avenue frontage and is higher than all of the buildings on Fifth Avenue below 14th Street except for 1 Fifth Avenue, built as a hotel; and
- G. The upper irregular setbacks on the upper floors are overly articulated compared to other buildings in the district; and
- H. The impact on the views along Fifth Avenue were only shown when the building is viewed from a distance, with an unconvincing narrative that the height fits harmoniously with the neighboring buildings along Fifth Avenue; and
- I. No shadow studies were shown when it is evident that there is considerable impact to the west in the morning and to the east on Fifth Avenue in the afternoon; and
- J. The board received approximately 360 letters from the public in opposition to the demolition and the proposed construction and 3 letters in support of the proposal from real estate interests, and a number of elected officials are on record as opposing the application; and
- K. Approximately 100 members of the public attended the committee meeting and approximately 50 spoke in opposition to the application and 4 spoke in favor; now

Therefore, be it resolved that Community Board 2 Manhattan recommends:

- A. Denial of the demolition of the historic buildings owing to their cultural and social significance and the importance of their scale to the streetscape; and**
- B. That any building on the site be no higher than the neighboring building immediately to the north because of the relatively small 50' frontage on Fifth Avenue in order to not disturb the rhythm of the buildings in the block and to minimize the shadow impact; and**
- C. That the setbacks be simplified in keeping with the existing buildings along Fifth Avenue.**

**Seven in favor
Two opposed (Sandy Russo, Brian Pape)**

**Respectfully Submitted,
Chenault Spence, Chair**

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SCHOOLS AND EDUCATION COMMITTEE

February 2021

The Schools and Education Committee of Community Board 2 met on Monday, February 8, 2020 at 5:00 p.m. via Zoom webinar. We met Kelly McGuire, the new District 2 Superintendent and discussed NY State revenue initiatives and what is needed to reopen high schools during winter/spring 2021 for students who choose blended learning.

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: Shino Tanikawa

Public Members Absent with Notice: Michael Markowitz and Barbara Glassman

Other CB 2 Members Present: Carter Booth and Coral Dawson.

Elected Officials: State Senator Brad Holyman and Burton Phillips, Albany Chief of Staff and Counsel to Senator Hoyleman and Tevin Williams, the new CB 2 representative with his office. Charlie Anderson with Assemblymember Glick. Luke Wolf with Comptroller Stringer. Shawn Jean-Louis and James Thomas with Borough President Brewer.

Special Guest: Kelly McGuire, District 2 Superintendent.

Education Leaders: Stella Chang and Maya Brewster-Dorian, PTA co-presidents, 75 Morton. Christina Lowe, Parent Coordinator, PS 3. Cynthia De Leon, Manhattan Youth, 75 Morton.

Attendees: 51

MINUTES

New District 2 Superintendent. Kelly McGuire, the new District 2 superintendent joined to share his background and priorities for District 2. Mr. McGuire has worked in education since 1997 and has served in the NYCDOE since 2003. He has served in the role of a teacher, an assistant principal, the principal of Lower Manhattan Community Middle School, and most recently as Deputy Superintendent in District 15. He started on February 1. His priorities top three priorities are to:

1. Focus on the social, emotional and academic learning needs of all students in dealing with remote and hybrid learning in anticipation of school reopening in Fall 2021;
2. Ensure that he deliberately connects with parent voices across the district, including communities that do not feel comfortable sharing their voice in larger forums, not just parents who attend community board, CECD2 and PTA meetings; and,
3. Collecting the latest data related to performance in D2 schools, not just academic but data around students who struggle to attend everyday and what resources would aid their participation.

State Revenue Initiatives. Burton Phillips, Albany Chief of Staff and Counsel to NY State Senator Brad Hoyleman shared a package of state legislation – [The Invest in Our New York Act](#), a package of six bills

that end tax breaks for the wealthiest New Yorkers and raises \$50 billion to invest in our housing and healthcare, our schools and teachers, our towns and our cities, our workers and our youth. Specific initiatives are:

1. Progressive Income Tax, [S2622](#), [A4604](#)
2. Capital Gains Tax, [S2522](#), [A03352](#)
3. Heirs' Tax, [S3462](#), [A04643](#). Not affected are family houses up to \$2 million, money from pension or retirement funds and family farms.
4. Billionaires' Tax and a Constitutional amendment to allow an additional tax on wealth, [S04482](#), [A05092](#).
5. Corporate Tax to repeal Trump tax cuts by restoring taxes on the profit a corporation makes each year, [S2833](#), [A04595](#). (Sponsored by Senator Hoylman)
6. Wall Street Tax, [S3980](#). AKA Financial Transaction Tax. Places small taxes on trades of stocks, bonds and derivatives. Unlike other major financial centers like Hong Kong and London, New York currently does not place any tax on financial transactions. (Assembly version does not yet have a number but is sponsored by Assemblymember Niou.)

For additional details, view the [full report](#) or a [summary](#).

Reopening Schools. The morning of our meeting, the mayor announced that middle schools would reopen on Thursday, February 25, but only for those students who not opted for fully remote instruction. There will be weekly testing of 20% of students and increased tracing, but parents will not have the option to switch from 100% remote to blended learning. This announcement impacts roughly 60,000 or 31% of the city's 196,000 middle school students signed up for in-person learning, according to the DOE.

Meanwhile, the city remains *silent* on plans to reopen high schools.

Parents shared concerns about the mental health of their middle and high school students who only have attended – at most – seven partial weeks of in-person school over the last year. High school parents raised the need for school-based fitness, sports and other activities, even for students who choose to continue to study remotely and that these programs be offered to all students equitably, regardless of athletic or other abilities.

The committee heard a wide range of views on the safety of returning to school and the effectiveness of testing procedures. Many expressed concern that middle schools would reopen three days after the restart of school following winter break. There was near universal agreement that the DOE has poorly shared information about school closings and reopenings and almost every decisions is devoid of input from superintendents, teachers, parents and students.

Business Session. The CB 2 Schools and Education Committee met in business session and discussed more broadly supporting funding for our public schools and for reopening schools for families who have chosen in-person learning. We discussed addressing at a future meeting how historical marginalization has made Black and brown families distrust the DOE and the city government and reopening planning must recognize this fact and include significant efforts to build more trust.

Respectfully submitted,

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

RESOLUTIONS

#1 Resolution Calling for Fully Funding Our Public Schools

Whereas:

1. Fifteen years after the Campaign for Fiscal Equity case was settled, New York City schools are still owed \$1.1 billion¹;
2. The Coronavirus Aid, Relief, and Economic Security (CARES) Act provided New York State with \$1.037 billion specifically for education for the current State fiscal year²;
3. Instead of increasing overall education funding with federal dollars, the Governor supplanted education funding by reducing the State contribution by \$1 billion statewide, just when schools needed more resources to meet the greater needs arising from the pandemic³;
4. In December 2020, the Coronavirus Response and Relief Supplemental Appropriations Act, 2021 (CRRSA Act) was signed into law, which will provide \$4 billion to New York State for education purposes⁴;
5. There is no clause in the CRRSA Act that prohibits supplantation, thus, making it possible for the Governor to again reduce the State share of the education funding;
6. The pandemic has greatly increased resource needs in our public schools:
 - a. Reliable internet connectivity and digital devices for students and classrooms will continue to require resources;
 - b. More teachers are needed for socially distanced in-person teaching and for managing multiple cohorts of students in blended and fully remote learning without unacceptable class sizes;
 - c. School personnel will continue to require Personal Protective Equipment at least until “herd immunity” is achieved; and,
 - d. There is a significant and immediate need for counselors and social workers in every school to address the trauma experienced by students as well as school staff;
7. Now more than ever our students need more resources to begin healing and recovering from the pandemic, let alone make up the learning losses;
8. There were several bills to increase revenues passed by the Senate but vetoed by the Governor during the last session;
9. While many New Yorkers face eviction, job loss, food insecurity and inadequate health care as a result of the pandemic, New York’s 120 billionaires saw their wealth increase by \$77 billion during Covid-19 to a total of \$600 billion⁵; and,

¹ <https://www.aqeny.org/school-district-owed/>.

² <http://www.nysed.gov/news/2020/state-education-department-announces-process-local-educational-agencies-apply-12-billion#:~:text=The%20CARES%20Act%20provides%20%2430.75.and%20respond%20to%20the%20coronavirus.&text=%E2%80%9CThis%20federal%20funding%20is%20imperative,recovering%20and%20moving%20forward%20safely.%E2%80%9D>

³ <https://www.cityandstateny.com/articles/policy/education/new-york-state-budget-deal-may-cause-nyc-other-districts-tighten-their>

⁴ <http://www.nysed.gov/memo/coronavirus/federal-coronavirus-response-and-relief-supplemental-appropriations-act-2021-crrsa>

⁵ <https://americansfortaxfairness.org/wp-content/uploads/NEW-YORK-ATF-HCAN-CANY-Billionaires-ReportRelease-FINAL-7-1-20.pdf>

10. A coalition of organizations has introduced a comprehensive set of revenue bills, which, if enacted, will raise enough revenue to fill the State's fiscal gap.

Therefore be it resolved that Community Board 2 urges the Governor and State Legislature to:

1. Not supplant State education funds with federal stimulus money;
2. Fully fund Foundation Aid with State funding; and,
3. Pass revenue-increasing bills that will make New York State's tax code more progressive and equitable.

Passed: Unanimous (Board, 9-0. Public, 1-0.)

#2 Resolution to Reopen Pre-K-12 Schools

Whereas:

1. The NYC Department of Education's turbulent and abrupt reopenings and closings of NYC schools have provided no consistency for principals, teachers, families and students throughout the 2020-21 school year:
 - a. In the fall, the reopening of public schools was twice delayed to late September and early October;
 - b. On Wednesday, November 18, the DOE announced that public schools would return to fully remote learning, effective Thursday, November 19, 2020 when the seven-day average test positivity rate reached 3%;
 - c. Ten days later, on November 30, the mayor announced that elementary and District 75 schools would reopen on December 7, 2020, even as the citywide positivity rate rose above 5%. Meanwhile, the city gave families no clarity about when middle and high schools would reopen;
 - d. On Monday, February 8, 2021, the mayor announced that middle schools would reopen on Thursday, February 25, 2021, more than three months after they closed. As part of the reopening plan, the DOE will increase staffing for weekly testing at school sites and in the "Situation Room" charged with tracking and responding to potential cases. Meanwhile, the DOE gave families no clarity about when high schools would reopen; and,
 - e. As part of the testing and tracing program, whenever a NYC DOE building has more than two confirmed Covid cases in two different classrooms, every class and school located in the building closes for up to ten days;
2. The DOE has not given families the opportunity to opt in to in-person learning since November 2020 despite promises last summer that there would be multiple "open enrollment" periods throughout the academic year to switch from remote-only learning to in-person learning;
3. All NYC Teachers are eligible for vaccination under the NYS 1b classification and vaccinations have been underway for weeks;
4. On February 11, 2021, the Center for Disease Control and Prevention issued updated guidelines for operating schools during Covid-19¹;

¹ <https://www.cdc.gov/coronavirus/2019-ncov/community/schools-childcare/schools.html>

5. In response, the American Federation of Teachers issued a statement highlighting the CDC’s “rigorous road map, based on science” that its members can use to fight for a safe reopening” and called on Congress to “make this guidance real” and to secure needed federal funding²; and,
6. Attending school in-person is optimal for the social-emotional and academic development for many (but not all) students.

Therefore be it resolved that Community Board 2 implores the Mayor and the Department of Education to:

1. Ensure that NYC Public Schools receive enough city, state and federal funding to comply with CDC Guidelines for operating schools during COVID-19;
2. Streamline and centralize the online appointment process so that educators who teach children in grades PK to 12 can receive vaccinations as expeditiously as possible;
3. Provide clarity for students and families about parameters for reopening high schools;
4. Reinstate “open enrollment” periods when families may opt in to in-person learning; and,
5. Develop a plan for more fully reopening public schools in Fall 2021 that must include superintendents, principals, teachers, parents and students and meaningful and measurable outreach to marginalized community members.

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

² <https://www.aft.org/press-release/afts-weingarten-cdcs-schools-reopening-guidelines>

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TRAFFIC AND TRANSPORTATION COMMITTEE

February 2021

The Traffic and Transportation Committee of Community Board #2, Manhattan held its monthly meeting on Thursday, February 4, 2021, at 5:00 p.m. via Video Conference.

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

Board Members Absent with notification: Janet Liff.

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. Matt Metzger.

Guests: Sam Vasquez & Jacob Priley (State Sen. Brad Hoylman office), Patrice Comerford (Council Speaker Corey Johnson office) Shari Gold, Jessica Cronstein & Jennifer Leung (DOT), Matt Viggiano, Teuta Gashi, Bryony Roberts, Sonya Gimon, Ellen Baer, Jacob McNally, Hillary Ho, Darlene Lutz, Elizabeth Baltusnik, Alex Levin, Seth Cameron, Sera Ghada, Matthew Orley, Ben Listman, Antonella Zanatti.

RESOLUTIONS:

1. Resolution in support of the FURIOUS Act (Fighting Underground Racing In Our Streets), NY State Senate Bill S77.

Whereas during the Pandemic, the decrease in traffic has led to a significant increase in illegal drag racing on the emptier streets, threatening the safety of all those using the street and creating loud and piercing noises that invade the environment and disturb people's sleep at night. From March to September 2020 alone, complaints from NYC communities about this always

exceedingly dangerous and disrupting activity increased nearly fivefold from the same period the year before; and

Whereas speed cameras have been shown to be an effective tool in monitoring, identifying and nailing down the miscreants who engage in these speed contests and in discouraging these activities; and

Whereas in 2019, NY State authorized expanding the number of speed cameras in NYC to approximately 750 in school zones throughout the City, however, these cameras are limited to operating only on weekdays between 6:00 a.m. and 10:00 p.m., while much of this reckless and harmful speed racing occurs during nighttime hours and on weekends; and

Whereas NY State Senate Bill S77, also known as the "FURIOUS" or "Fighting Underground Racing In Our Streets" Act. provides for speed cameras to be operated in NYC at any time of day and night, weekdays and weekends (i.e., 24/7) in school speed zone areas that have been identified by their community boards (in response to local reports and public hearings) as trouble spots where this reckless speed racing occurs; and

Whereas the "FURIOUS" Act also tightens up the NY State Vehicle and Traffic Law to clearly define the criteria pinpointing those responsible for illegal speed racing, exhibitions and contests, whether engaging in this activity on the spot or planning it in advance;

Therefore be it resolved that Community Board 2 Manhattan (CB2) strongly supports NY State Senate Bill S77, also known as the "FURIOUS" or "Fighting Underground Racing In Our Streets" Act; and

Be it further resolved that CB2 urges the NY State Senate to pass this bill as quickly as possible; and

Be it further resolved that CB2 looks forward to the opportunity to request and have implemented speed cameras' operations extended to any time of day and night, weekdays and weekends (i.e., 24/7) in CB2 school speed zone areas where illegal speed racing occurs; and

Be it finally resolved that CB2 favors installing extra speed cameras operating 24/7 beyond school zones in other CB2 areas of concern for reckless driving, and would welcome additional legislation to that end.

Vote: Unanimous in favor.

2. Resolution in support of "Restorative Ground," a design for a temporary Street Seat on King St. at the n.w. corner of Hudson and King Sts.

Whereas "Restorative Ground," a design for a temporary Street Seat installation to enhance and bring passive and recreational enjoyment to revive the public realm on King St. at the n.w. corner of Hudson and King Sts. (between Hudson and Greenwich Sts.), was presented by WIP (Women in Practice), a collaborative of independent design professionals including architects, landscape architects and urban designers, who have created the design; and

Whereas "Restorative Ground" was the winner, among 50 entries, of "Care for Hudson Square," a design competition calling for "a thoughtful reimagined streetscape in a post COVID / government shutdown New York," a "placemaking installation" that would "contribute to the reopening of Hudson Square," sponsored by Hudson Square Properties (a jt. venture btw. Hines, Trinity Wall St. and Norges Bank Investment Management), Urban Design Forum, and the Hudson Square BID. Partners in the project, which aims to "respond to the need for shared outdoor space, to activate programming opportunities, and...offer a beautiful piece to draw attention and foot traffic to the neighborhood," include the competition's sponsors and WIP as well as the NYC Dept. of Transportation (DOT), the NYC Dept. of Design and Construction (DDC), and The Seed Lighting, among others; and

Whereas "Restorative Ground," scheduled to open in Spring 2021, will function under DOT's Street Seat program, thus, be open to the public, with no commercial activity, alcohol or smoking allowed and signage posted to that effect, with parking lane installation that overlaps to the sidewalk, in operation from March to November or December and requiring community board approval, but it will include innovations going beyond the usual Street Seats that offer a wide range of opportunities for activities serving the community; and

Whereas "Restorative Ground" is designed to serve a diverse population of all ages, abilities and interests, as an inclusive place welcoming residents, workers and visitors and people from all walks of life, and to that end, includes three "immersive environments" for different areas of activity:

- Focused - Emphasis on community gathering and creative opportunity with big tables offering collective work surfaces and freestanding seats, gently shaped platforms for casual sitting, and low railings for seated leaning.
- Active - Emphasis on energetic movement, high stimulation, spontaneous and tactile opportunities, individual and group recreation, with vertical curved rails for climbing, hanging, balancing and leaning, sloped faces terracing up to an active area peak and with soft rope holds for climbing.
- Calm - Emphasis on relaxation, lounging and restorative activities with low bench-height platforms for resting, curved rails for upright leaning and lounge hammocks of strong paracord mesh/netting.; and

Whereas "Restorative Ground" is also conceived for easy maintenance. Recycled rubber surfacing and water resistant marine plywood will provide both safe and easy to clean surfaces, and artificial turf at the top of higher levels along with the rubber surface will help discourage skateboarding. The materials are anti-microbial. Hudson Square Properties will provide regular power washing, and someone will be on-site to do repairs. Existing trees and planting areas will be protected by drainable metal grates over their bases that allow for rain water to penetrate; and

Whereas safety features include a ledge that's higher around the street edge and a brightly colored railing along the street side. LED lights embedded inside the various steel tube railings will be located throughout the project, providing day and night illumination. 24-hour security monitoring will be arranged by Hudson Square Properties; and

Whereas interviews were conducted to ascertain needs and guide the design, and outreach is being done to connect with community groups and institutions and define programming. Interest

and support are already being received from such groups as the Children's Museum of Art and HERE Arts; and

Whereas there are no seats with backs to accommodate older people, the disabled and others who rely on back support, which would be needed for them to participate in the enjoyment of the space, but the designers have indicated that they'll consider adding supportive backs to certain freestanding seating; and

Whereas the intention is to donate this streetscape following the first season back to the Urban Design Forum to install in an underserved community; Community Board 2 Manhattan (CB2) supports applying this concept to benefit such a community and even several of them, but would like to have the option to keep this initial installation in place so that it can continue to bring the multifaceted enjoyment it promises to the CB2 community;

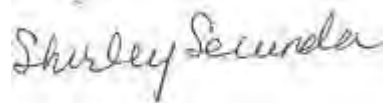
Therefore be it resolved that CB2 fully supports installing "Restorative Ground," on King St. at the n.w. corner of Hudson and King Sts. (between Hudson and Greenwich Sts.), and looks forward to our neighbors enjoying its enhancement of our public space and the many passive and recreational benefits it will bring to our community; and

Be it further resolved that CB2 urges that at least some seating be provided with backs to accommodate those who would need them for using and enjoying the benefits of this community space; and

Be it finally resolved that CB2 expresses its strong desire to keep "Restorative Ground" in the CB2 community, i.e. on King St. at the n.w. corner of Hudson and King Sts. (between Hudson and Greenwich Sts.), and encourages having the design reproduced and/or adapted in other, underserved communities.

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

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

SLA LICENSING COMMITTEE

The SLA Licensing Committee of Community Board 2, Manhattan, held a meeting at 6:30 PM on Tuesday February 2, 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, Dr. S. Smith, S. Wittenberg, and A. Wong
Committee Board Members absent with notice: R. Rothstein, K. Shea,

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

RESOLUTIONS:

1. **NoHo Cultural Society Inc. d/b/a Zero Bond, 0 Bond Street a/k/a 670 Broadway 10012 (CL# 1307607 – Alteration)**
 - 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 an alteration to their existing Club License (Lic. #1307607, exp 7/31/2022) to (1) expand the licensed premises from the 4th and 5th floor to include a small 300 sq. ft. portion of the ground floor which serves as the lobby / reception area for access to the upper floors of the currently existing licensed premises and to (2) add an additional service bar to the ground floor lobby/reception area; and
 - ii. **Whereas**, the premises is approximately 17,300 sq. ft. (lobby – 300 sq. ft. (currently unlicensed); 4th floor – 3,500 sq. ft.; 5th floor – 10,000 sq. ft.; and a 3,500 sq. ft., as yet “to be constructed”, 6th floor/enclosed rooftop addition – no plans have been filed to begin construction) and operates as a non-profit private members club, meeting hall and workspace with two accessory use restaurants (a sushi/omakase dining area and a brassiere) and bar and lounge areas operating in less than 5,000 sq. ft. of the licensed space in order to conform with applicable zoning regulations, the premises is currently located on the 4th and 5th floors of a commercially operated, landmarked, five-story building located on the northeast corner of Broadway and Bond Street (Block #530/Lot #1); extensive documentation accompanied the original application outlining the legal zoning use as a “meeting hall” for the 4th, 5th

and the yet to be constructed 6th floors, including a letter from the Applicant's land use attorney, which stated "that the dining areas, which are accessory uses, nevertheless would meet the restriction of being less than 5,000 sf in area (ZR 42-14(D)). As such, the Site's dining areas would be permitted as of right on their own. Although members are permitted to take their food and drink throughout the facility, the dining area is not the primary use for the space nor is the facility a restaurant. The dining area has its own designated space for those members who choose to eat and drink on site;" the description for use of the 4th and 5th floors on the Certificate of Occupancy is Meeting Hall; and,

- iii. **Whereas**, the instant application is to extend the licensed premises from the existing partial 4th floor and 5th floor licensed premises to now include the ground floor lobby via the exclusive and contiguous elevator shaft and to add a service bar in what was previously a small office to the 300 sq. ft. lobby / entrance located at the Southeast corner of the building, which is located mid-block on Bond Street; the only street frontage for the premises is on Bond Street consisting of the approximately 10' double door entryway and the additional elevator shaft, the entire frontage being 24', the ground floor being an unlicensed exclusive entry/lobby for the elevator to the upper floors for members and guests of Zero Bond; and
- iv. **Whereas**, the Applicant stated that there would continue to be no service of alcohol in the interior ground floor lobby/reception area, the lobby itself having no seating or tables or other area for eating and/or drinking and no relevant use that would necessitate a permanent alteration for a service bar or extension of the premises through the contiguous elevator shaft from the current partial 4th floor and 5th floor; and
- v. **Whereas**, the applicant stated that the sole purpose of extending the licensed premises to the lobby/reception area and adding a service bar to the lobby is at this point the speculative approval of an outdoor dining area via the current NYC Open Restaurants program; the current guidelines for the NYC Open Restaurants program clearly stating among various requirements that "To be eligible to participate in Open Restaurants, your restaurant or food service business must: Be located on the ground floor;" the Applicant's attorney explaining that in order to extend the license to the outdoor areas, the licensed premises must be contiguous to the street; the Applicant's attorney further stating that the NYC Opening Restaurants Application was self-certified and therefore despite the clear guidelines requiring ground floor location that the presumption should be that the application would be approved if and when it was filed; and
- vi. **Whereas**, the Applicant further stated that if approved to extend the licensed premises to the lobby/reception area and add a service bar that they would then be able to state that they would qualify as having a ground floor food service establishment eligible to offer food and alcohol service thereby making the Applicant eligible for outdoor dining through the NYC Open Restaurants program, notwithstanding that the ground floor area is a small lobby and reception area occupying 300 sq. ft. which serves as the exclusive entry area for Members and Guests to access the upper floors via a dedicated and private elevator; and
- vii. **Whereas**, while sympathetic to the hardship experienced by the Applicant due to the Covid-19 pandemic, the ABC officer of the Applicant being a Community Board 2 member and a well-regarded and respected operator who also serves on the Board of the local Business Improvement District and Board of a local community benefit organization, Community Board 2 questions whether a non-profit private members club, meeting hall and workspace with eating and drinking accessory uses in limited

areas of the premises all located on the 4th and 5th floors qualifies as a food establishment for the purposes of participating in the current NYC Open Restaurants program; and

- viii. **Whereas**, it is unclear if the instant application (the extension of the premises to the ground floor lobby and reception area and the addition of a service bar to the lobby with no interior lobby service) would be considered as ground floor frontage for certification in the NYC Open Restaurants program; and
- ix. **Whereas**, there were further concerns expressed as to whether it was in the public interest or the intent of the NYC Open Restaurants program to have a private members club take over public sidewalk and street space at no cost for the exclusive and sole purpose of serving their private members, the program being designed for restaurants and bars; the Applicant was willing to consider having a few tables available for nearby residents or members of the public; the issue being raised that the Applicant would be in violation of its Club License which only allows for service to members and their guests and disallows sales to members of the general public; and
- x. **Whereas**, additional concerns were raised about the size of the outdoor dining, the street frontage of the building being 130 ft. with 16-foot-wide sidewalks; the Applicant stating outdoor seating would be limited to no more than 75 persons; and
- xi. **Whereas**, the intent of the NYC Open Restaurants program was to “expand outdoor seating options for ground floor, brick and mortar restaurants or bars... to help them rebound during the pandemic by using the sidewalk or curb lane adjacent to their business”; the reduced capacity of indoor dining being temporary in nature; the Applicant stating the reduced interior capacity being the reason the Applicant wished to participate in the NYC Open Restaurant program, that roadbed and/or sidewalk dining was never part of the business plan, the Applicant stating that the outdoor seating would be temporary in nature even though the alteration application seeks a permanent change to the licensed premises, and despite repeatedly being asked if he would put a time limit on the exterior eating and drinking was nonetheless unwilling to put any limit as to the length of time there would be roadbed and/or sidewalk seating beyond 2021; and
- xii. **Whereas**, it was further unclear why the Applicant had not applied for the NYC Open Restaurant program (which has a streamlined application process which is fast and without fee to the applicant) to first determine eligibility for that program, that being the stated underlying reason for this application, prior to applying to extend the licensed premises to the ground floor and creating a service bar, both of which only determine the ability to serve alcohol in the outdoor area and would not dictate whether the outdoor area was eligible for the NYC Open Restaurant program; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends **denial** of the alteration application of a Club License for **NoHo Cultural Society Inc. d/b/a Zero Bond, 0 Bond Street a/k/a 670 Broadway 10012**; and

THEREFORE, BE IT FURTHER RESOLVED that when the application is considered by the NYSLA, CB2 Manhattan respectfully requests that this item be calendared so that it may appear before the Members of the Authority for determination and so that CB2, Manhattan may be heard on the alteration application; and

THEREFORE, BE IT FURTHER RESOLVED that CB2, Manhattan respectfully recommends the

following stipulations be imposed should the Applicant receive a permit to participate in the NYC Open Restaurants program and the Members of the Authority consider the alteration application for NoHo Cultural Society Inc:

1. Any pandemic-related sidewalk and/or roadbed seating associated with the NYC Open Restaurants program be temporary in nature and end at the conclusion of the 2021 outdoor dining season unless the applicant returns to CB2, Manhattan prior to its continuance.
2. Any sidewalk and/or roadbed seating will end by 11:00 PM (all patrons will be cleared by this hour and the area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face the outside; there will be no televisions or monitors outside; there will be no other entertainment of any type.
3. Maximum total seating for sidewalk and/or roadbed areas will be limited to 75 patrons as stated by the Applicant.
4. There will be no eating and/or drinking in the interior lobby at any time.

Vote: Unanimous in favor (10-0)

2. Maman Hudson Square, LLC d/b/a Maman, 375 Hudson Street, Suite 103, 10013
(OP – Restaurant)

- 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 an On-Premise Liquor License to operate a full-service café and restaurant serving breakfast, lunch and dinner with food inspired by family traditions and featuring high-quality, locally sourced ingredients in addition to hosting events ranging from cooking classes to other types of classes such as creating and photographing floral arrangements as well as hosting birthday parties, bridal and baby showers in a space with a comfortable and rustic décor; and
- ii. **Whereas**, the storefront is located in the ground floor of an M1-6 zoned, 21-story commercial office building on Hudson Street between King and West Houston Streets (Block #599/Lot #64) and is approximately 3,573 total sq. ft. with 3,073 sq. ft interior space consisting of 34 tables with 68 seats and one (1) food counter with no seats for take-out items, one door serving as ingress and egress and two (2) bathrooms; there is a 500 sq. ft. exterior sidewalk café in a Privately Owned Public Space as designated by the NYC Department of Buildings along King Street with 19 tables and 38 seats; and
- iii. **Whereas**, the location was previously operated as a restaurant since 2015; with the instant application operating in a similar manner but with the addition of later evening hours in order to hold private events and accommodate evening diners; and
- vi. **Whereas**, the Applicant's agreed to hours of operation are 7:30 AM to 11:00 PM Mondays through Fridays and 8:00 AM to 11:00 PM Saturdays and Sundays; music will be quiet background only consisting of music from iPod/CD's (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at all times, 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

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-Premise Liquor License, with those stipulations as follows:

1. The premises will be advertised and will operate as a café and restaurant.
2. The hours of operation will be from 7:30 AM to 11:00 PM Mondays through Fridays and 8:00 AM to 11:00 PM Saturday and Sundays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)
3. The Applicant will operate a full service restaurant, specifically a café, bakery and restaurant with food featuring locally sourced ingredients in addition to hosting events ranging from cooking classes, creating and photographing floral arrangements to birthday parties, bridal and baby showers 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 not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
9. Will close all doors and windows by 10:00 PM every night without exception, allowing only for patron ingress and egress.
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. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of 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 change any principals prior to submission of original application to SLA.
17. 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 security personnel / doormen.
18. Will operate pandemic-related, temporary sidewalk café consisting of 19 tables / 38 seats in teh Privately Owned Public Space along King Street no later than 11:00 PM (all tables and chairs will be removed at this hour). No speakers or music will be played outdoors and no interior 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 Liquor License in the name of **Maman Hudson Square, LLC d/b/a Maman, 375 Hudson Street, Suite 103, 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 (10– 0)

3. LPB5 LLC d/b/a La Pecora Bianca, 817 Washington Street a/k/a 71 Gansevoort Street 10014
(OP – Restaurant)

- 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 an On-Premise Liquor License to operate a full service, casual, all-day Italian neighborhood restaurant with a focus on vegetables and house-made pasta in the ground floor of a M1-5 zoned, 3-story commercial building constructed in 1920 on the northeast corner of Washington and Gansevoort Streets (Block #644/Lot #30), the building falling within the Gansevoort Market Historic District; and
- ii. Whereas**, the storefront is approximately 5,285 sq. ft. (2,800 sq. ft on the ground floor and 2,285 sq. ft. in the basement, with no patron use of the basement), there will be 39 tables with 94 seats and one (1) bar with 18 seats, for a total patron occupancy of 112 persons; there is no patron seating in the basement, the basement being for storage purposes only; and
- iii. Whereas**, the location was previously operated as a restaurant since approximately 2013 with an extensive stipulation agreement due to issues with the previous tenant (since approx. 2007) regarding the operable doors and loud music being heard by area residents; the most recent tenant abiding by the stipulations agreement and being a welcome restaurant in the area; the instant application recognizing the problematic history and agreeing to enter into a similar stipulation agreement, the Applicant being known to the Community Board as a conscientious and successful restaurateur with another restaurant in the district and others in NYC; and
- vi. Whereas**, the Applicant’s agreed to hours of operation are 8:00 AM to 11:00 PM Mondays through Wednesdays, 8:00 AM to 12:00 AM Thursdays and Fridays, 9:00 AM to 12:00 AM Saturdays and 9:00 AM to 11:00 PM Sundays; music 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 will be audible more than 15 feet from the premises at any time, all doors and windows will be closed at 10:00 PM every night, 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
- 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-Premise Liquor License, with those stipulations as follows:
 1. The premises will be advertised and will operate as an all-day Italian restaurant.
 2. The hours of operation will be from 8:00 AM to 11:00 PM Mondays through Wednesdays, 8:00 AM to 12:00 AM Thursdays and Fridays, 9:00 AM to 12:00 AM Saturdays and 9:00 AM to 11:00 PM Sundays. (Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

3. The Applicant will operate a full service restaurant, specifically a casual, all-day Italian neighborhood restaurant with a focus on vegetables and house-made pasta 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 not operate a backyard garden or any outdoor area for commercial purposes (not including licensed sidewalk café or pandemic-related, temporary sidewalk or roadbed seating).
7. Sidewalk café is not included in this application.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Music will NOT be audible from more than 15 feet from the premises at any time.
10. Will close all doors and windows by 10:00 PM every night, allowing only for patron ingress and egress.
11. Will not make changes to the existing façade except to change signage or awning.
12. It will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of 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 change any principals prior to submission of original application to SLA.
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, security personnel / doormen.
17. Any pandemic-related, temporary sidewalk and/or roadbed seating ends by 11:00 PM (all patrons will be cleared by this hour and area closed); no speakers or music will be played outdoors and no interior speakers will be positioned to face outside.
18. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
19. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends denial of the application for a new On-Premise Liquor License in the name of **LPB5 LLC d/b/a La Pecora Bianca, 817 Washington Street a/k/a 71 Gansevoort 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 On-Premise License.

Vote: Unanimous in favor (10– 0)

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

4. Isabella 196 Spring, LLC d/b/a Piccola Cucina, 196 Spring St. 10012 (RW-Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on February 2, 2021 the Applicant requested **to layover** this application to March/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 **Isabella 196 Spring, LLC d/b/a Piccola Cucina, 196 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

5. Maman Washington Square, LLC d/b/a Maman, 23 E. 10th Street – portion a//ka 67 University Place (OP-Restaurant) (Sidewalk Café)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on February 2, 2021 the Applicant requested **to layover** this application to March/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. 10th Street – portion a//ka 67 University Place** **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

6. LSMC, LLC d/b/a C. Dipalo, 151 Mott Street 10013 (Class Change –TW to OP)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on February 2, 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 **LSMC, LLC d/b/a C. Dipalo, 151 Mott Street 10013** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

7. Pro Action NY, LLC d/b/a TBD, 195 Spring Street 10012 (OP-Restaurant) (Sidewalk Café)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on February 2, 2021 the Applicant requested **to layover** this application to March/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 **Pro Action NY, LLC d/b/a TBD, 195 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

8. 244 Restaurant Group, LLC, d/b/a TBD, 244 W. 14th Street 10014 (OP-Restaurant) (Live Music – Acoustic and Singer, DJs)

Whereas, following this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on February 2, 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 **244 Restaurant Group, LLC, d/b/a TBD, 244 W. 14th Street 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed

directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

9. Bleecker Street Bar Corp., 648 Broadway 10012 (OP-Bar/Tavern) (Security Personnel) (

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on February 2, 2021 the Applicant requested **to layover** this application to March/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 **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

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 February 4, 2021 via Video Conference.

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

Committee Board Members absent with notice: S. Wittenberg and S. Kent.

Other Board Members Present: C. Booth (Chair) and Patricia Laraia.

RESOLUTIONS:

1. GVI West Village, LLC d/b/a Vin Sur Vingt, 192 7th Ave. So. 10014 (New Tavern Wine License-Wine Bar)

i. Whereas, the Applicant 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 neighborhood French Wine Bar serving classic small plates, tartines, sandwiches, cassolettes, salads and desserts within a ground floor commercial storefront located in a newly constructed 5 story residential building (circa 2019) on Seventh Avenue at the corner of West 11th Street, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the storefront premise sought to be licensed has never been licensed for the service of alcohol or operated for eating or drinking purposes in the past, the building where it is located being new and recently constructed, the storefront having fixed facades, the interior being 1,193 sq. ft. in size, with two entrances, one bathroom and small convection kitchen; and,

iii. Whereas, the Applicant has operated within the confines of Community Board 2 for years and is moving locations, having previously operated a similar wine bar with identical method of operation around the corner on West 11th Street, the Applicant also operating five other locations in Manhattan using the same method of operation; and,

iv. Whereas, the interior premises will have 6 tables with 16 seats, 1 bar with 7 seats and 18 additional counter/eating window ledge seats for a total interior seating occupancy/capacity of 41, the hours of operation will be 11 AM to 1 AM on Sundays, 3 PM to 1 AM on Mondays, 3 PM to 2 AM Tuesday 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,

v. Whereas, there will be no licensed sidewalk café, no backyard garden or other outdoor area for commercial purposes (not including temporary sidewalk or roadbed seating due to Covid-19 Pandemic) and there will be no French or operable doors, all windows being fixed and not operable facing the sidewalk in front; 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 Tavern Wine License, with those stipulations as follows:

1. Premise will be advertised and operated as a wine bar serving classic small plates, tartines, sandwiches, casseroles, salads and desserts with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11 AM to 1 AM on Sundays, 3 PM to 1 AM on Mondays, 3 PM to 2 AM Tuesday 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. There will be no licensed sidewalk café.
6. Will not operate a backyard garden or any outdoor area for commercial purposes (not including temporary sidewalk or roadbed seating due to Covid-19 Pandemic).
7. Will not install or have French doors, operable windows or open facades.
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 **GVI West Village, LLC d/b/a Vin Sur Vingt, 192 7th Ave. So. 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 (10-0)

2. Christopher Street 73, LLC d/b/a Pending, 75 Christopher St. 10014 (New Tavern 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 Tavern Wine license to operate a billiards hall with ping pong tables and other games within a basement level commercial storefront located in a 3 story, mixed use building (Circa 1933) on Christopher Street near the corner of Seventh Avenue South, this building falling within NYC LPC's designated Greenwich Village Historic District in Greenwich Village; and,

ii. Whereas, the basement level premise sought to be licensed was previously operated for many years as a Feldor Billiards d/b/a Fat Cat Billiards, with an identical method of operation as being proposed here, the new owner wishing to preserve the existing business as the owners of Fat Cat decided to forgo operations during the Covid-19 Pandemic; and,

iii. Whereas, the interior basement premise is roughly 9,135 sq. ft., access is subgrade to the sidewalk via a wide stairway, where there will continue to be 9 tables with 40 patron seats, 1 bar with 18 additional seats, with 14 billiard tables, 9 ping tables, 1 shuffleboard table, 2 Foosball tables, in addition to board games and a small lounge area where music may be performed and two bathrooms; and,

iv. Whereas, there is no licensed sidewalk café permitted at this location and no other exterior areas for the service of alcohol in connection with the license, there are no French or operable doors and the space being entirely in the basement not having windows facing the exterior sidewalk or otherwise; and,

v. Whereas, the Applicant's hours of operation will be 2 PM to 4 AM Monday through Thursday and from 12 PM to 4 AM Friday through Sunday, there will be live jazz music at night played by jazz ensembles and at all other times music will be quiet background, there is existing soundproofing to the space and music will not be audible outside or in surrounding residences, there will be four televisions but those televisions will be used to show menus, billiard table availability or films for children birthday parties as there will continue to be children's events and birthday parties taking place during the daytime hours, there will be no DJ's, no dancing and no promoted events, entrance into the premises will be monitored so that no linges form on Christopher Street and there will be no velvet ropes or metal barricades on the public sidewalk in front; 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 Billiards Hall with ping pong tables, games, live jazz ensembles and live music in the evenings.
2. The hours of operation will be 2 PM to 4 AM Monday through Thursday and from 12 PM to 4 AM Friday through Sunday.
3. Will not operate as a Lounge or Sports Bar or allow any portion of premises to be operated in that manner.
4. There will be no more than 4 TVs but they will be used to show menus, pool table availability and perhaps films during children's birthday parties.
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 at all times.
7. Will not install or have French doors, operable windows or open facades.
8. There will be live jazz music at night played by jazz ensembles, but all other music will be quiet background. 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. There will be no patron lines for entry permitted on sidewalk in front of premises.
15. Will not have dancing, DJs, promoted events, velvet ropes or metal barricades.
16. Will not upgrade to full liquor in future.

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the new restaurant wine license for **Christopher Street 73, LLC d/b/a Pending, 75 Christopher 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 Restaurant Wine License.

Vote: Unanimous in favor (10-0)

3. Silkstone LLC d/b/a TBD, 51 Bank St. aka 300 W. 4th St. (New OP – Restaurant)

i. Whereas, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application to the Liquor Authority for a new On Premises license to operate a full-service restaurant focusing on vegetables and a raw bar in a ground floor storefront within a six-story mixed use building (circa 1905) in a residential zoned neighborhood at the corner of Bank and West 4th Streets, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the corner storefront premise was operated as a wine bar (The Riddler from 2019 to 2020) with a tavern wine license, and prior to that operated by Hamilton Soda Fountain & Luncheonette, there being a letter of no objection from the NYC DOB permitting eating and drinking, the Applicant limiting the maximum occupancy of patrons to 28 at any time, the Applicant being well-known for operating restaurants in lower Manhattan; and,

iii. Whereas, the storefront premise is approximately 1582 sq. ft. (ground floor 962 sq. ft. and basement 620 sq. ft.), the basement being for storage and not for patrons, there is one entrance and 2 exits with the only one patron being the double door entrance at the corner of Bank and West Fourth, one bathroom, all windows are fixed and there are no existing French doors or facades that open; and,

iv. Whereas, the proposed licensed premise will have 8 interior tables with 21 patron seats, one counter/bar with 7 patron seats and no TVs, all doors and windows will be closed at all times except for patron egress, the Applicant further agreeing to limit patron occupancy to 28 persons at all times; and,

v. Whereas, the hours of operation will be 11AM to 12AM Sunday through Wednesday and from 11 AM to 1 AM Thursday through Saturday, there will be quiet ambient recorded background music only, except on weekends when live jazz music, acoustical only (no brass or drums and without amplification) will occur, ending no later than 9 pm; no music will be audible in any adjacent residences anytime; and,

vi. Whereas, there will be no licensed sidewalk café, no backyard garden or other outdoor area for commercial purposes (not including temporary sidewalk or roadbed seating due to Covid-19 Pandemic); and,

vii. Whereas, the Applicant executed a stipulations agreement with CB2 Manhattan for the purpose of limiting the potential impacts of the business with its residential neighbors, those stipulations being agreed upon and incorporated in to their method of operation on their Tavern Wine license, and those stipulations are as follows:

1. The licensed premise will be advertised and operated as a full-service restaurant.
2. The hours of operation will be from 11AM to 12AM Sunday through Wednesday and from 11 AM to 1 AM Thursday through Saturday.
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 not have televisions.
5. Will not operate a backyard garden or any outdoor area for commercial purposes (not including license Temporary open restaurant roadbed seating due to Covid-19 pandemic).
6. Any future sidewalk or roadbed seating will occur on West Fourth Street roadbed only and not on Bank Street and will follow all outdoor dining rules and guidelines and end no later than 11 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.

7. Will not install or have French doors, operable windows or open facades.
8. The premises will play quiet ambient-recorded background music only, except on weekends when live jazz music, acoustical only (no brass or drums and without amplification) will be permitted ending no later than 9 pm. No music will be audible in any adjacent residences at any time.
9. The premises will not permit dancing.
10. Will close any windows and doors at all times except for patron egress.
11. There will be no licensed sidewalk café.
12. The premises will not have DJ's, live music, cover charges, scheduled performances, velvet ropes or barricades on the sidewalk or promoted events, velvet ropes or metal barricades, security personnel/doormen, any event where cover fee is charged.
13. There will be no pitchers of beer and no all you can eat/drink specials or boozy brunches.
14. Will not make changes to the existing façade except to change signage or awning.
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 comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of the new on premise license to **Silkstone LLC d/b/a TBD, 51 Bank St. aka 300 W. 4th St.** **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 On Premise License.

Vote: Unanimous in favor (10-0)

4. St. Jardim, LLC d/b/a St. Jardim, 183 W. 10th St. 10014 (New OP-Restaurant)

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 "neighborhood-centered restaurant/café" in a corner storefront located in a five story residential apartment building (circa 1900) on northeast corner of West 10th and West 4th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the corner storefront premise was previously operated as a restaurant (Chez Sardine/Bar Sardine), at which time operable windows were installed at this location, albeit not on notice to this Community Board via alteration application, this particular location also being in a heavily-saturated area for liquor licenses, there being multiple licensed locations on every corner and side of this intersection or narrow roadways; and,

iii. Whereas, the ground floor storefront is roughly 1,000 sq. ft. with 4 tables and 16 seats, and one stand-up bar with 5 seats and one wall counter with 4 additional seats for a total patron seating for a total

of 25 seats, there is a full service kitchen, one bathroom and one entrance with double doors for patrons on West 10th Street, a certificate of occupancy permitting eating and drinking at this location being presented; and,

iv. Whereas, the hours of operation will be Sundays from 8:00AM to 12:00AM, Monday through Thursday from 7:00 AM to 12:00 AM, Fridays from 8:00 AM to 1:00 AM and Saturdays from 8:00AM to 1:00AM, all existing doors and windows will be closed every night at 9:00 PM (except for patron ingress and egress), 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, there has never been any licensed sidewalk café or other service of alcohol to the exterior at this location, the sidewalks at this corner being narrow and heavily trafficked by pedestrians, the Applicant here seeking to place five two-person tables with 10 seats running immediately along the side of storefront, and more specifically two tables with four seats parallel with West 4th Street and three additional tables with six seats parallel to West 10th Street, the outdoor seating being requested on a temporary basis only due to the Covid Pandemic, and not permanently, the applicant thereafter presenting a diagram of such seating, the diagram raising questions as to whether the placement of the tables will conform to NYC Open Restaurant Program including all clearance requirements, the sidewalks being narrow on both West 4th and West 10th in front of this storefront; and,

vi. Whereas, the Applicant met with residents living directly above the licensed premises, as well as others living nearby and adjacent to the premises proposed to be licensed, not coming to a resolution on hours and the use of the outdoor tables on the sidewalk, there being opposition to this Application and objections raised, it being clear that the outdoor seating will have a significant impact on those living above and adjacent to the licensed premises where none previously existed, this application being subject to the 500 foot rule and public interest standard; and,

vii. Whereas, in light of said opposition and objections raised to this application, the Applicant agreed to hours of operation more consistent with a restaurant and clarified that it proposed exterior tables and service will only be temporary, not permanent, this Applicant's business not being subject to the pandemic at its outset, the pandemic subsiding currently with the advent of vaccines to the public, the Applicant agreeing to revert to interior service only after the uncertain nature of the pandemic subsides in the near future to meet the public interest standard imposed by this Application; and,

viii. 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. The licensed premise will be advertised and operated as a full-service Neighborhood Restaurant/Cafe.
2. The hours of operation are Sundays from 8:00AM to 12:00AM, Monday through Thursday from 7:00 AM to 12:00 AM, Fridays from 8:00 AM to 1:00 AM and Saturdays from 8:00AM to 1:00AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises, or any portion of the premises will not operate as a lounge, tavern or sports bar.
4. The premise will have not have televisions or projectors.

5. The premises will not operate a backyard garden or any outdoor area for commercial purposes (not including temporary open restaurant sidewalk seating due to Covid-19 pandemic).
6. Any pandemic-related, temporary sidewalk 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. Outdoor seating on sidewalk will conform to NYC Open Restaurant Program including all clearance requirements and there will be no more than 3 tables with 6 seats on West 10th Street and 2 table with 4 seats on West 4th Street. There will be no roadbed seating. All tables and chairs will be removed by 11PM.
7. There will be no benches or planters placed on the sidewalk.
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 and windows will be closed by 9:00 PM every night (except for patron ingress and egress).
10. Rooftop kitchen ventilation will be maintained and cleaned as required by NYC FD and NYC DOB rules.
11. Will not make changes to the existing façade except to change signage or awning.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will not have unlimited drink or unlimited food & drink specials. Will not have “boozy brunches”. No pitchers of beer.
14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. The premises will not have dancing, DJ’s, live music, promoted events, cover charges, scheduled performances, velvet ropes or metal barricades or security personnel.
17. All pandemic-related, temporary sidewalk and/or roadbed seating will be removed once the program authorizing it expires.
18. Will appear before CB2, Manhattan prior to submitting plans for permanent sidewalk or roadbed dining.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of a new restaurant on-premise liquor license for **St. Jardim, LLC d/b/a St. Jardim, 183 W. 10th 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 (10-0)

5. BFNY Enterprises, Inc. d/ b/a TBD, 569 Hudson St. 10014 (New OP- transfer of On Premise License)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing committee to present an application to the Liquor Authority for a transfer of an existing on premise liquor license to operate a “neighborhood restaurant” in a corner storefront located in a four story tenement style apartment building (circa 1900) on the northwest corner of Hudson Street and

West 11th Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the corner storefront premise was previously operated for years as a restaurant (Philip Marie), a restaurant operating with closing hours daily by 12 AM, with fixed facades and a small sidewalk café on Hudson Street containing 9 tables and 18 seats on either side of the front door, the long-time operator of Phillip Marie closing after the advent of the Covid Pandemic; and

iii. Whereas, the ground floor storefront is roughly 1,300 sq. ft., there is a basement but the square footage for the basement was not provided, instead a diagram of the basement was presented showing what appears to be a full-service kitchen, the ground floor space having 19 tables with 66 patron seats, 1 stand-up bar with 8 seats for a total patron seating of 74 seats, with two patron bathrooms and a single patron entrance on Hudson Street, in addition to a side service entrance on West 11th Street (not for patron use), and despite the prior occupancy/use as a restaurant, neither a certificate of occupancy permitting eating nor letter of no objection from the NYC DOB was presented with this application; and,

iv. Whereas, the hours of operation initially proposed were Sunday through Saturday from 11:30AM to 2:00AM, with the Applicant later reducing those hours of operation from 11:30 AM to 12:00 AM Sunday through Saturday, the reduction being consistent with the prior restaurant's hours of operation, which closed by 12:00 AM every evening, this application being to transfer the existing operations and method of operation for the licensed premises, with all facades remaining fixed and without the installation of operable windows or French doors, music being at background levels only, with no d.j., no promoted events, no scheduled performances or cover fees, no security, no velvet ropes and no movable barriers on the sidewalk; and,

v. Whereas, there was significant opposition from the Community to this application, the West Village Resident's Association also appearing in opposition, the community opposition focusing on the Applicant's negative history operating as the sole licensee of the White Horse Tavern, the Tavern (SN# 1318058, 567 Hudson St. 10014) being located immediately across West 11th Street from the proposed premises to be licensed, the Applicant having only operated the White Horse Tavern for the last year, with the Tavern being the subject of disciplinary proceedings, significant fines and closure imposed by the NYSLA in July/2020 during the Covid pandemic; and,

vi. Whereas, during the pandemic the Applicant showed a reckless disregard for the safety of others during the pandemic by blatantly operating in derogation of the Emergency Degrees and Governor's Executive Orders relating to the reopening of its business during the pandemic in the Spring and Summer of 2020, by placing a full service bar on the sidewalk and installing an open platform/deck on the roadway in an "No Stopping Anytime Zone" in front, selling and serving alcohol for standing consumers, inviting hordes of people to drink on the sidewalk and in the bike lane without social distancing or being seated, crowding the sidewalk and bike lane, preventing clearance on the sidewalk for pedestrians, by serving alcohol and remaining open outside until 1-2 AM repeatedly and consistently refusing to close at the required closing time period of 11:00 PM, while ignoring the repeated requests and warnings made to it by the NYPD, requiring the local Sixth Precinct of the NYPD to repeatedly force the closing of the establishment after midnight; and,

vii. Whereas, such reckless disregard for the safety of others only attracted other licensed premises in

the area and more specifically on Hudson Street to also forgo the rules set forth by the Governor's Executive Orders, such derogation ultimately done to obtain individual financial benefit while exacerbating the continuing pandemic at the expense of those many businesses which did follow the rules designed to prevent the spread of the virus; and,

viii. Whereas, despite the Applicant being given an opportunity to reopen the White Horse Tavern after paying significant fines for its recent transgressions, the White Horse Tavern being an iconic location with a significant history, its exterior operations continue to be non-compliant with the rules of the City of New York for outdoor dining designed to prevent the continued spread of the pandemic, the enclosed roadbed sheds being entirely enclosed on Hudson Street and on West 11th Street; and,

ix. Whereas, this application being subject to the 500 foot rule, requiring the Applicant to demonstrate that public interest and public convenience is served from the addition of yet another liquor license in this area, an area already greatly saturated with late night drinking establishments and liquor licenses, including the Applicant's other business located across the Street, a business given the continued privilege to remain open (and with hours of operation until 4 AM every night) despite the Applicant's past transgressions, the Applicant's past transgressions not supporting this application, those past transgression still being very recent, within the last six months of bringing this particular application, those transgressions being dangerous to others, showing a reckless disregard for the health and safety of those living in the immediate area, the City of New York and beyond, with the health of those affected from such transgressions not being fully known, the Applicant still not demonstrating he can operate within the published guidelines set from by the State or City of New York; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends **denial** of the alteration application for the existing On Premise License for **BFNY Enterprises, Inc. d/ b/a TBD, 569 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.

THEREFORE, BE IT FURTHER RESOLVED that if this application is considered by the SLA, despite CB2, Manhattan's recommendation to deny this application, CB2 requests that the SLA conduct a 500-foot hearing.

Vote: Unanimous in favor (10-0)

6. Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 Hudson St. 10014 (OP-Tavern) (Alteration to add previously unlicensed storefront to licensed premise)

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 an alteration of an on premise liquor license for the purpose of expanding and adding an adjacent storefront located in a the same building to licensed premise; and,

ii. Whereas, the Licensee and Applicant already operates a cigar bar in the south storefront of 636 Hudson Street, and plans to expand the bar to the north contiguous storefront, previously operated for years

as a retail clothing boutique for women known as Annelore that closed by 7:00 PM, by building an interior doorway between the two storefronts, the two storefronts being located in a five-story tenement style apartment building (circa 1900) on Hudson Street between Horatio and Janes Streets, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

iii. Whereas, no plans were provided for the existing cigar bar, which according to the Application is 900 sq. ft. (450 sq. ft. ground floor and 450 sq. ft. basement), has 1 bar with 12 seats, 6 tables with 18 patron seats for a total seating capacity of 30, with the second storefront to be added being half the size in appearance to the existing bar but still being described as being the same size as the existing bar, it being impossible to make any measurement of the combined space in that no diagram of the existing licensed premise was ever provided; and,

iv. Whereas, the plan is to operate the previously unlicensed north storefront from 3:00 PM to 3:00 AM Monday through Thursday and from 3:00 PM to 4:00 AM Friday through Sunday, albeit smoke free, in contradiction to the existing bar's legacy business, with six tables and 12 seats, two banquets with 6 additional seats and one counter with five seats for a total patron seating occupancy of 22, with one bathroom, two TVs, all facades remaining fixed and without the installation of operable windows or French doors, music on the interior being at background levels only, with no d.j., no promoted events, no scheduled performances or cover fees, there is a sidewalk café with 4 tables and 8 seats; and

v. Whereas, neither a certificate of occupancy nor letter of no objection from the NYC DOB permitting eating and drinking was presented with this application for each storefront, or for the combination of the two storefronts; and,

iv. Whereas, there was extensive and significant opposition to this application was heard from the Community and those living across the Street, adjacent to and behind the existing licensed premise, there being years of problems with smoke exhaust coming from the ventilation systems of the existing cigar bar in the rear of the building, being so invasive and toxic that residents cannot open their windows, there likewise being extensive problems with late night noise coming from the exterior seating in front of the bar, the chairs and tables never being cleared through the late night and early morning hours, causing patrons and others seated in the exterior café after until 4:00 AM, that the operator/owner is never responsive to neighbor's complaints and that the entire storefront space is often rented out to third parties which throw large, noisy parties at the licensed premise; and,

v. Whereas, there were also complaints raised and photographs presented demonstrating a fully enclosed extension built in front of the licensed premises which extended out and over the public sidewalk from the building façade, the constructed extension taking over the public sidewalk, without permits and not conforming with the open restaurants guidelines, resulting in violations from the NYC DOB for constructing it without permits (Nov. 24, 2020), the non-conforming structure without ventilation and unsafe, an outdoor speaker installed inside; and,

vi. Whereas, this licensee also has a documented history of discriminating against his customers, with videos posted in social media (yelp and instagram reviews) demonstrating racist rants against Black people; and,

vii. Whereas, the Applicant has not demonstrated that public interest and public convenience is served

from the addition of the second storefront to the existing licensed premise, the storefront to be added has never been licensed for the service of alcohol, the prior business at the same location closing by 7:00 PM every night, the request here is to be open until 4:00 AM, this area and the immediate block being highly saturated with liquor licenses, there being 69 liquor licenses within 750 of the licensed premise, the immediate block having added new liquor licenses in the past 10 years, with this addition of yet another licensed storefront on this block there being a liquor license at 7 of the 9 total storefronts, the Applicant despite being given the privilege and opportunity to operate his business with late night hours while not demonstrating an ability to work with his neighbors or perform simple tasks to control noise, to be a good neighbor and to prevent unwanted intrusions upon others, the public interest not being served by permitting this Applicant to increase his footprint in this neighborhood; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan recommends **denial** of the alteration application for the existing On Premise License for **Rajmar Holdings, Inc. d/b/a Hudson Bar & Books, 636 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 (10-0)

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

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

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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

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

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on February 4, 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 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

9. The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014 (OP-Bar/Restaurant—previously unlicensed location) (Failed to Appear)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on February 4, 2021 the Applicant **failed to appear** for this application and provided no notice or reason for such failure, the indication being that the Applicant abandoned its application; 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 **The Beer Garage II, LLC d/b/a The Beer Garage, 118 Christopher St. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

10. Sabor Argentino Corp. d/b/a TBD, 57 7th Ave. So. 10014 (RW-Restaurant) (Sidewalk Café) (laid over)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on February 4, 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 **Sabor Argentino Corp. d/b/a TBD, 57 7th Ave. So. 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

11. Francis Louis, LLC d/b/a Frankie's 570 Spuntino, 570 Hudson St. 10014 (OP-Restaurant) (Sidewalk Café) **(laid over)**

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 **Francis Louis, LLC d/b/a Frankie's 570 Spuntino, 570 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

12. C7 Ave. South, LLC d/b/a GST Tavern, 1 7th Ave. So. 10014 (OP-Restaurant) (Corporate Change) **(laid over)**

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 **C7 Ave. South, LLC d/b/a GST Tavern, 1 7th Ave. So. 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

13. 340 Bleecker, LLC d/b/a Amos on Bleecker, 340 Bleecker St. 10014 (OP-Restaurant) (Live Music-Acoustical) (To Allow Operable Windows (laid over))

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 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 **340 Bleecker, LLC d/b/a Amos on Bleecker, 340 Bleecker St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

14. 178 Bleecker Café, LLC d/b/a Pending, 178 Bleecker St., 1st Fl. 10012 (New OP-Restaurant) (Rear Yard) (Sidewalk Café) (previously unlicensed location) (Withdrawn)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on February 4, 2021 the Applicant requested **to withdraw** this application from further consideration, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future; and,

Whereas, Community Board 2 has previously reviewed and taken a position on this application from this Applicant for this same location, and previously issued a resolution documenting its recommendation to deny this application for an on premise license at its October 22, 2020 Board Meeting; and,

Whereas, that Recommendation can be found at (#17) <https://cbmanhattan.cityofnewyork.us/cb2/wp-content/uploads/sites/9/2020/11/10-October-2020-SLA-.pdf>

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 **178 Bleecker Café, LLC d/b/a Pending, 178 Bleecker St., 1st Fl. 10012** and refers the NYSLA to this Board's prior decision and recommendations regarding this same location from October 22, 2020.

Vote: Unanimous in favor

Respectfully submitted,

Robert Ely and Donna Raftery, Co-Chairs, SLA Licensing Committee

DRAFT

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



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

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QUALITY OF LIFE COMMITTEE

February 2021

The Quality of Life Committee of Community Board #2, Manhattan held its monthly meeting on Monday, February 8, 2021, at 7:00 p.m. via Zoom.

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

Public Members Present: Karen Eckhoff, Linda Aizer

Public Members Absent with notification: Ann Arlen, Rhea Sohne

Other Board Members Present: Carter Booth

Street Activity Resolutions:

- 1. Sunday, May 2, 2021: Little West 12th St PopUp (Stonewall Democratic Club): Little West 12th St. between 9th Avenue and Washington St. [full street closure]**

Whereas, the applicant held this event on this block for the first time in 2019 and it was approved by Community Board 2 in 2020, but the event was cancelled due to COVID 19; and

Whereas, the 2019 was held successfully without complaint and the event raised approximately \$1600 for the Stonewall Democratic Club; and

Whereas, the Stonewall Democratic Club holds meetings at The Center (pre-COVID) within CB2, and uses the funds generated by this fair for operating expenses, get-out-the-vote activities, and for an academic scholarship the group sponsors; and

Whereas, the festival producer, Clearview Productions, strives to incorporate local vendors into the pop-up festival model; and

Whereas, the applicant stressed that it would comply with all COVID restrictions and regulations in effect at the time of the event; and

Whereas, the applicant stated that it would work around any curbside restaurant set-ups on this block and would not interfere with the operation of those restaurants; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of the **application** for the **Little West 12th St PopUp Street Festival (Stonewall Democratic Club)** on Little West 12th St. between 9th Avenue and Washington St. [full street closure], provided that the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Vote: Adopted unanimously.

- 2. Saturday, May 15, 2021, Stonewall Village Fair and Expo (Stonewall Rebellion Veterans Association): Broadway between Waverly Place and East 14th St. [full street closure].**

Whereas, the applicant did not appear, but asked that the application be laid-over at this time due to personal circumstances; now

Therefore Be It Resolved that CB2 Manhattan recommends the **application** for a street fair on Broadway between Waverly Place and East 14th St [full street closure] be **laid over** at this time and that the applicant be invited to appear at the March 2021 Quality of Life committee meeting.

Vote: Adopted unanimously.

- 3. 94th Annual Feast of San Gennaro (Figli di San Gennaro), Monday, September 13, 2021 (Setup Date), 9/16/2021 (Start Date) – 9/26/2021 (End Date), Saturday, September 27, 2021 (Breakdown Date): 1) Mulberry St. between Canal St. and East Houston St., 2) Grand St. between Mott St. and Center St., 3) Hester St. between Mott St. and Centre St. [full street closure]**

Whereas, this event was approved by CB2 in 2020 but the event was cancelled due to COVID-19 and associated crowd restrictions; and

Whereas, the applicant appeared and expressed hope and optimism that the 2021 Feast could proceed and was operating on a “wait-and-see” approach as to Federal, State, and local orders and restrictions; and

Whereas, the applicant said that it was in ongoing discussions with participating storefronts and businesses in the Feast as to their operating status, curbside restaurant operations, and continued interest in participating in the Feast; and

Whereas, the committee requested that the application be laid-over until June 2021 with the hope that the applicant would have more information as to 1) the possibility of the Feast taking place; 2) plans to operate the Feast with COVID related crowd restrictions and/or alternative Feast plans with a digital component; and 3) the status of participation from restaurants along the Feast that are currently operating curbside restaurant operations and how these structures would be integrated into the Feast operations; now

Therefore Be It Resolved that CB2 Manhattan recommends that the **application** for the San Gennaro Feast to be held from Monday, September 13, 2021 through Saturday, September 27, 2021 on 1) Mulberry St. between Canal St. and East Houston St., 2) Grand St. between Mott St. and Center St., 3) Hester St. between Mott St. and Centre St. [full street closure] be **laid over** at this time and that the applicant be invited to appear at the June 2021 Quality of Life committee meeting.

Vote: Adopted unanimously.

Street Activities FYI/Renewals:

4. **5/8/2021 – Waverly Place Festival (Greenwich House): Washington Square North between Washington Square West and 5th Avenue [full street closure]**
5. **5/9/2021 – Waverly Place Festival (Greenwich Village Chelsea Chamber of Commerce): Washington Square North between 5th Avenue and University Place [full street closure]**
6. **5/15/2021 – Astor Place Festival (Ninth Precinct Community Council): Astor Place between Broadway and Lafayette St. [full street closure]**
7. **5/29/2021 – Washington Square Festival (Bailey House): Washington Square North between University Place and MacDougal St. [full street closure]**
8. **5/30/2021 – West 4th Street Festival (Stonewall Democratic Club): West 4th Street between 6th Avenue and MacDougal St. [full street closure]**
9. **6/12/2021 – P.A.L Festival (Police Athletic League): Broadway between Waverly Place and East 14th St. [full street closure]**
10. **6/26/2021 – Bleecker Street Festival (Bleecker Area Merchants and Residents Association): Bleecker Street between Broadway and 6th Avenue (full street closure)**
11. **7/10/2021 – 10th Annual Witchfest USA (NYC Wiccan Family Temple): Astor Place between Broadway and Lafayette St. (*Note: Event is held on Astor Place East Village between Broadway and Lafayette Streets. Occupying entire block*) [full street closure]**
12. **7/10/2021 – Bleecker Street Festival (Village Committee for Jefferson Area Market): Bleecker Street between Christopher Street and Bank St. [full street closure]**
13. **7/11/2021 – Pride on Astor Fair (Pride Democrats): Astor Place between Broadway and Lafayette St. (full street closure)**
14. **7/24/2021 – Bleecker Street Festival (Our Lady of Pompeii Church): 1) Bleecker St. between 6th Avenue and 7th Avenue South, 2) Carmine St. between 6th Avenue and Bedford St. [full street closure]**
15. **7/25/2021 – University Place Festival (Village Reform Democratic Club): University Place between East 14th St. and Waverly Place [full street closure]**
16. **8/28/2021 – Broadway Festival (Greenwich Village Chamber of Commerce): Broadway between Waverly Place and East 14th St [full street closure]**
17. **8/29/2021 – 4th Avenue Festival (Transportation Alternatives): 4th Avenue between East 9th St. and East 14th St. (full street closure)**
18. **9/4/2021 – Broadway Village Fair (Congress of Racial Equality): Broadway between Waverly Place and East 14th St. [full street closure]**
19. **9/11/2021 – Bleecker Street Festival (Sixth Precinct Community Council): Bleecker St. between 7th Avenue South and 8th Avenue [full street closure].**

Whereas, these events were held previously for many years and no complaints have been received; now

Therefore Be It Resolved that CB2 Manhattan recommends approval of the renewal applications **provided that** that the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Vote: Adopted unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Gallagher", written in a cursive style.

Joe Gallagher, Chair

DRAFT

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



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

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LAND USE AND HOUSING COMMITTEE

February 17, 2021

The Community Board 2, Manhattan Land Use and Housing Committee held a second monthly meeting on Wednesday, 2/17/21 @ 6:30 PM –Meeting Access via Video Conferencing.

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

Committee Members Absent with Notice: Anita Brandt, Doris Diether

Committee Members Absent without Notice: Sandy Russo

Public Member Present: Sean Sweeney

Other Board Members Present: Carter Booth (CB2 Chair), Eugene Yoo, Susan Kent, Valerie de la Rosa

New York City Council Intro 2186-2020: A local law to amend the New York City charter, in relation to requiring a comprehensive long-term plan. This bill would create a ten-year comprehensive planning cycle connecting budget, land use, and strategic planning processes. The cycle would include a review of City conditions, including racial and socio-economic disparities, access to opportunity, displacement risk, short- and long- term risks, impacts of prior development and budget decisions, and current and projected infrastructure needs. A Citywide Goals Statement would set targets for housing, jobs, open space, resiliency infrastructure, City facilities, schools, transportation, public utilities, and other infrastructure.

Whereas:

1. On December 16th, 2020, with little publicity and no circulation to the public or community boards, New York City Council Speaker Corey Johnson released a document entitled **Planning Together: A New Comprehensive Planning Framework for New York City**, followed by **Bill 2186-2020**, introduced in the City Council on December 17, 2020.
2. This bill is now being fast-tracked to the February 23, 2021 meeting of City Council Committee on Government Operations, to be voted on by the City Council as early as March, with insufficient input at the community-board level—especially in light of the need to continue with Zoom-only meetings.
3. This is in stark contrast to the lengthy educational process undertaken by the 2019 Charter Revision Commission, whose slogan was “You Can Vote On That.”

4. Adoption of the long term comprehensive plan as it is now written would result in major changes to the public review process that are not fully understood at this time.
5. This would add a completely new layer of bureaucracy to a city that is already facing severe and unprecedented budget constraints.
6. Implementation would require resources—both economic and staff—that community boards do not currently have, in order for them to be able to participate in this complex and lengthy process.

Therefore be it resolved that Community Board 2 strongly recommends that City Council's plan to vote on Intro 2186 as early as March be delayed until there has been time for truly extensive outreach to, and dialogue with, community boards and related stakeholders.

Respectfully submitted,



Frederica Sigel

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



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

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Social Services

The Social Services Committee of Community Board No. 2, Manhattan held its regular monthly meeting by Zoom on January 28, 2021, at 6:30pm.

Committee Members Present: Susanna Aaron, Chair; Keen Berger, Wayne Kawadler, Adam Zeldin

Committee Members Absent Without Notice: Cathy Sullivan

Other CB2 Members Present: Carter Booth, Chair; Valerie de la Rosa; Betty Kubovy-Weiss; Patricia Laraia; Donna Raftery; Shirley Secunda;

CB2 Staff Present: John Thompson

Public Members Present: Jessica Aaron, Rachel Yarmolinsky

Public Members Absent Without Notice: Chris Leonard

Elected Officials' Representatives Present:

Patrice Comerford (Council Speaker Corey Johnson)

Guests:

Say-Ah.org: Anna Allen

Greenwich House (GH): Darren Bloch, Judy Levin

Lenox Health Greenwich Village (LHGV): Alex Hellinger

NYC Department of Health and Mental Hygiene (DOHMH): Chelsea Cipriano, Pauline Ferrante

Agenda:

Update on Covid-19: cases, care, and vaccines: Information and guidance from Lenox Health Greenwich Village; Say-ah.org; Greenwich House; and NYC Department of Health and Mental Hygiene.

NOTE: A REPORT ON OUR DISCUSSION FOLLOWS THE RESOLUTION

A resolution critiquing New York City's system for distributing vaccines to protect against the COVID-19 virus.

WHEREAS:

- 1) As of this date, the US Government has authorized two vaccines to prevent COVID-19. One is manufactured by Pfizer-BioNTech and the other by Moderna, and both require a

series of two doses to be effective. The federal government “oversees a central system to order, distribute, and track COVID-19 vaccines”¹; and

- 2) The federal government allocates vaccines to the states on the basis of their population over 18.² The Centers for Disease Control and Prevention (CDC) issues recommendations for eligibility, but states are allowed to develop their own systems of prioritization for distribution. As of late January, 2021, New York City had received 546,775 doses of vaccine and had distributed 75% of them, or 409,403.³ Phase 1-a of eligibility was essentially limited to healthcare workers and those in similar professions. Phase 1-b began on January 11, 2021, and extended eligibility to those over age 65 and workers in certain high-risk sectors;⁴ and
- 3) The vaccines are currently in short supply. According to state authorities, New York State has been allocated roughly 250,000 doses per week to distribute among 7,000,000 people who are currently eligible for it.⁵ The total number of doses administered in New York City as of February 9, 2021, was 1,032,158, which includes 1st and 2nd doses. Fewer than 42,958 doses were on hand for NYC providers and facilities to use.⁶ 413,006 adults were partially vaccinated; 182,697 were fully vaccinated; and
- 4) According to data published by the city⁷ the distribution of vaccines has been marked by great racial disparities throughout the city: as of this writing, the first vaccine dose has been distributed to 5% of whites but just 2% of Blacks and 5% of Latinos. For example, while the Black community represents 24% of the city’s population it constitutes just 11% of the vaccines distributed as of January 31;⁸ and
- 5) NYC’s vaccine distribution is led by the NYC COVID-19 Vaccine Command Center, “a dedicated interagency effort created by the Mayor’s Office”⁹ that has designed a website for scheduling appointments to receive the vaccine.¹⁰ With certain exceptions (such as those eligible to receive the vaccine through the Veterans’ Administration), NYC residents rely on the website to schedule their appointment; and

¹ United States Centers for Disease Control and Prevention (CDC). <https://www.cdc.gov/coronavirus/2019-ncov/vaccines/faq.html>

² Natasha Singer, “Where do Vaccine Doses Go, and Who Gets Them? The Algorithms Decide.” *New York Times*, Feb. 7, 2021. <https://www.nytimes.com/2021/02/07/technology/vaccine-algorithms.html?searchResultPosition=2>

³ Office of the Governor, New York State. “Governor Cuomo Updates New Yorkers on State Vaccination Program.” Jan. 19, 2021. <https://www.governor.ny.gov/news/governor-cuomo-updates-new-yorkers-state-vaccination-program-79-first-doses-delivered-have-been>

⁴ New York State, “Phased Distribution of the Vaccine.” February 2, 2021. <https://covid19vaccine.health.ny.gov/phased-distribution-vaccine>

⁵ New York State, “Am I Eligible?” <https://am-i-eligible.covid19vaccine.health.ny.gov>

⁶ NYC Department of Health and Mental Hygiene (DOHMH), “COVID-19: Data.” <https://www1.nyc.gov/site/doh/covid/covid-19-data-vaccines.page>

⁷ NYC Department of Health and Mental Hygiene (DOHMH), “COVID-19: Data.” <https://www1.nyc.gov/site/doh/covid/covid-19-data-vaccines.page>

⁸ Emma Fitzsimmons, “Black and Latino New Yorkers Trail White Residents in Vaccine Rollout.” *New York Times*, January 31 and February 8, 2021. <https://www.nytimes.com/2021/01/31/nyregion/nyc-covid-vaccine-race.html>

⁹ NYC Covid-19 Citywide Information Portal. “Vaccine Command Center.” <https://www1.nyc.gov/site/coronavirus/vaccines/covid-19-vaccines.page>

¹⁰ NYC Covid-19 Citywide Information Portal. “Vaccine Command Center.” <https://www1.nyc.gov/site/coronavirus/vaccines/covid-19-vaccines.page>

- 6) NYC's Vaccine Finder is described as a "one-stop" site to the sites of individual providers. That is, it is a portal to individual provider websites. Patients select a location by zip code and the website generates a list of authorized providers. Patients then apply to a provider for a vaccine appointment once they have established that they are eligible to receive it;¹¹ and
- 7) As the home page of the Vaccine Finder states, "each [provider] site manages its own schedules and appointments. This tool is intended to help make site information – including scheduling options – easily accessible to New Yorkers";¹² and
- 8) In fact, in an environment where vaccines are in tight supply, the Vaccine Finder tool makes finding an appointment anything but "easily accessible." Members of Community District 2 report many experiences that increase their anxiety: providers canceling appointments and directing patients back to the Vaccine Finder to seek the vaccine elsewhere; difficulty finding a telephone number, as an alternative to the website, to schedule an appointment; patients spending hours refreshing the website or waiting on the phone in the hope of finding availability; rumors circulating of patients who have circumvented the system, or who were able to get an appointment at the last minute while others have had long-scheduled appointments cancelled; providers posting appointments once they've received supply, only to see them all taken within five minutes of posting; patients being required to complete an eligibility form before they are able to learn if the provider has available appointments, and being required to complete a new eligibility form for each attempt at finding a provider; and
- 9) The result is that many patients are confused and anxious about a system that creates inequities to access. Seeking a vaccine is particularly challenging, for example, for those who are homebound; those with language barriers or wi-fi barriers; those who lack fluency using the internet; those who are working or caring for a child and who can ill afford to spend hours on the telephone or on the website seeking an available appointment; and
- 10) Patients awaiting a vaccine – who are already vulnerable to the health effects of the virus - would experience less stress if they were reassured of being on a central list to receive one as soon as one became available, and if the process for seeking a vaccine were less time-consuming; and
- 11) These problems do not appear to be inherent to a distribution system but rather the failure to create a central tracking system. Just as many supermarkets create one line for checkout and then distribute shoppers to the next available cash register, New York City should be able to preserve each patient's place "in line" and distribute him to the next available appointment, even if those appointments are with individual providers and independent healthcare systems, and even if availability continues to be limited for the near future.

THEREFORE, BE IT RESOLVED THAT COMMUNITY BOARD 2, MANHATTAN

- 1) Appreciates the efforts of New York City leadership, and the hard-working staff at DOHMH and the Vaccine Command Center, to respond quickly to the unprecedented

¹¹ NYC DOHMH, "COVID-19 Vaccine Finder." <https://vaccinefinder.nyc.gov>

¹² NYC DOHMH, "COVID-19 Vaccine Finder." <https://vaccinefinder.nyc.gov>

emergency created by the COVID-19 virus, and appreciates the wealth of data that is shared on the city's COVID-19 website, <https://www1.nyc.gov/site/doh/covid/covid-19-data.page>; and

- 2) Expresses disappointment and frustration in the city's failure to create a vaccine distribution system that assures patients, even in the face of temporary vaccine shortage, that once they apply for a vaccine their place in line will be protected until a vaccine becomes available; and
- 3) Maintains that a central tracking system with an API (application programming interface) or provider portal managed by city government is not incompatible with a distribution system that relies on a multitude of individual providers to actually administer the vaccine; and
- 4) Recommends the city address the difficulties not only in acquiring a vaccine but also in obtaining a COVID-19 test, which remains difficult almost one year after COVID-19 first struck our city's residents; and
- 5) Appreciates the efforts of the city's health department workers to improve the Vaccine Finder as the department receives ongoing feedback from the public, and hopes that this resolution will prompt improvements in the design of the Vaccine Finder.

REPORT FROM OUR PANEL DISCUSSION:

HOW ARE VACCINES DISTRIBUTED?:

DOHMH: The vaccine is distributed by the federal government. Localities place orders with the State. NYC DOHMH receive a certain shipment of doses. This has been varied: yesterday, the city had 7,700 doses. Today, we received over 67,000. Distribution of the vaccine is phased by risk, and these are categories set by the federal government, enacted at the state level, and then administered at the local level. Providers don't get to choose which vaccine brand they receive.

Providers register through a citywide process, applying for amount based on their needs. Some of the supply goes directly to long-term care facilities through a federal system. Others come in as either first doses or second doses. As required by the state, second doses are not allowed to be used as first doses. Some vaccine sites are city-run sites, but by no means all.

The vaccine finder website – vaccinefinder.nyc.gov – compiles all of the distribution sites available. You can also call 1-877-VAX-4NYC (and get much more information at <https://www1.nyc.gov/site/coronavirus/vaccines/covid-19-vaccines.page>). You can indicate if you need transportation assistance, and we've been updating the website as we receive feedback.

LHGV: The number of vaccines we are able to receive changes day to day, as they come out. However, we are also setting up a site at LHGV that, once supply flows more freely, will be able to administer 1,000 doses per day.

Say-ah.org: It is important to remember also the role each of us plays in tracking the safety of the vaccine. If you have a reaction, or don't have a reaction, you are a data point for future vaccine takers, so you should report your experience.

SHORT SUPPLY AGGRAVATES FLAWS IN THE SYSTEM FOR RECEIVING A VACCINE:

DOHMH: We have experienced a shortage of supply. While those eligible for the vaccine may number over two million people (just a guess estimate, not a statistic), we have administered just about 700,000 vaccines so far. We are collecting data from our sites, including demographic data that will allow us to monitor equity in distribution. The appointment for a second dose is scheduled before the patient leaves the site after receiving his first dose. The state requires that patients receive their second dose at the same site where they received their first.

LHGV: The logistics are tough. We won't post appointments until we have vaccines in hand. Up at the Lenox Hill community site, we received about 900 doses. We posted appointment on our site and they were all taken within five minutes.

DOHMH: We cannot make appointments available unless we know we have supply. To get a vaccine, a patient goes through the NYC vax finder. We are improving this site as we go along and continue to receive feedback. We also have a phone system. Patients are able to receive transportation assistance to a vaccine location if needed.

Comment: The problem with the existing system is that the vaccine finder site works as a portal, not a central list. Everyone enters through that site, and then chooses a provider by availability or preference. The patient is never part of a centralized system, however. If her provider cancels her appointment because it has run out of vaccines, the patient is back at square one. She is not offered an alternative site; she loses her "place in line." The result is anxiety and fear, along with the possibility of having to spend hours – possibly many, many hours – seeking an available provider.

DOHMH: Some city hubs have rescheduled appointments. That is how we have worked. It is hard to operate across different providers.

Comment: I received a vaccine through my place of employment. Then I tried to use the city system to help my housekeeper. It was impossible. The system will lead to great discrepancies. There is no way that someone caring for a child, or busy at a job, or who has language barriers, can sign up. The system doesn't work.

Say-ah.org: Remember that NYC is also vaccinating many people who don't live in the city. Some providers have more doses and can vaccinate more people. Some pharmacies will have it. It is not a perfect system, but remember that this is a massive effort and we have to be patient. Also when you think about where you are in line for the vaccine, it's very important to consider the people who are more vulnerable than you.

DOHMH: It's also important that people have a choice of where to receive the vaccine. Not everyone wants to go to a city-run site. Some people will be much happier going to their local pharmacy.

WORKING WITH OTHER CHALLENGES:

What about people who have difficulty understanding the system, or who are homebound?

Greenwich House: We have 2,000 seniors in our network. We conduct outreach calls to our constituents to educate them, to discuss the process for getting a vaccine. We keep track of people who might need help booking an appointment. It is a long list. At GH, we are all hands on deck. We also have a social worker at Westbeth and at West Village Houses. On another front, we plan to be a distribution center. Our health services division has been authorized as one. Now we are in a queue to receive the vaccine. Our turn likely won't come up for several months, but we stand ready to be part of the distribution system.

We are also working on building a network of navigators who can engage seniors and others who need that help, giving emotional and logistical support. Our volunteer Neighbor Network is being used to help get people to vaccines.

This is challenging. As we reach out to our 2,000 constituents, one of our questions is, have you received the vaccine. And only five of our respondents since January 11 have said yes.

Question: Is there any understanding of whether the increased positivity rate has anything to do with the Open Restaurants program?

DOHMH answer: No. Contact tracing does not focus on where you might have gotten it, but rather with whom you were and whom you might have transmitted it to. And of course transmission is most likely to occur indoors, at close proximity, with no mask and with loud talk.

CHOOSING A VACCINE BRAND

Say-ah.org: The city site lists the vaccines administered at each site but does not allow a patient to choose one type over another. Providers themselves do not choose.

LHGV: We get our vaccines from our main hub, which is Lenox Hill. We get Pfizer vaccines. These have to be stored at 70 degrees below zero.

DOHMH: The city has a mix of vaccines. We are looking forward to another vaccine coming online. The Johnson and Johnson vaccine is one-dose and that is exciting as we look toward vaccinating homebound patients and having more flexibility in storing and distributing the vaccine. But let us stress that it is about getting vaccinated, not about the brand you get.

HESITANCY

DOHMH: One of our tasks is to help people feel comfortable with the vaccine. There is great demand for the vaccine, but there is also a part of the public that is not ready to accept it. We don't have statistics on this, but we are seeing it anecdotally. We don't want to force people into it, and we recognize that there is a history of racism in medicine that contributes to mistrust. It's important, therefore, that we have good word of mouth and reliable messengers from the communities. We need your help as community leaders to help deliver the message.

LHGV: Among our staff, we've looked at who is and isn't willing to receive the vaccine. The highest number taking it are doctors – between 80%-90%. Nurses are accepting it at a lower rate, 60%-80%. There is a knowledge base, and when people are knowledgeable they are more likely to take it.

STATE OF COVID-19

LHGV: We've done over 14,000 tests since the beginning of the pandemic. We have seen 247 people test positive for COVID-19 during January 2021 [up until about January 26]. If someone comes into the emergency department and tests positive, but has symptoms that are mild to moderate, we are able to treat them with monoclonal antibodies and actually send them home.

We have a lot more tools to treat the disease than we did in the beginning; we understand it a lot better. We are not seeing the same level of critical cases that we did in March, say, but there's no doubt that this is still a very, very serious disease. However, we have bed capacity, unlike in March when we were getting overrun.

DOHMH: We're still very much in the tunnel, with case positivity rates over 16% in some parts of the city right now.

ONGOING PROBLEMS WITH TESTING

Comment: The gaps you've described in distributing vaccines still apply to getting tested. Also, not everyone has a relationship with a primary care doctor who can write a prescription for them. Some urgent care locations then require a full medical exam for a new patient, which is a crazy waste of time and money when all you need is a test.

LHGV: At our facility, if you have a medical prescription for a test we you can visit our patient service center, and we can also test you as a walk-in patient 24/7 if you are experiencing symptoms or think you've been infected.

Say-ah.org: There are indeed similar frustrations here. You have to be persistent, you have to be tech savvy. It's not so easy to get tested! Also, be aware that you are not supposed to be billed for testing or vaccines, but if you get a full exam you may get billed for the whole visit.

THE NEED TO STAY VIGILANT

DOHMH: We are still in the tunnel, with over 16% positivity rate. We talk about the "Core 4": stay home; wash your hands; wear a mask; keep your distance. We are seeing transmission, household to household, person to person, in small dinner parties, for example, where people feel they are being safe but they are inside together, not wearing masks, for long periods of time.

As for variants of the virus, nothing is very clear about their impact. The current belief is that these vaccines should be effective, as the variants seem to have the same protein base.

RESOURCES

NYC COVID-19 Information and Data: https://www1.nyc.gov/site/doh/covid/covid-19-main.page?utm_source=Google_Search&utm_medium=English&utm_campaign=Coronavirus
NYC Vaccine Finder: <https://vaccinefinder.nyc.gov>
NYC Telephone number to seek a vaccine appointment: 1-877-VAX-4NYC (1-877-829-4692)
NY State Vaccine Hotline: 1-833-NYS-4VAX (1-833-697-4829)
NY State Covid Information: <https://covid19vaccine.health.ny.gov>
TurboVax: turbovox.info [This is an independent that compiles availability information. See NYT article of February 9, 2021. <https://www.nytimes.com/2021/02/09/world/nys-vaccine-websites-werent-working-so-he-built-a-new-one-for-50.html?searchResultPosition=1>]

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