

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Eugene Yoo, *Secretary*
Ritu Chattree, *Assistant Secretary*

Community Board No. 2, Manhattan

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

FULL BOARD MINUTES

DATE: January 20, 2022
TIME: 6:30 P.M.
PLACE: Via Video Conference

BOARD MEMBERS PRESENT: Akeela Azcuy, William Benesh, Carter Booth, Katy Bordonaro, Anita Brandt, Richard Caccappolo, Ritu Chattree, Coral Dawson, Valerie De La Rosa, John Deverna, Chris Dignes, Robert Ely, Mar Fitzgerald, Cormac Flynn, Joseph Gallagher, Susan Gammie, David Gruber, Wayne Kawadler, Susan Kent, Ryder Kessler, Jeannine Kiely, Ivy Kwan Arce, Patricia Laraia, Michael Levine, Janet Liff, Edward Ma, Matthew Metzger, Daniel Miller, Brian Pape, Donna Raftery, Lois Rakoff, Zachary Roberts, Robin Rothstein, Rocio Sanz, Shirley Secunda, Kristin Shea, Frederica Sigel, Georgia Silvera Seamans, Dr. Shirley Smith, Susan Wittenberg, Antony Wong, Eugene Yoo, Adam Zeldin

BOARD MEMBERS ABSENT WITH NOTIFICATION: Susanna Aaron

BOARD MEMBERS ABSENT: Mostafa Osman,

BOARD MEMBERS PRESENT/ARRIVED LATE: Keen Berger, Chenault Spence

BOARD MEMBERS PRESENT/LEFT EARLY: Amy Brenna, Bo Riccobono

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

GUESTS: Olivia Glen-Rayner, Congressman Jerrold Nadler's office; Senator Brian Kavanaugh; Tevin Williams, Senator Brad Hoylman's office; Assembly Member Deborah Glick; James Lu, Assembly Member Yuh-Line Niou's office; Manhattan Borough President Mark Levine; Kevin Jean Baptiste, Manhattan DA Alvin Bragg's office; Council Member Christopher Marte; Isabelle Chandler, Council Member Carlina Rivera's office; Council Member Erik Bottcher; Matt Richman; Valerie Campbell; Jennifer Landau Carte

MEETING SUMMARY

Meeting Date – January 20, 2022

Board Members Present – 47

Board Members Absent with Notification – 1

Board Members Absent - 1

Board Members Present/Arrived Late - 2

Board Members Present/Left Early – 2

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II. PUBLIC SESSION

Non-Agenda Items

E-Bike Neighborhood

Matt Richman, who spoke in favor of e-bikes, and wanted to ask if there was interest in the launch of a six-month e-bike trial somewhere in the Village.

Landmarks Items

25 East 11th Street

Valerie Campbell, of Kramer Levin, spoke about the Landmarks application.

90 Charles Street

Jennifer Landau Carte, the owner, spoke in reference to the Landmarks application.

ADOPTION OF AGENDA

III. ELECTED OFFICIALS PRESENT AND REPORTING

Olivia Glen-Rayner, Congressman Jerrold Nadler's office

Senator Brian Kavanaugh

Tevin Williams, Senator Brad Hoylman's office

Assembly Member Deborah Glick

James Lu, Assembly Member Yuh-Line Niou's office

Manhattan Borough President Mark Levine

Kevin Jean Baptiste, Manhattan DA Alvin Bragg's office

Council Member Christopher Marte

Isabelle Chandler, Council Member Carlina Rivera's office

Council Member Erik Bottcher

IV. ADOPTION OF MINUTES

Adoption of December minutes.

V. BUSINESS SESSION

1. **Chair's Report** Jeannine Kiely reported.
2. **District Manager's Report** Bob Gormley reported.

STANDING COMMITTEE REPORTS

LANDMARKS AND PUBLIC AESTHETICS

1. *35 Fifth Ave. – Application is to replace windows in-kind and upgrade rooftop mechanical equipment.

- A. New energy efficient windows with the appearance of double hung style with a light finish are modeled on the original windows from a 1926 photograph; and
- B. Aluminum materials are to be used for durability and the windows with a full-window tilt/turn operation will be finished in the original color and will be close in appearance to the original windows; and
- C. The windows are triple glazed high performance for energy conservation; and
- D. Annex ground floor bars will be removed, and the glazing diffused; and
- E. Extensive mechanical equipment on the roof will be replaced and augmented to accommodate air conditioning equipment and is not objectionably visible from any public thoroughfare; now

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

Vote: Unanimous, with 45 Board members in favor.

2. *770 Broadway – Application to install an automatic sliding entrance door.

- A. The entrance is the third bay on the east façade; and
- B. The doors are 8’ high and 44.8” wide with moldings in Hartford green, in keeping with the building standard and the side fillers are plate glass; and
- C. The doors are not of historic design; however, they are well recessed into the historic façade, serve necessary egress and ADA needs and it was represented by the applicant that they conform to applicable safety regulations; now

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

Vote: Unanimous, with 45 Board members in favor.

3. *25 E. 11th St. – Application is to replace existing altered rear façade and rooftop mechanical equipment; reconfigure and replace existing studio windows; and addition of a front façade parlor level balcony.

- A. The house is in a 1920 row of five similar houses: and
- B. The existing rear extension and “buttresses” are of no historic merit and will be removed; and
- C. The proposed rear façade has large center windows and smaller side windows at the basement, a double height bow window spanning the parlor and second floor and three punched windows at the third floor; and
- D. There is a metal railing at the parlor balcony and the fourth floor with French doors is recessed and provides a balcony with metal railing; and
- E. The rear façade, while of a different design from the original, presents a cohesive design appropriate to the house; and
- F. The garden is to be surrounded with a brick wall with side planter box; and
- G. The north skylight is to be replaced and enlarged, there is an elevator bulkhead adjacent, and they are not visible from any public thoroughfare; and
- H. There is a front façade parlor level balcony proposed similar to others on the street; now

Therefore be it resolved that CB2, Man. recommends **approval** of this sensitive remodeling of a historic row house.

Vote: Unanimous, with 45 Board members in favor.

4. *90 Charles St.– Application is for restoration and stucco application to the front façade and to construct rear yard and rooftop additions, excavate the rear yard.

- A. The brick veneer and masonry are degraded, and the masonry and stoop and entry will be restored, and stucco applied to the original brick; and

- B. The front windows will be changed to historical six over six sashes of historic design; and
- C. The rooftop addition with mechanicals is 22' deep x 19.5 wide x 10.7 high and set back 20' from front façade with a railing that is not visible from a public thoroughfare; and
- D. The existing rear façade is to be demolished; and
- E. The proposed new rear brick façade, extending 17' into the ample garden, is conceived with little respect for the Greek Revival style of the row house, with uniform non-historic style windows 4' wide and 8' high which present a repetitive, monolithic appearance throughout the five stories; and
- F. Other than their tripartite configuration, the large, matching windows at the rear are not related to the building or to any historic design; and
- G. The full height rear façade necessitates the total destruction of the existing original façade and historic reference to the original building and precedent would be served by the extension's being only to the second floor and restoring the original third floor façade; and
- H. The elevation drawing of the existing rear façade shows a row of openings on the east side that appear to be original and clearly show the historic sizes of the openings as being of characteristic width and diminishing height from the parlor floor through the third floor; now

Therefore be it resolved that CB2, Man. recommends:

- A. **Approval** of the demolition of the non-historic rear addition and excavation of a portion of the rear yard to the basement level; and
- B. **Denial** of the rear façade extension unless it is reduced by one story and that the third-floor original façade is restored; and
- C. **Denial** of the proposed rear façade's large, out of proportion, non-historic windows and recommends that the windows be sensitive to the scale, width, and diminishing height that is typical of row houses of this style as clearly illustrated in the photograph and elevation of the original existing façade; and
- D. **Approval** of the front façade restoration and stucco cladding and change of windows to historic design.

Vote: Unanimous, with 45 Board members in favor.

LAND USE AND BUSINESS DEVELOPMENT

West Village Houses Garage Authorization Renewal: An application for a three-year renewal of a CPC authorization (N 170441 ZAM) granted pursuant to ZR §13-443 to eliminate required accessory off-street parking in the Manhattan Core is being sought by WVH Housing Development Fund Corporation at 738-742 Greenwich Street (Perry Street Garage, Block 633, Lot 24) in the West Village, Community District 2, Manhattan.

1. This is an application by West Village Houses (WVH), now a market-rate cooperative, for a three-year renewal of a waiver to eliminate accessory off-street parking at 738-742 Greenwich St.
2. WVH came before us with a similar request in July, 2017 pursuant to ZR §13-443 at which time they were a Mitchell-Lama affordable housing complex seeking to pay down a mortgage and offset a maintenance increase caused by the March 2018 expiration of a program of reduced real estate taxes that started in 2006 when the owner of WVH sought to leave Mitchell-Lama and the tenants negotiated a deal with NYC to convert the project into a non-eviction residential cooperative.
3. CB2's 2017 resolution was to recommend denial unless the sale of the garage were to benefit the community by protecting long-term affordability at WVH.
4. WVH is no longer associated with the Mitchell-Lama program and, if granted the waiver, will use funds from the sale to reduce debt and remove all references to parking from the Certificates of Occupancy.
5. Shareholders voted overwhelmingly in favor of the sale.

Therefore, CB2 makes no objection to this application.

Vote: Passed unanimously with 44 Board members in favor and one recusal (K. Bordonaro)

QUALITY OF LIFE

1. New Application for revocable consent to construct, maintain and use a stoop and fenced-in area with steps and planted area in front 29 East 11th St

Whereas, the applicant wishes to conform the front of this residence to the others on the block, as well as more closely restore the residence to its original appearance, by adding a front stoop and fenced-in area; and

Whereas, the end of the stoop will be 8'4" from the curb (in line with the other comparable residences on the block), 7'8" from the nearest lamppost, and over 11' from the nearest tree pit; and

Whereas, the edge of the fenced-in area will be approximately 10'7" from the curb, approximately 7'8" from the nearest lamppost, and approximately 6' from the nearest tree pit; and

Whereas, the application was recommended for approval by the Community Board 2 Landmarks committee and was approved by the Landmarks Preservation Commission; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of New Application for revocable consent to construct, maintain and use a stoop and fenced-in area with steps and planted area in front 29 East 11th St, **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: Unanimous, with 45 Board Members in favor.

Street Activity Application FYI/Renewals

1. **1/14/22 – 12/23/22 – St. Anthony Market (St. Anthony Church): West Houston St. between Sullivan St. and MacDougal St. [partial sidewalk closure – east side]**
2. **3/26/22 – 12/31/22 – Pompeii Flea Market (Our Lady of Pompeii): Bleecker St. between Carmine St. and Leroy St. [partial sidewalk closure – south side]**
3. **3/26/22 – Astor Place Festival (9th Precinct Community Council): Astor Pl. between Broadway and Lafayette St. [full street closure]**

4. **3/27/22** – Astor Place Spring Fair (Women’s Democratic Club): Astor Pl. between Broadway and Lafayette St. [full street closure]
5. **4/9/22** – 4th Avenue Spring Fair (Community Board Two): 4th Ave. between E. 8th St. and E. 14th St. [sidewalk and street closure – both sides]

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

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

Vote: Passed unanimously with 45 Board members in favor.

SCHOOLS AND EDUCATION

Resolution Supporting Safe Schools during the COVID-19 Pandemic

1. **WHEREAS**, the number of COVID cases in NYC is the highest it has been since the beginning of the pandemic. Early data suggests that the Omicron COVID variant is much more infectious than other COVID variants and may evade vaccine and antibody protections, contributing to the current surge in known school cases;¹
2. **WHEREAS**, on Jan. 3, 2022, the Department of Education (DOE) put out additional health and safety measures² to ensure students and staff are safe so that schools continue to remain open. These updates were made in partnership with City and State public health officials based on federal and scientific guidance;
3. **WHEREAS**, prior to this announcement, schools were **barely testing 10%**³ of students on a weekly basis, and in many schools it was the same handful of students every week;
4. **WHEREAS**, the new “safety” plan to send home rapid tests (which evidence shows⁴ are less effective at detecting Omicron), and to limit isolation time, is insufficient to protect our school communities;
5. **WHEREAS**, there’s no way to assign or verify a rapid test to any individual, which creates a loophole and overburdens school staff in determining whether a claim of testing negative is actually accurate, ensuring that some infected children will return to school after exposure and continue spreading COVID to their classmates throughout the day, especially during lunch and snack;
6. **WHEREAS**, the situation room summary and the COVID case map haven't been accurate or updated since the beginning of December and what data has been shared since the winter recess doesn't agree with the data reported by the state⁵;

¹ <https://www.nytimes.com/article/omicron-coronavirus-variant.html>

² <https://www.schools.nyc.gov/docs/default-source/default-document-library/family-letters/family-letter-january-3-2022>

³ <https://www.nytimes.com/interactive/2021/10/19/nyregion/nyc-schools-COVID-testing-data.html>

⁴ <https://www.fda.gov/news-events/press-announcements/coronavirus-COVID-19-update-december-28-2021>

⁵ <https://www.schools.nyc.gov/school-life/health-and-wellness/COVID-information/daily-COVID-case-map>

7. **WHEREAS**, statewide the majority of students remain unvaccinated and as of Jan. 10, 2022, only [32.2%](#) of children 5 – 11 are vaccinated in NYS⁶. Pre-K and 3-K students, who will still be excluded from in school COVID testing, are ineligible for the vaccine;
8. **WHEREAS**, there have been reports of teachers receiving false negatives on at-home rapid tests only to test positive on PCR tests, calling into question the effectiveness of the at home rapid tests;
9. **WHEREAS**, there are students, families and staff with pre-existing health conditions that continue to be more vulnerable to serious complications due to COVID-19 and the DOE already has a program to provide remote learning to those students;
10. **WHEREAS**, as of Jan. 3, 2022, each DOE staff member will receive just one KN95 mask per week by request through the month of January⁷;
11. **WHEREAS**, school buildings throughout the city are in dire need of upgraded classroom and cafeteria ventilation systems;
12. **WHEREAS**, many NYC public elementary and middle school children under 12 years of age are attending schools that are at or beyond capacity or have class sizes that are too large, and will not be able to accommodate the CDC recommendation of 3 feet of social distancing;
13. **WHEREAS**, the DOE had repeatedly broken the trust of public-school families and staff throughout the pandemic and did not adequately educate or care for students with disabilities, multilingual learners, students in temporary housing, LGBTQIA+ students, students of color, low-income students and undocumented families even before COVID 19, thus exacerbating these families’ experiences of school closure;
14. **WHEREAS**, the DOE has consistently expressed their desire to provide individualized, culturally responsive, trauma informed, high quality education in a safe environment to every New York City public school student;
15. **WHEREAS**, the DOE had both the authority and the imperative to design and implement a return-to-school plan, including a remote plan, that will provide such an education so; **NOW, THEREFORE BE IT**

RESOLVED, that the Department of Education and Department of Health and Mental Hygiene plan to keep New York City Public School students, educators and staff as safe as possible it must provide:

1. Data transparency, accuracy and regular updates to principals, administrators and families;
2. A robust public health infrastructure for testing;
3. Regular access to both rapid and PCR tests for all students, staff and families regardless of vaccination status;
4. Improved ventilation to decades old school buildings;
5. Voluntary Opt-out consent policy for testing instead of opt-in;
6. A remote option for students who test positive, as well as, those uncomfortable returning to school buildings during this surge;
7. Mandatory home quarantining for those with close contact exposure;

⁶<https://www.governor.ny.gov/news/governor-hochul-announces-vaxforkids-campaign-increase-vaccination-rates-among-children-five>

⁷<https://www.uft.org/your-rights/safety-health/environmental-health-and-safety/disease-information/coronavirus-hub/school-year-2021-22-faq/safety-schools>

8. Short-term remote learning for schools with multiple positive cases;
9. Automatic distribution of KN95 or N95 masks DAILY to all staff; and available to students upon request;
10. Training for school nurses to vaccinate or provide weekly on-site vaccination opportunities;
11. The requirement of a negative PCR test for students who have tested positive, no sooner than day-9 of their mandated 10-day quarantine, in order to return to school buildings;
12. A firm 10-day minimum quarantine policy for all students, teachers and staff with known close-contact exposure;
13. Count students in quarantine as “present” for attendance purposes, provided work is completed; and therefore be it further;
14. Home test-kits with clear instructions, including visual, in the top three to five languages spoken in our schools so they are easily understood;

RESOLVED, the DOE incorporate a hybrid model for instruction, with both remote and in-person instruction, and allocate funding for:

1. Bold strategies to reduce the digital divide and move toward universal access to technology and broadband;
2. Teacher training and time for school planning;
3. Technology training and support for teachers and students;
4. Academic intervention to remediate students who require support, particularly students with disabilities, English language learners and students living in transitional housing;
5. Social emotional and trauma support for all students and educators to manage the collective trauma caused by the pandemic; and
6. Resources to implement social distancing, cleaning and other safety measures.

VOTE: Unanimous, with 45 Board Members in favor.

SLA LICENSING

1. Honeybrains Lafayette, LLC d/b/a Honeybrains, 372 Lafayette St. 10012 (New Restaurant Wine – Fast Casual Restaurant) (DOT Open Restaurant Program sidewalk and roadbed) (*previously unlicensed*)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a new Restaurant Wine Liquor License to operate a fast, casual restaurant dedicated to brain health in the ground floor of a M1-5B zoned, six (6)-story mixed-use building (circa 2016) on Lafayette Street between Great Jones and Bond Streets (Block #530/Lot #13), the building falling in the NoHo Historic District; and

ii. Whereas, the ground floor storefront is approximately 2,000 sq. ft. comprised of approximately 1,100 sq. ft. on the ground floor and 900 sq. ft. in the basement connected by an interior staircase with no patron use of the basement, the basement being used for food storage and prep only; there are 12 tables and 30 seats and one (1) counter with four (4) seats for a total seated occupancy of 34 persons; the premises has one (1) door which will serve as patron ingress and egress and one (1) patron bathroom; and

iii. Whereas, the hours of operation will be from 8:00AM to 9:00PM Sundays through Saturdays (7 days a week); music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, the premises is a previously unlicensed location having been a parking garage and Meineke Muffler shop prior to the construction of this new mixed-use building, the Applicant having opened Honeybrains without a liquor license as the original tenant of the new building at this location in November/2016 and has remained open throughout the Covid-19 pandemic; and

v. Whereas, the instant application includes service of alcohol to the sidewalk café with 10 tables and 20 seats; there is also roadbed seating consisting of four (4) tables and eight (8) seats but there will be no service of alcohol to the roadbed, all exterior seating operating under the temporary Open Restaurants program; and

vi. Whereas, the Applicant first appeared before CB2, Man. in December/2021, the application including service of alcohol to both the roadbed and sidewalk through the temporary Open Restaurants program; the customary method of operation being that customers would place orders at the counter and either take them to-go or customers would bring their orders themselves to inside or outside areas of seating (i.e., no wait staff); while appreciating that the Applicant had been operating successfully prior to the Covid-19 pandemic, and has continued to remain open during the pandemic, there being no change in hours or method of operation, concerns were raised that, without wait staff, any customers sitting outside would essentially be ordering alcohol “to-go” to carry themselves to the exterior tables for consumption, additional concerns were raised in regards to the safety of patrons with alcohol accessing the roadbed seating as it is located mid-block and separated from the sidewalk by a protected bike lane, there being no direct means of accessing the roadbed seating; the Applicant requesting to lay over the application at that time; and

vii. Whereas, the Applicant returned to CB2, Man. this month having removed any service to or consumption of alcohol in the roadbed seating and stipulating that any alcohol purchased for consumption to seated patrons in the sidewalk area would be delivered by wait staff, no patrons would be permitted to bring alcohol outside of the licensed premises for consumption on the sidewalk; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a fast, casual restaurant dedicated to brain health with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 8:00 AM to 9:00 PM seven days a week (Sundays through Saturdays). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Lafayette Street. Sidewalk café is located immediately adjacent to the storefront with no more than 10 tables and 20 patron seats and roadbed seating not exceeding the business frontage of licensed premises with 4 tables and 8 patron seats.
5. All alcohol service to the exterior seats will be by wait staff to seated patrons in the sidewalk café area only. There will be no service or consumption of alcohol in the roadbed structure.
6. All alcohol will be served in containers with no lids.
7. Sidewalk café and roadbed seating will close no later than 9:00 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
9. Will not have any televisions.
10. Will close all doors and windows at 9:00 PM every night, allowing only for patron ingress and egress.

11. No patron occupancy/service to any portion of the basement of licensed premises.
12. Will not install or have French doors, operable windows or open facades.
13. Will not make changes to the existing façade except to change signage or awning.
14. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
15. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
16. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
17. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
18. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
19. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the application for a new Restaurant Wine License in the name of **Honeybrains Lafayette, LLC d/b/a Honeybrains, 372 Lafayette St. 10012, unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous, with 45 Board members in favor.

2. Naya University LLC d/b/a Naya, 83 University Place a/k/a 41 East 11th Street, 10003 (New Restaurant Wine)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a new Restaurant Wine Liquor License to operate a fast, casual Middle Eastern restaurant focusing on serving bowls, rolls and salads for dine-in, takeout and delivery in the ground floor of C1-7/C6-1 zoned, 11-story commercial building (circa 1906) on the northeast corner of University Place and East 11th Street (Block #561/Lot #1), the building also having the address of 41 East 11th Street; and

ii. Whereas; Pop Burger operated as a pub at this address from 2011 to 2015 with a restaurant wine license, there being complaints previously made about Pop Burger not following their agreed upon method of operation as a full-service restaurant by adding large screen TVs and playing sports consistent with a sports bar; and

iii. Whereas, the ground floor premises is comprised of approximately 2,500 sq. ft. on the ground floor and 2,000 sq. ft. in the basement connected by an interior staircase with no patron use of the basement, the basement being used for food storage and prep only; the ground floor will have 12 tables with 40 seats and one (1) stand-up bar with no seats for a total of 40 patron seats; and

iii. Whereas, the Applicant’s agreed to hours of operation are 11:00 AM to 9:00 PM Sundays through Wednesdays and 11:00 AM to 11:00 PM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CDs, there are no televisions, there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no velvet ropes or metal barricades, no security personnel/door staff; and

iv. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a fast, casual Middle Eastern restaurant serving bowls, rolls and salads for dine-in, takeout and delivery with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 11:00 AM to 9:00 Sundays through Wednesdays and 11:00 AM to 11:00 PM Thursdays through Saturdays. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
6. Will not have any televisions.
7. Will close all doors and windows at 9:00 PM every night, allowing only for patron ingress and egress.
8. Will not make changes to the existing façade except to change signage or awning.
9. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
12. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
14. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License in the name of **Naya University LLC d/b/a Naya, 83 University Place a/k/a 41 East 11th Street, 10003**, **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 NYSLA Restaurant Wine License.

Vote: Unanimous, with 45 Board members in favor.

3. Shikan Sushi, LLC d/b/a TBD, 96 W. Houston St. 10012 (New Restaurant Wine)

i. **Whereas**, the Applicant appeared before CB2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a new Restaurant Wine Liquor License to operate a mostly reservation only, Omakase sushi restaurant in the below-grade, ground floor of an R7-2/C1-5 zoned, four (4)-story mixed-use building (circa 1941) on West Houston Street between LaGuardia Place and Thompson Street (Block #525/Lot #60), the building falling in the South Village Historic District; and

ii. **Whereas**, the immediate previous tenant at this location was a tailor/laundromat; prior to that, from approximately 2013 to 2019, was an eclectic coffee shop, clothing store and book shop operating with a

restaurant wine license (SN #1270482) from 2017–2019; the Applicant stating they will get a Letter of No Objection permitting eating and drinking at the premises; and

iii. Whereas, the premises is approximately 800 sq. ft.; there will be no tables and one (1) sushi counter with 14 seats for a total patron occupancy of 14 seats; there is one (1) entryway which serves as patron ingress and egress and one (1) patron bathroom; there will be no sidewalk café or roadbed seating; there is access to a backyard area which has an enclosed storage unit that the Applicant will use to store garbage and will also hold a freezer, there will be no other use of the backyard by patrons or employees aside from storage; and

iv. Whereas, the premises is unusual as it is located below grade level of the sidewalk with windows at grade level, the only access being stairs descending down, there being a residential entryway to the west with the first floor residence being above grade, accessed through a separate stairway, there being no entry to the building at grade level; concerns being raised about the lack of ADA accessibility in regards to the instant application; and

iii. Whereas, the hours of operation will be from 5:00 PM to 10:00 PM Sundays through Saturdays (7 days a week); all doors and windows will be closed by 10:00 PM nightly; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, live music, promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and

iv. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with CB2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the new Restaurant Wine License, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service restaurant, specifically a small prix-fixe, reservation-only sushi restaurant with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 5:00 PM to 10:00 PM Sundays through Saturdays (7 days a week). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes including sidewalk café and/or roadbed seating operating under the Open Restaurants program.
5. There will be no patron or employee use of the backyard aside from for access to the storage area by employees during business hours. Employees will not use the backyard for breaks or for smoking.
6. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences at any time.
7. Will not have any televisions.
8. Will close all doors and windows at 10:00 PM every night, allowing only for patron ingress and egress.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning.
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will provide a Letter of No Objection or Certificate of Occupancy permitting eating and drinking for store front premises proposed to be licensed prior to issuance of license.
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. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

16. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/ security personnel.
17. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for a new Restaurant Wine License in the name of **Shikan Sushi, LLC d/b/a TBD, 96 W. Houston St. 10012**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the NYSLA Restaurant Wine License.

Vote: Unanimous, with 45 Board members in favor.

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

4. 20X Hospitality, LLC d/b/a Spicy Moon Vegan Szechuan, 68 W. 3rd St. 10012 (OP – Restaurant) (Corporate Change)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on January 4th, 2022. the Applicant requested **to lay over** this application for a Corporate Change application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **20X Hospitality, LLC d/b/a Spicy Moon Vegan Szechuan, 68 W. 3rd St. 10012**, **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

5. FTG Company USA, Inc. d/b/a Nikutei Futago, 341 W. Broadway 10013 (RW – Restaurant) (Corporate Change)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to lay over** this application for a Corporate Change application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **FTG Company USA, Inc. d/b/a Nikutei Futago, 341 W. Broadway 10013**, **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

6. Sharma and Singh Restaurant Group, Inc., 154 Bleecker St. 10012 (OP – Restaurant) (Change in Method of Operation – Expansion of hours to 4am)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to lay over** this application for a Change in Method of Operation application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Sharma and Singh Restaurant Group, Inc., 154 Bleecker St. 10012, until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

7. 151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012 (OP – Bar/Tavern) (Live Music-Acoustic, Jazz, Rock) (Sidewalk Café) (Alteration to Add Additional Bar)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to lay over** this application for an Alteration application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **151 Bleecker, LLC d/b/a Red Lion, 151 Bleecker St. 10012, until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

8. Mercer I, LLC & Mercer Kitchen, LLC, 147 Mercer St. aka 99 Prince St. 10012 (OP – Hotel/Restaurant) (Alteration to Expand Hotel Licensed Premises to Include Existing Restaurant)

Whereas, prior to this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 4th, 2022 the Applicant requested **to lay over** this application for a Alteration application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Mercer I, LLC & Mercer Kitchen, LLC, 147 Mercer St. aka 99 Prince St. 10012, until** the Applicant has presented their

application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

9. 144 Sullivan Corp. d/b/a Kaizen, 144 Sullivan St., So. Store 10012 (New Restaurant Wine – Wine Bar / Café)

Whereas, following this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to withdraw** this application for a new Restaurant Wine liquor license application 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **144 Sullivan Corp. d/b/a Kaizen, 144 Sullivan St., So. Store 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

10. Skybird Hospitality Partners, LLC d/b/a Pending, 109 Mulberry St. 10012 (RW – Restaurant) (DJ) (Live Music-Jazz, Piano, Background) (Grnd. Fl. & Cellar) (*previously unlicensed*)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to lay over** this application for a new Restaurant Wine application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Skybird Hospitality Partners, LLC d/b/a Pending, 109 Mulberry St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

11. Entity to be Formed by Joseph Mongeluzzi, d/b/a TBD, 210 Elizabeth St. 10012 (OP – Restaurant) (DJ) (Patio or Deck)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to lay over** this application for a new On-Premises application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Entity to be Formed by Joseph Mongeluzzi, d/b/a TBD, 210 Elizabeth St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

12. Slowear New York, Ltd. d/b/a Slowear, 330 Lafayette St. 10012 (OP – Bottle Club)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to lay over** this application for a new On-Premises Bottle Club application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Slowear New York, Ltd. d/b/a Slowear, 330 Lafayette St. 10012, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

13. King Jade Garden, Inc. d/b/a Lady Chow's Kitchen, 171 Hester St. 10013 (OP – Restaurant) (previously unlicensed)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to lay over** this application for a new On-Premises application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **King Jade Garden, Inc. d/b/a Lady Chow's Kitchen, 171 Hester St. 10013 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

14. Tava Café 643, LLC, 643 Broadway 10012 (OP – Restaurant) (Live Music–Jazz Occasionally in Basement) (Sidewalk Café)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 4th, 2022, the Applicant requested **to lay over** this application for a new On-Premises application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Tava Café 643, LLC, 643 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, with 45 Board members in favor.

15. Entity to be Formed by Samuel Yoo, 116 Elizabeth St. 10013 (OP – Restaurant/Pub)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 4th, 2022 the Applicant requested to lay over this application for a new On-Premises application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Entity to be Formed by Samuel Yoo, 116 Elizabeth St. 10013** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

16. Robillo Holdings, LLC d/b/a Bar 9, 90 W. Houston St. 10012 (OP – Restaurant) (Minimum Live Music) (Bar & Restaurant) (Sidewalk Café) (DOT Open Restaurants Seating)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 4th, 2022. the Applicant requested to lay over this application for a new On-Premises application to February/2022 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;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA deny any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Robillo Holdings, LLC d/b/a Bar 9, 90 W. Houston St. 10012** until the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

17. 160 Prince LLC d/b/a Milady's 160 Prince St. 10012 (New OP — Restaurant)

i. Whereas, the Applicants and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Licensing Committee for a new On-Premise liquor license to operate a neighborhood restaurant within a ground floor corner store front located in a five-story tenement style residential building (circa 1900) on the northeast corner of Prince and Thompson Streets, this building falling within NYC LPC’s designated South Village Historic District; and,

ii. Whereas, this storefront location was previously operated as an Italian restaurant (Coco Pazzo), the interior storefront being roughly 2,850 sq. ft. (1,850 sq. ft. ground floor and 1,000 sq. ft. basement, the basement being used for storage but not designated for patron service), with 16 tables and 51 table seats, 1 bar with 10 additional seats for a total patron seating occupancy for 61 patrons on the ground floor only; there is 1 patron entrance at the corner of Prince and Thompson Streets, with a second entrance/exit on Prince Street which will be for emergency egress only, two (2) bathrooms, the storefront’s infills on both Prince and Thompson Streets being fixed and without French doors or operable windows; and,

iii. Whereas, the Applicant seeks to operate with some sidewalk café seating on the exterior sidewalks immediately adjacent to the building façade pursuant to the temporary Outdoor Restaurants program with no more than 2 tables and 8 patron seats on Prince Street and no more than 2 tables and 8 seats on Thompson Street; there will be no roadbed seating; and,

iv. Whereas, the hours of operation for the interior will be Sunday through Thursday from 10 AM to 12 AM and Fridays/Saturdays from 10 AM to 2 AM, music in the interior will be quiet background only, there will be no TVs, the sidewalk café seating will close by 10 PM Sunday through Thursday and by 11 PM on Friday and Saturday nights, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

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

1. The licensed premises will be advertised and operated as a full-service neighborhood restaurant with menu items available until closing every night.
2. The hours of operation will be Sunday through Thursday from 10 AM to 12 AM and Fridays/Saturdays from 10 AM to 2 AM. All patrons will be cleared and no patrons will remain after stated closing times.
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 other outdoor area for commercial purposes except for sidewalk café under the temporary Outdoor Restaurants program located immediately adjacent to and in front of the storefront to be licensed with no more than 2 tables and 8 patron seats on Prince Street and no more than 2 tables and 8 seats on Thompson Street. No roadbed seating.
6. Sidewalk café seating will close/end by 10 PM Sunday through Thursday and by 11 PM on Friday and Saturday nights. All tables and chairs will be removed at closing. No exterior music/speakers/TVs.
7. Will not install or have French doors, operable windows or open facades.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
9. The premises will not have dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
10. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
11. Will not make changes to the existing façade except to change signage or awning.

12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
14. 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 appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

vi. Whereas, this application being subject to the 500-foot rule requiring the Applicants to demonstrate that the public interest and public convenience would be served by adding another liquor license at this location, the immediate adjacent area being already saturated with multiple liquor licenses and late night drinking establishments, there being 58 active licensed premises within 750 feet of the subject premises, in addition to 6 pending licenses and 25 inactive licenses; and,

vii. Whereas, concerns were raised regarding the hours of operation until 2 AM on Fridays and Saturdays, the prior restaurant at this same location having operated with hours of operation until 1 AM on those same nights in the past, the Applicants having experience operating eating/drinking establishments (Clover Club/Layenda) in Brooklyn, those establishments closing by 12 AM and 1 AM respectively on the weekends, the Applicants for the instant application insistence on 2 AM closing hours being unreasonable and inconsistent with other like eating and drinking businesses in the immediate area;

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of an application for a Restaurant Wine License for **160 Prince LLC d/b/a Milady’s 160 Prince St. 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA Restaurant Wine License.

Vote: Passed, with 44 Board members in favor, and 1 in opposition (K. Bordonaro).

18. 770 Kitchen LLC d/b/a Sweet Rehab, 135 Sullivan St.—South Store Front 10012 (New Tavern Wine)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before CB2, Manhattan’s SLA Licensing Committee to present an application for a new Tavern Wine license for their bakery, confectionery and dessert café that opened in November 2019, within a ground floor storefront located in an R7-2 zoned, six-story tenement style building built in 1904 on Sullivan Street, between Prince and Houston (Block #517/Lot #1) Streets, this building falling within NYC LPC’s designated South Village Historic District the NYC Landmarks Commission designated Sullivan-Thompson Historic District; and,

ii. Whereas, the storefront location was previously operated as Once Upon a Tart, a bakery with café with a similar method of operation, the storefront to be licensed is 1,050 sq. ft., and will operate a bakery/café with eight (8) tables and 16 seats, and one (1) service counter with 0 seats, for a total overall seating occupancy of 16 seats; there is 1 patron entrance and 1 bathroom, the storefront’s infill being fixed and without French doors or operable windows; the premises also includes a basement of unspecified size accessed through a sidewalk vault, the basement to be used for storage purposes only; and,

iii. Whereas, the Applicant seeks to operate with roadbed seating on the exterior under the temporary Outdoor Restaurants program with no more than 6 tables and 12 seats, the seating being located in an enclosed structure built immediately adjacent to and placed in front of the storefront’s front façade; and,

iv. Whereas, the hours of operation for the interior will be Sunday through Saturday from 9 AM to 11 PM, with the service of alcohol ending by 10 PM Sunday through Thursday, music in the interior will be quiet background only, there will be no TVs, the roadbed seating will close by 10 PM every night, there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers; and,

v. Whereas, this location has had a very problematic history of community disruption under previous operators since first being licensed for alcohol in 2015; including substantial public safety and security concerns surrounding access to the residential hallways and to the backyard “doughnut” of the block where there have been reported burglaries in the past; the storefront being located in a tenement-style residential building, where residents in the building appeared, indicating that the operator’s employees have been observed in the residential hallway of the building, thereby using the residential portions of the building to access its basement storage and trash facilities rather than going to the sidewalk hatch located in front of the building or the exterior locked gate designed for this purpose; and,

vi. Whereas, the Applicant had previously agreed that the residential hallway would not be used in the future by any of its employees and stipulated that they would lock the side-alley gate after each use by staff; and that the doorway from the store front premises to the hallway shared with residents will be locked at all times and that access to the basement storage would be via the sidewalk vault hatch; and

vii. Whereas, the Applicant signed and notarized a stipulations agreement with CB2, Man. which includes the following:

1. Premise will be advertised and operated as a café serving desserts.
2. Premise hours of operations will be 9:00 AM to 11:00 PM Sunday through Saturday but the service of alcohol will end by 10:00 PM Sunday through Thursday and by 11:00 PM on Fridays and Saturdays. (Premises will open no later than stated opening time and **NO** patrons will remain after stated closing times.)
3. Premise will operate with less than a full-service kitchen but will serve food during all hours of operation.
4. Premise will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premise to be operated in that manner.
5. Premises will not have televisions.
6. Will not operate a backyard garden or other outdoor area for commercial purposes except for roadbed seating operating under the temporary Outdoor Restaurants program located immediately adjacent to storefront with no more than 6 tables and 12 patron seats. No sidewalk seating.
7. Premises will play quiet ambient recorded background music only. Interior music will be turned off every night by 10:00 PM. No music will be audible in any adjacent residences at any time.
8. Premises will not install or have French doors, operable windows or open façades.
9. Premises will not make changes to the existing façade except to change signage or awning.
10. Premises will comply with all NYC Department of Buildings Regulations and keep current at all times required Permits & Certificates.
11. Premises will not have unlimited drink or unlimited food and drink specials. Will not have boozy brunches.” No pitchers of beer.
12. Premises will not have dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/ doorman.
13. Roadbed seating will end by 10:00 PM (all patrons will be cleared by this hour and area close); no speakers or music will be played outdoors and not interior speakers positioned to face outside.
14. There will be one entrance from the sidewalk and any and all access, use or egress of hallway doors leading to the residential hallway will be strictly prohibited and signage will be posted to prevent such access, egress or use.

15. There will be no commercial use of the residential hallway located between the north and south storefronts of 135 Sullivan Street.
16. Will use the sidewalk vault to access the basement at all times and will keep the sidewalk gate and vault closed when not actively in use.
17. Will store all alcohol in the upstairs storefront location.
18. Will not upgrade to a full on-premise license at the premises in the future.
19. Applicant or successors will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
20. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE, BE IT RESOLVED that CB2, Man. recommends **denial** of a new Tavern Wine license for **770 Kitchen LLC d/b/a Sweet Rehab, 135 Sullivan St.—South Store Front 10012** **unless** the statements presented by the Applicant are accurate and complete, and that the above-stated conditions and stipulations agreed to by the Applicant are incorporated into the “Method of Operation” on its Tavern Wine License.

Vote: Unanimous, with 45 Board members in favor.

19. IL Fiorista Village, LLC d/b/a IL Fiorista, 641 Hudson St. 10014 (New OP — Restaurant)

i. Whereas, the Applicants and the Applicants’ Attorney appeared before CB2, Manhattan’s SLA Licensing Committee for a new On-Premise liquor license to operate a full service restaurant in a ground floor storefront within a five-story Federal style building (circa 1910) on Hudson Street between Horatio and Gansevoort Streets in Greenwich Village, this building falling within NYC LPC’s designated Greenwich Village Historic District; and,

ii. Whereas, the storefront address sought to be licensed was previously operated by a restaurant Gunter Seeger (2016-2020) and before that was occupied as a retail clothing store (Tracy Reese; and not previously licensed for the service of alcohol), the Applicant seeking to operate “an elevated yet causal restaurant that uses flowers in the preparation of its dishes” and seeks a similar method of operation as its predecessor with the service of alcohol being limited to its interior premises; and,

iii. Whereas, the storefront sought to be licensed is roughly 3,650 sq. ft. (2,150 sq. ft. ground floor and 1,500 sq. ft. basement, the basement being used for storage and mechanical equipment but not designated for patron service), with 20 tables and 58 table seats, 1 bar with 8 additional seats for a total interior occupancy for 64 patrons, with 1 patron entrance on Hudson Street and two bathrooms, the storefront’s infill being fixed and without French doors or operable windows; and,

iv. Whereas, the hours of operation for the interior are 10:30 AM to 11:00 PM, Sundays to Thursday and 10:30 AM to 11:30 PM Fridays and Saturdays, there will be exterior areas for the service of alcohol, there will be no TVs, music on the interior will be quiet background consisting of music from ipod/cd’s; there will be no d.j.s, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

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

1. The licensed premises will be advertised and operated as a full-service restaurant that uses flowers in the preparation of its menu, with such menu items available until closing every night.

2. The hours of operation will be 10:30 AM to 11 PM, Sunday to Thursday and 10:30 AM to 11:30PAM Fridays and Saturdays. All patrons will be cleared, and no patrons will remain after stated closing times.
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 other outdoor area for commercial purposes. No sidewalk/roadbed seating.
6. Will not install or have French doors, operable windows or open facades.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
9. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
10. Will not make changes to the existing façade except to change signage or awning.
11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not change any principals prior to submission of original application to SLA.
15. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of an application for a On Premise Liquor License for **IL Fiorista Village, LLC d/b/a IL Fiorista, 641 Hudson St. 10014** unless the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Unanimous, with 45 Board members in favor.

20. Babushka NYC, LLC d/b/a Babushka, 77 W. Houston St. 10012 (New OP — Restaurant and Lounge)

i. Whereas, the Applicant appeared before CB2, Manhattan’s SLA Licensing Committee for a new On Premise liquor license to operate a full service restaurant and craft cocktail lounge within a two-story commercial building (circa 1987) on the south side of Houston Street between West Broadway and Wooster Street in South Greenwich Village; and,

ii. Whereas, the storefront address sought to be licensed has its single patron entrance/exit on West Houston Street, leading to the second floor premises, the second floor premises having previously operated as a restaurant and lounge (Pegu Club), the Applicant seeking to operate as a “a restaurant and craft cocktail bar specializing in authentic Russian Cuisine” and seeks a similar method of operation as its predecessor with the service of alcohol being limited to its interior premises; and,

iii. Whereas, the main patron entrance on the ground level storefront is located behind a bus stop on West Houston Street, immediately leading to an interior staircase taking all patrons to the 2500 sq. ft. second floor, where there is vented full service kitchen, 33 tables and 112 table seats, 1 bar with 13 additional seats for a total interior occupancy for 125 patrons on the second floor only, two bathrooms, the storefront’s infill and windows facing Houston Street being fixed, without operable windows there is also a service entrance on Wooster but such will not be used for patrons; and,

iv. **Whereas**, the hours of operation for the interior are Sundays from 12:00 PM to 1:00 AM, Mondays to Wednesdays and 5:00 PM to 1:00 AM, Thursdays and Fridays from 5:00 PM to 2:00 AM and Saturdays 12:00 PM to 2:00 AM, there will be exterior areas for the service of alcohol, there will be no TVs, music on the interior will be quiet background consisting of music from iPod/CDs; there will be no DJs, no promoted events, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

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

1. The licensed premises will be advertised and operated as a full-service restaurant a restaurant and craft cocktail bar specializing in authentic Russian Cuisine with menu items available until closing every night.
2. The hours of operation will be are Sundays from 12:00 PM to 1:00 AM, Mondays to Wednesdays and 5:00 PM to 1:00 AM, Thursdays and Fridays from 5:00 PM to 2:00 AM and Saturdays 12:00 PM to 2:00 AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a 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 other outdoor area for commercial purposes. No sidewalk/roadbed seating.
6. Will not install or have French doors, operable windows or open facades.
7. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at any time.
8. The premises will not have dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
9. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
10. Will not make changes to the existing façade except to change signage or awning.
11. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
12. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. Will not change any principals prior to submission of original application to SLA.
15. Will appear before CB2 Manhattan for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that CB2, Manhattan recommends **denial** of an application for a On Premise Liquor License for **Babushka NYC, LLC d/b/a Babushka, 77 W. Houston St. 10012** **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On Premise License.

Vote: Unanimous, with 45 Board members in favor.

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

21. PTO3, Inc., 137 7th Ave. So. 10014 (OP-Restaurant) (laid over)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this application to the NYSLA for consideration without returning to CB2, Man. should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-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 **PTO3, Inc., 137 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 concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

22. Mr. Z Dim Sum, Inc. d/b/a TBD, 313 6th Ave. 10014 (OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022 the Applicant agreed **to lay over** this application February/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Mr. Z Dim Sum, Inc. d/b/a TBD, 313 6th Ave. 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, with 45 Board members in favor.

23. 68 Perry Street Corp. d/b/a Corner Bistro, 331 W. 4th St. 10014 (OP-Restaurant) (Alteration to Include Live Music-Variou) (Open Restaurants Program) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant agreed **to lay over** this application to February/2022, affirming that they will not submit this application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **68 Perry Street Corp. d/b/a Corner Bistro, 331 W. 4th 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 concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

24. Barbuto West, LLC d/b/a Barbuto, 521 West St. aka 113 Horatio St. 10014 (Alteration to OP-Restaurant) (Increase Occupancy to Sidewalk, First Floor and Cellar (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Barbuto West, LLC d/b/a Barbuto, 521 West St. aka 113 Horatio St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

25. W & J Café, Inc., d/b/a Luna Café, 628 Hudson St. 10014 (TW-Bar/Tavern) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **W & J Café, Inc., d/b/a Luna Café, 628 Hudson St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

26. MA.GE.GA Food, LLC d/b/a Coppola Café, 171 W. 4th St. 10014 (TW-Bar/Tavern) (Sidewalk Café) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **MA.GE.GA Food, LLC d/b/a Coppola Café, 171 W. 4th St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

27. Entity to be Formed by Ofer Cohen d/b/a TBD, 163 Bleecker St. 10012 (OP-Restaurant) (Live Music-Jazz) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Entity to be Formed by Ofer Cohen d/b/a TBD, 163 Bleecker St. 10012** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

28. Jane St. Social Club, Inc. d/b/a SVB NYC, 113 Jane St. 10014 (OP-Club/Members Only/Not-for-Profit) (Basement, 1st, Mezzanine, 2nd, 3rd, 5th Flrs.) (DJ) (Live Music-Piano, Light Jazz, Small Group Live Bands) (Patron Dancing) (Security Personnel) (Rooftop) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Jane St. Social Club, Inc. d/b/a SVB NYC, 113 Jane St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor

29. SVB NYC, LLC d/b/a The Jane Hotel, 113 Jane St. 10014 (OP-Club/Members Only/Not-for-Profit) (Basement, 1st, Mezzanine, 2nd, 3rd, 5th Flrs.) (DJ) (Live Music-Piano, Light Jazz, Small Group Live Bands) (Patron Dancing) (Security Personnel) (Rooftop) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022 the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration 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, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **SVB NYC, LLC d/b/a The Jane Hotel, 113 Jane St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing

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

Vote: Unanimous, with 45 Board members in favor.

30. L. Johnson on Behalf of an Entity TBD, 86 Bedford St. 10014 (OP-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **L. Johnson on Behalf of an Entity TBD, 86 Bedford St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

31. LLC to be Formed by Christopher Reda and Harry Sasho, d/b/a TBD, 271 Bleecker St. 10014 (RW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **LLC to be Formed by Christopher Reda and Harry Sasho, d/b/a TBD, 271 Bleecker St. 10014** **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

32. Allen Chan – Business Entity not yet Established d/b/a TBD, 117 Perry St. 10014 (TW-Wine Bar) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on January 6, 2022, the Applicant requested **to layover** this application to February/2022 affirming that they will not submit this alteration application to the NYSLA for consideration without returning to CB2 Manhattan should they decide to proceed at some time in the future;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Allen Chan – Business Entity not yet Established d/b/a TBD, 117 Perry St. 10014** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

33. Corporation to be Formed by Roland Bimonte, 181 Prince St. 10012 (TW-Bar/Tavern) (failure to appear)

Whereas, at this month’s CB2, Manhattan’s SLA Licensing Committee Meeting on January 6, 2022, the Applicant **failed to appear** for this application and provided no indication or explanation for such failure;

THEREFORE, BE IT RESOLVED that CB2, Man. strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license to **Corporation to be Formed by Roland Bimonte, 181 Prince St. 10012** **until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous, with 45 Board members in favor.

TRAFFIC AND TRANSPORTATION

1. Resolution recommending a study to incorporate new Citi Bike infill stations by the Hudson River Park.

Whereas on December 2, 2021, the NYC Dept. of Transportation (DOT) provided updates to Community Board 2 Manhattan (CB2) on reinstatement of existing as well as proposed new Citi Bike stations within CB2, and all presented locations were east of Varick St.; and

Whereas the Hudson River Park’s (HRP) Greenway is the nation’s busiest bikeway with only one Citi Bike station in the park, directly across the street from 550 Washington St., Google’s new NYC Headquarters, and cycle traffic on the Greenway is increasing every year; and

Whereas CB2 has one of the lowest public open space to populace ratios in NYC. HRP is CB2’s largest open space that provides passive and active recreation space, and increased accommodation for Citi Bikes is needed for community access to that park; and

Whereas it is a well-known issue amongst Hudson River Park Trust (HRPT) leadership that many cyclists who begin and end their rides from the Citi Bike station in HRP are likely to ride on the heavily used esplanade, which is for pedestrians only and is off limits to cyclists; and

Whereas leadership at HRPT supports the concept of adding Citi Bike stations in close proximity to the park and recognizes that doing so will help make HRP more accessible; and

Whereas there is no apparent area in the CB2 section of HRP that could house a Citi Bike station without compromising the park’s function as a pedestrian friendly respite and adding the potential for dangerous cycling activity that conflicts with users' comfort and enjoyment; and

Whereas there are a multitude of suitable areas for Citi Bike stations on or adjacent to West St., from north of W. 12th St. to Little West 12th St.; and

Whereas there is a dearth of suitable Citi Bike station areas south of W. 12th St. due to street width restrictions, community parking loss, road textures (e.g., Belgian Block), and construction that is blocking areas on Clarkson St., Houston St. and areas south to Canal St.; and

Whereas DOT provides specific guidelines to meet its threshold before installing new Citi Bike stations, including width of street, access to bike lanes, and community requests; and

Whereas these areas noted as suitable for Citi Bike stations have “No Parking” or “No Standing” signs, therefore no parking spots will be lost; and

Whereas the streets in these areas either loop with wide bends like Jane St. and Horatio St. or are light trafficked and exceptionally wide (up to 35 feet) at 10th St. and Gansevoort St.; and

Whereas these streets were originally designed to service one of the city’s most active markets (Gansevoort), having wide turning areas so that long meatpacking trucks could back up their freight into meatpacking warehouses, an industry no longer in the local area, having been replaced by tech firms, residences, galleries, and restaurants; and

Whereas the nearest Citi Bike station adjacent to HRP is 3 to 5 blocks away between W. 13th and W. 14th St. on 10th Ave., with one other station servicing the Whitney Museum on Washington and Gansevoort; and

Whereas the area being recommended for study has multiple heavy use crossings to HRP, which provides a short walk to popular areas such as Pier 51, Little Island and Gansevoort Peninsula, a new HRPT development that is due to come online in a couple of years and will attract even larger numbers of active and passive users;

Therefore be it resolved that CB2 strongly recommends that DOT launch a study to incorporate new Citi Bike infill station options on the east side of West St., extending east to the origin of 10th Avenue, from W. 12th St. to Little West 12th St.

Vote: Unanimous, with 45 Board Members in favor.

2. Resolution urging relocation of the Citi Bike station at the north side of Petrosino Sq. to the west side of Lafayette St., south of Spring St. or north of Spring St., and the reinstatement of the public art venue originally assigned to that north side of Petrosino Sq. location.

Whereas Petrosino Sq., a small triangular park bordered by Lafayette St., Cleveland Pl., Spring and Kenmare Sts. that is well-used by the local community to relax and socialize and valued as a special community place in an area significantly devoid of open space,⁸ has a history of being a home for public art installations since 1984; and

⁸ In all of Community District 2, there are only .40 acres of parkland per 1,000 people, while New York City’s benchmark for sufficient open space is 2.5 acres per 1,000.

Whereas a NYC-funded capital renovation improving and expanding Petosino Sq. that was completed in 2009 by the NYC Dept. of Transportation (DOT) in conjunction with the NYC Dept. of Parks and Recreation (DPR) included extending the park to the north (to the Spring St. crosswalk) by reclaiming the street with a distinctive pavement, specifically setting aside that area to accommodate public art displays, as well as to provide safe access to the park's northern section for pedestrians along with all those who have special needs; and

Whereas after Petrosino Sq.'s reopening, the extended northern end dedicated to displaying public art became the scene of continuing public art installations in coordination with DPR's Art in the Parks program carrying on the core public art tradition. These installations were a focus of community pride where community people (who had worked hard to establish this amenity) gathered and shared ideas, socialized, admired the art, relaxed and enjoyed spending their time - a center of positive neighborhood activity that helped build community; and

Whereas in 2013, DOT installed a Citi Bike station in the extended north end space of Petrosino Sq. that had been designated for exhibiting public art, despite the vehement protests of the local community, Community Board 2 Manhattan (CB2) (Resolution-November 2013), and every one of their local elected officials, despite the comment from DPR Manhattan Borough Commissioner William Castro that "this is not an appropriate location for a bike station," and despite the community's recommendations for relocating the bike station just down the block. This left no viable room for public art presentation; and

Whereas in May 2012 CB2's resolution supporting the NYC Bike Share (Citi Bike) program had emphatically requested that Bike Share (Citi Bike) docking stations not be located in any of the CB2 district's parks, large or small, because they would take up valuable park space in an area where there's already a severe dearth of it, would encourage people to bike ride in these parks (both a hazard and obstruction to park users), and would interfere with people's access and enjoyment of the parks, and CB2 maintains this position; and

Whereas in CB2's November 2013 resolution protesting the City Bike installation at Petrosino Sq., it was observed that "the addition of a Citi Bike station undoes that safe haven with ongoing bicycle activity and crowding of that space by cyclists removing and returning bikes and moving back and forth there, obstructing pedestrian passage," and community members confirm that these conditions currently exist and endanger the community, with bicyclists using the sidewalk like a roadway and preventing people from walking there safely and fully enjoying the park; and

Whereas in her letter of December 9, 2021 to then NYC Council Speaker Corey Johnson, NYC Council Member Carlina Rivera and then NYC Council Member Margaret Chin, then Deputy Mayor for Housing and Economic Development Vicki L. Been stated that in parallel with the SoHo/NoHo Neighborhood Plan and land use and zoning changes in that area, "the City is committing strategic investments for improvements to nearby parks and open spaces" that include a "Reimagine Petrosino Square" initiative, slated to begin in Q.3 2022, with \$500,000 in funding, that commits DOT and DPR "to studying the potential redesign and expansion of Petrosino Square to expand public space and *create new opportunities for public art programming....the potential modification or relocation of existing furniture within the Square, including....the bike share station....As we await the findings and recommendations of that study, Parks commits to advancing opportunities for activating the space at Petrosino Square by promoting the site through Parks rotating public art installation program.* Upon completion of the study, DOT and Parks will share its findings with the Manhattan Borough President, local Council Member, and Community Board."; and

Whereas this anticipated study presents an opportunity to restore the north end of Petrosino Sq. to its intended role as a venue for exhibiting public art, which the local community continues to seek and would gratefully welcome after all these years; and

Whereas conditions surrounding Petrosino Sq. are different from those in 2013: An Open Street has been established on its west side (Lafayette St. btw. Spring and Kenmare Sts.) that operates every day from 12 pm to 11 pm, and Open Restaurants also operate around the sidewalks and roadbeds surrounding Petrosino. Locals report that the Open Street has been taken over by skateboarders, and that there are several Open Restaurants there that all jut out beyond their boundaries, making it difficult for pedestrians to navigate. They note that the street is not well-managed, and that it needs observation and cooperative discussion to make adjustments; and

Whereas the local community recommends two choices for relocating the Citi Bike station from Petrosino Sq.'s north end. Their first choice is on the west side of Lafayette St. on Petrosino's west side, south of Spring St. (in the roadbed), where the Open Street can provide a safer, more protected environment for bicyclists to access the dock and also go directly south along Lafayette St. or directly north along Lafayette. The second, alternative choice is on the west side of Lafayette St. off the park, north of Spring St. (in the roadbed), which is adjacent to the Lafayette bike lane and next to the Spring St. bike lane; and

Whereas there has been some talk about the possibility of a large open dining space at the recommended south of Spring St. location, however there's already a massive indoor restaurant and a large sidewalk cafe there, as well as the only bit of roadbed not taken up by wall-to-wall dining sheds on that stretch, where the introduction of a Citi Bike station could better balance the use of that space for the wider community; and

Whereas in presentations and meetings with the CB2 community, DOT Citi Bike representatives have pointed out that the stations are not attached to the ground (but held down by heavy steel plates), so that they can be easily moved around, which would enable the Citi Bike Station at the north end of Petrosino Sq. to be moved with speed and ease to either of the recommended locations or others; and

Whereas the community has in-depth knowledge of the Petrosino Park area, its history, conditions, operations and activities because of its day-to-day experience living and working there, and can provide valuable information and thoughtful ideas to advance a productive study; and

Whereas numerous studies concerning Petrosino Sq. and/or its surrounding area have been undertaken over the years with findings that can inform the upcoming study and reduce the time and effort needed to reach conclusions and a significant plan of action, while also saving funds that can be allocated to other related purposes; and

Therefore be it resolved that CB2 strongly entreats DOT to move the Citi Bike station at the northern end of Petrosino Sq. to one of the community's recommended locations (either, 1. on the west side of Lafayette St. on Petrosino's west side, south of Spring St. (in the roadbed), or 2. on the west side of Lafayette off the park, north of Spring St. (in the roadbed), with preference given to the first choice, if feasible, and urges that it be moved as soon as possible; and

Be it further resolved that CB2 wholeheartedly supports restoring the public art program at the northern end of the Petrosino site; and

Be it further resolved that CB2 welcomes the prospect of DOT and DCP conducting the anticipated "Reimagine Petrosino Square" study, but firmly recommends that CB2 and the affected community be invited to take part in the study throughout its duration rather than just receive its findings upon completion; and

Be it further resolved that CB2 advocates doing an overview of current conditions at Petrosino Sq. and conferring with residents and businesses to ascertain where improvements can be devised and to identify opportunities for people to work together to develop more manageable and balanced surroundings. This would

include investigating new approaches to creating a viable Open Street, such as using devices for easy control of entries and exits like retractable bollards and rolling planters and creating a plan to manage activities; and

Be it finally resolved that CB2 encourages review of previous studies concerning Petrosino Sq. and its surrounding area.

Vote: Unanimous, with 45 Board Members in favor.

Respectfully submitted,

Eugene Yoo

A handwritten signature in black ink, appearing to be 'Eugene Yoo', with a long horizontal flourish extending to the right.

Secretary
Community Board #2, Manhattan