

Jeannine Kiely, *Chair*
Susan Kent, *1st Vice Chair*
Valerie De La Rosa, *2nd Vice Chair*
Bob Gormley, *District Manager*



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

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

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

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

FULL BOARD MEETING AGENDA

DATE: Thursday, May 19, 2022
TIME: 6:30 PM
PLACE: Via Video-Conference (with an in-person option in the CB2 conference room)

I. ATTENDANCE

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

III. ADOPTION OF AGENDA

IV. REPORTS TO THE PUBLIC

- | | |
|-------------------------------|----------------|
| 1. Elected Officials' Reports | |
| 2. Borough President's Report | Andrew Chang |
| 3. Chair's Report | Jeannine Kiely |
| 4. Treasurer's Report | Antony Wong |
| 5. District Manager's Report | Bob Gormley |

BUSINESS SESSION

V. APPROVAL OF THE APRIL MINUTES

VI. STANDING COMMITTEE REPORTS AND OTHER BUSINESS

- | | |
|-----------------------------|--------------------------|
| 1. Landmarks | Chenault Spence |
| 2. SLA Licensing | Robert Ely/Donna Raftery |
| 3. Quality of Life | William Benesh |
| 4. Traffic & Transportation | Shirley Secunda |

VII. NEW BUSINESS

VIII. ADJOURNMENT

DRAFT

June 2022						
◀ May 2022						Jul 2022 ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 PARKS/WATERFRONT	2 TRAFFIC & TRANSPORTATION	3	4
5	6 QUALITY OF LIFE	7 SLA 1 LICENSING	8 LAND USE	9 SLA 2 LICENSING	10	11
12	13 EXECUTIVE (5:30PM)?	14 BYLAWS (5:30PM) LANDMARKS	15	16 LANDMARKS 2 (if necessary)	17	18
19 Father's Day	20 JUNETEENTH HOLIDAY	21 EXECUTIVE	22	23 FULL BOARD	24	25
26	27 ARTS & INSTITUTIONS	28 EQUITY, RACE & JUSTICE	29 ECONOMIC DEV. & SMALL BUSINESS	30 HUMAN SERVICES	NOT MEETING SCHOOLS & EDUCATION	

Jeanine 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

Treasurer Report - May 2022
 Fiscal Year: July 1, 2021 to June 30, 2022

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	Fiscal Yr Projection		Current	
Accounts				
Street Fair Funds - Beginning July 1, 2021	\$	64,263.50	\$	64,263.50
Revenues				
City Funds ¹	\$	263,793.00	\$	263,793.00
Street Fair Funds - FY21 ²	\$	2,813.00	\$	-
	\$	330,869.50	\$	328,056.50
Expenses				
<i>Personnel Services (PS)</i>				
Staff (Four)	\$	(246,512.00)	\$	(204,798.26)
<i>Other Than Personnel Services (OTPS)</i>				
Equipment & Software / Copy Machine	\$	(3,605.00)	\$	(3,083.97)
Postage	\$	(300.00)	\$	-
Professional Services ³	\$	(3,923.00)	\$	(1,944.91)
Subscriptions	\$	(751.00)	\$	(634.08)
Supplies	\$	(1,500.00)	\$	(842.58)
Telephone Services	\$	(2,926.00)	\$	-
	\$	(259,517.00)	\$	(211,303.80)
Balance	\$	71,352.50	\$	116,752.70

¹ Includes \$5,500 City Council Funds

² Reduced to two blocks for FY22

³ Office Cleaning, Live Streaming & Records Storage

Revised: May 18, 2022

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LANDMARKS & PUBLIC AESTHETICS 1

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held the first meeting in May on May 12, 2022, by video conferencing.

NOTE: There was not a quorum at the meeting.

Committee Members Present: Mostafa Osman (Presiding), Valerie De La Rosa, Brian Pape, **Board Members Absent with Notice:** Chenault Spence, Susan Gammie, Anita Brandt, Bo Riccobono, Eugene Yoo

Board Members Absent without Notice:

Public Members Present: Albert Bennett,

Public Members Absent with notice: Andy Clark

Board members: Donna Raftery

1. *149 Mercer St. – Application is to replace the existing, non-historic storefront and building entrance door with new contemporary infill and new signage.

Whereas:

A. The plate glass, replacing windows with mullions, is out of character with the building and the neighborhood; and

B. The adaptation of the door to comply with ADA regulations is acceptable from an aesthetic point of view, however it must be reviewed to ensure that the angle and slope comply with regulations; now

Therefore be it resolved that CB2 Manhattan recommends:

A. Approval of the change in design and configuration of the windows; and

B. Approval of the changes in the entrance to provide ADA access provided that it conforms to technical aspects of the regulations.

Unanimous

2. *113-119 Jane St. – Application is to alter basement-level doors and areaway, and new accessibility lift, rooftop addition: trellis wall, elevator bulkhead, mechanical equipment, and glass windscreen, construct a non-visible rear extension and enclosure of side alley, and alter non-visible rear façade.

Whereas:

- A. The building is an individual landmark and , as such, merits special consideration to preserve its generally intact condition; and
- B. The trellis (wooden screen wall) is visible, though not objectionable, and shortening the elevator bulkhead by 12” was agreed by the applicant; and
- C. The changes at ground floor and basement , in particular the sensitive design of the ADA compliant elevator do not harm the appearance of the building; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Approval of the rooftop alterations and additions provide that the elevator enclosure be made 12” lower as agreed by the applicant; and**
- B. Approval of the ground floor and basement changes and the unobtrusive ADA elevator storage.**

Unanimous

3. *244 W. 11th St. – Application is to restore repair the front façade and roof, construct an addition at the rear façade; excavate the existing cellar and rear yard, alter the existing front areaway, repair and replace the windows and doors at the front façade, and install new HVAC mechanical systems.

Whereas:

- A. The front facade restoration is in keeping with the building; and
- B. The rooftop addition is highly visible and objectionable; and
- C. The rear facade is without historic reference and is not in harmony with the courtyard and neighboring buildings;
- D. The three floors of rear facade picture windows are not in any way related to the building or the neighboring buildings; now

Therefore be it resolved that CB2 Manhattan recommends:

- A. Approval of the front facade restoration; and**
- B. Denial of the highly visible rooftop additions; and**
- C. Denial of the rear facade restoration and further recommends that it preserve the historical design of the building; and**
- D. Denial of the rear picture windows on the basement and parlor floors, and that the windows reference historic style with smaller panes and a suggestion of the tripartite configuration at the parlor floor; and**
- E. Denial of the second floor window and that there be windows closer to the original design and configuration.**

Unanimous

4. *118 W. 13th St. – Application is to alter and repair the existing fence, create a new egress door, add a canopy to the existing accessible entrance, provide new windows for the entire front facade, and expand the (western) rooftop bulkhead, an expansion of the existing (eastern) bulkhead, relocation of mechanical equipment, a new rooftop trellis, and changes to the rear courtyard – lowering the terrace level, shifting of window locations on the courtyard and rear facades, and the application of a mineral stain finish to the courtyard walls.

Whereas:

- A. The front facade egress door is without detail to harmonize with the facade, the second floor windows are not suitable, and there is a lack of details at the main entrance; and**
- B. A marquee is proposed and, though not in the style of the building serves a useful purpose for the ADA entrance and is not objectionable; and**
- C. The rooftop additions are objectionably visible; and**
- D. The continuation of the bay windows to higher floors and the reconfiguration of the smaller windows is in keeping with the building and enhance the rear facade**

Now therefore be it resolved that CB2 Manhattan recommends:

- A. Approval of the restoration of the front facade provided that attention is given to detailing of the entrance and egress doors and that the second floor windows be in the style of the building; and**

B. Approval of the marquee.

C. Denial of the highly visible rooftop additions and that they be reconfigured toward the rear of the building; and

D. Approval of the rear bay windows and the reconfiguration of the other windows.

Unanimous

5. *176 Waverly Pl. - Application to restore front facades, demolish the existing extensions, construct new extensions with window walls, excavate the cellar and the rear garden, and construct a penthouse addition.

Whereas:

A. The sensitive front facade restoration is in keeping with the building; and

B. The lowering of the cellar approximately 6'4" is acceptable provided that care its taken for the preservation of the building and the neighboring properties; and

C. The rooftop addition, though difficult to see on account of trees is, from the rendering, rather visible but not objectionable; now

Therefore be it resolved tha CB2 Manhattan recommends:

A. Approval of the facade and the rooftop addition: and

B. Approval of the excavation provided that all regulations are carefully followed and that care is taken to do no harm to the building and the the neighboring properties.

Unanimous

Respectfully Submitted,

Chenault Spence, Chair
Mostafa Osman, presiding

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
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Bob Gormley, *District Manager*



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LANDMARKS & PUBLIC AESTHETICS COMMITTEE

The Community Board 2, Manhattan Landmarks and Public Aesthetics Committee held its second May meeting on May 16, 2022, by video conferencing.

Committee Members Present: Chenault Spence (Chair), Susan Gammie (Vice-Chair), Valerie De La Rosa, Brian Pape, Bo Riccobono

Board Members Absent with Notice: Mostafa Osman, Anita Brandt

Board Members Absent without Notice:

Public Members Present: Albert Bennett, Andy Clark

Public Members Absent with notice:

Board members: Carter Booth, Donna Raftery

1. ~~*225 W. 4th St.— Application is to alter the façade, replace an enclosed sidewalk cafe, and replace window and signage. (Laid Over)~~

2. ***105, 107 Bank St.- Application is to connect the two buildings internally; restore the façade, repair the masonry, and areaway alterations at 105 Bank; install new windows at the secondary, east façade of 105 Bank; at both rear yards, remove the existing extensions, construct new rear yard extensions at both buildings, and an expansion of the existing (eastern) bulkhead.**

Whereas:

A. A prior application for 107 Bank Street has been heard and subsequently 105 was added to the project to be combined into one building; and

B. Number 105 has been considerably altered and much of the original detail and the stoop are missing and a historic photograph illustrates that 105 was built more simply than 107, though they are originally a part of one five house row; and

C. The rear additions to both buildings will be removed; and new additions are proposed; and

D. The proposed alterations to 105 remove the stucco, retain a basement entrance in a different location, reconfigure the top floor windows to their original small size and add a cornice; and

E. The 107 basement entry will be retained and the doors will be replaced with ones more suitable to the building; and

F. The 107 entry will be restored to historic condition and

G. The proposal preserves the appearance of two separate houses that, though similar, are not matching; and

H. The side elevation of 105, giving onto an alley, will have stucco removed and 6 lot line windows installed and the brick parapet height from the front will be continued down the side; and

I. The rooftop addition to 105 is highly visible and considerably exceeds the standard of visibility for rooftop additions to row houses in the district; and

K. The extensions will be clad in brick and grey metal or copper on both buildings will be removed and new extension of a modest depth with large, multi-pane windows with plate glass central sections on the lower three floors and traditional windows on the two upper stories; and

L. The extension for 105 is the full height of the building and fails to respect the principle of the top floor rear wall being in its original plane; and

M. There are balconies variously on the parlor, second and third floors; and

N. The plate glass central portion of windows on the basement and parlor floors are without historic reference and unsuitable to the house; and

O. Members of the public spoke against the visibility of the 105 penthouse and expressed concern that care be taken with excavation and the cobblestone street during construction; now

Therefore be it resolved that CB2 Manhattan recommends:

A. Approval of the front facade restoration that commendably preserves the separation of the facades as two distinct houses; and

B. Approval of the lot line windows and the addition of a parapet on the east side; and

C. Denial of the penthouse on 105 as objectionably visible from public thoroughfares; and

D. Denial of the rear addition to 105 unless it is reduced by one story and that the top story back wall preserve the line of the original back wall; and

E. Denial of the rear addition to 107 unless the windows on the basement and parlor floors are of a design more suitable to the building.

Unanimous

3. *65 Spring St. – Application is to construct a 1-story rear yard addition, reconfigure fire escapes and egress route, and install guard rails and privacy screens on the roof of the addition; and

Whereas

A. At a prior hearing the application was incomplete - most notably in the absence of a mockup of the proposed extension and the fences on its roof; and

B. The second application for this hearing also lacked a mockup despite the fact that the applicant was notified that this was expected to be sent before the hearing; and

C. The application before us still has no mockup and the extension, without the rooftop screens, is depicted in a drawing that is deceptively labeled as a mockup; and

D. This drawing purports to show visibility of the extension and screens, but shows no screens and the applicant, after pointed questioning, conceded that there would be visibility of the screens from this vantage point; and

E. This photograph is taken from the gutter on the near side of Lafayette Street and the applicant neglected to provide a photograph from the far side of the street, from where there would clearly be considerable visibility ; and

F. In this, and other instances, the applicant was elusive and misleading in his responses to questions, and questions had to be asked repeatedly in order to elicit an accurate response.

G. In the exchange concerning visibility and in other instances the applicant was elusive and gave inaccurate answers to questions posed; and

H. Unusually for a landmarks hearing, there was discussion of the egress in order to ensure that a proposal that could not be built on account of building and fire regulations was being considered; and

I. The applicant represented that the extension, the configuration of the fire escapes and egress routes and the screens had been approved by the Department of Buildings but presented no verification for this assertion; and

J. The proposal for the addition, completely filling the back yard is one story above grade with railings and solid black privacy screens on the roof and is clearly visible from a public thoroughfare (Lafayette Street).

K. There was testimony from the public objecting to the visibility and assorted matters not related to the landmarks application; now

Therefore be it resolved that CB2 recommends:

A. Denial owing to a second incomplete application: to wit the absence of a mockup, which is routine for applications of this kind, of the proposed construction in order to make it possible to make an accurate appraisal of the visibility of the proposed construction; and

B. Further, denial is recommended based on the photographs and drawings provided in lieu of a mock-up which show that there is considerable, undesirable visibility of both the extension and the solid black privacy screens from a public thoroughfare

Unanimous

Respectfully Submitted,

A handwritten signature in cursive script that reads "Chenault Spence".

Chenault Spence

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SLA LICENSING COMMITTEE 1

The SLA Licensing Committee #1 of Community Board 2, Manhattan, held a meeting at 6:30PM on Tuesday, May 3, 2022 at Community Board 2 Conference Room, 3 Washington Square Village, #1A and via Video Conference.

Committee Board Members Present: R. Ely (Co-Chair), D. Raftery (Co-Chair), C. Booth, C. Flynn, P. Laraia, L. Rakoff, Dr. S. Smith, S. Wittenberg and A. Wong

RESOLUTIONS:

- 1. Organic Grill, Inc., (from 123 1st Ave.) 133 W. 3rd St. 10012 (RW – Restaurant) (Removal and Relocation)**
 - i. Whereas,** the General Manager, who is also the Applicant's mother, appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Removal and Relocation of an existing Restaurant Wine Liquor License (SN#1267131) to operate a family oriented Vegan restaurant on the ground floor of a R7-2 zoned 4-story, mixed-use building (c. 1900) on West 3rd Street between MacDougal Street and Sixth Avenue (Block #543/Lot #67), the building falls within NYC LPC's designated South Village Historic District; and
 - ii. Whereas,** the ground floor premises is approximately 1,200 sq. ft., there will be 14 tables with 28 seats and one (1) food service bar with no seats, for a total patron occupancy of 28 persons; the premises has one (1) door which will serve as patron ingress and egress and two (2) bathrooms; there will be no sidewalk café or roadbed seating operating under the Open Restaurants program; and
 - iii. Whereas,** the applicant's hours of operation are from 12 PM to 12 AM Sundays through Saturdays (7 days a week); music is quiet background only consisting of music from iPod/CDs; there is no dancing, DJs, live music, promoted events, scheduled performances or cover fees, velvet ropes, or movable barriers; and
 - iv. Whereas,** the Applicant has been operating a restaurant under this name for the past twelve years in the East Village with a Restaurant Wine license for 10 years, is relocating the restaurant to the address of the instant application and will be following the same method of operation as was used at the previous location; and

- v. **Whereas**, the premises was previously operated as a Japanese Noodle and Ramen restaurant with a Restaurant Wine License (SN#1283408) from approximately 2015–2020 with the same hours and method of operation; and
- vi. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the method of operation of the Restaurant Wine License, with those stipulations as follows:
1. Premises will be advertised and operated as a full-service, family-oriented vegan restaurant with the kitchen open and full menu items available until closing every night.
 2. The hours of operation will be 12 PM to 12 AM Sunday through Saturday (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 any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 5. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences at any time.
 6. Will not have any televisions.
 7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 8. Will not install or have French doors, operable windows or open facades.
 9. Will not make changes to the existing façade except to change signage or awning.
 10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
 14. 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.
 15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends **denial** of the application for a Removal and Relocation of the existing Restaurant Wine License in the name of **Organic Grill, Inc., (from 123 1st Ave.) 133 W. 3rd 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 in favor (9–0)

2. Mansions Catering, Inc., 80 Fifth Ave. 10011 (OP – Catering) (Corporate Change)

- i. Whereas,** the Applicant and the Applicant’s Representative appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Corporate Change to an existing On-Premises Catering License (SN#1100267) to operate a Banquet Hall on the 17th Floor of a C6-4M / C6-2M zoned 17-story, commercial building (c. 1908, altered 1987) on Fifth Avenue between 13th and 14th Streets (Block #577/Lot #39); and
- ii. Whereas,** the premises is approximately 8,000 sq. ft., there will be a maximum of 18 tables with 180 seats and one (1) permanent bar and no more than two (2) additional bar stations depending on the size of the event, none of the bars having seats, for a total maximum patron occupancy of 180 persons; the premises has one (1) entrance, three (3) exits and three (3) bathrooms; there will be no sidewalk café or roadbed seating operating under the Open Restaurants program; and
- iii. Whereas,** the applicant’s hours of operation are from 5 PM to 1 AM Sundays through Saturdays (7 days a week); and
- iv. Whereas,** the Principal for the business (Sam Milliken) recently passed away, and his wife, the executor of his estate, and his team of business partners/managers wish to continue their business partnership into the future; and
- v. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Catering License, with those stipulations as follows:
 1. Premises will be advertised and operated as a Banquet Hall.
 2. The hours of operation will be 5 PM to 1 AM 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 any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
 5. No music will be audible in any adjacent residences at any time.
 6. Will have televisions and/or projectors but will not use for broadcast television (i.e. no sporting events, etc.)
 7. Will not install or have French doors, operable windows or open facades.
 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 will obtain a Place of Assembly Certificate and keep current at all times required Permits and Certificates.
 10. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.

11. Will not have any of the following: velvet ropes or barricades, or doormen/security personnel.
12. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends **denial** of the application for a Corporate Change to the existing On-Premises Catering License in the name of **Mansions Catering, Inc., 80 Fifth Ave. 10011, unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Catering License.

Vote: Unanimous in favor (9–0)

3. **Osteria Piemonte Corporation, d/b/a San Carlo Osteria Piemonte, 90 Thompson St. 10012** (OP – Restaurant) (Corporate Change)
 - i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a Corporate Change to an existing On-Premises Restaurant License (SN#1290620) to operate a quiet, “low key and romantic” Italian restaurant serving Northern Italian food in the ground floor of a R7-2 zoned (with an M1-5A overlay), two (2)-story, mixed-use building (c. 1900) on Thompson Street between Spring and Prince Streets (Block #502/Lot #2); and
 - ii. **Whereas**, the premises is located in a 2,075 sq. ft. ground floor space (1,100 sq. ft. first floor and 975 sq. ft. basement) with French doors that open out to the sidewalk, there will be 20 tables and 43 seats, one (1) stand up bar with six (6) seats for a total seating occupancy of 49, there will be one (1) TV behind the stand-up bar, there will be a full service kitchen, one (1) bathroom and one (1) entrance/exit for patrons; and
 - iii. **Whereas**, the hours of operation will be from 7 AM to 12 AM Sunday through Thursday and 7 AM to 1 AM Friday and Saturday; all doors and windows will close at 9 PM every night except for patron egress; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes or movable barriers; and
 - iv. **Whereas**, there is roadbed seating operating under the temporary Open Restaurants program on Sullivan Street, roadbed seating will not exceed the business frontage or block the residential entryway and will have no more than five (5) tables and twenty (20) patron and will close no later than 10 PM nightly; and
 - v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:

1. Premises will be advertised and operated as a quiet full-service Italian Restaurant serving Northern Italian food with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 7 AM to 12 AM Sunday through Thursday and 7 AM to 1 AM Friday and Saturday). No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for roadbed seating operating under the temporary Open Restaurants program on Thompson Street. Roadbed seating not exceeding the business frontage of the licensed premises and not blocking the residential entryway will have no more than five (5) tables.
5. Roadbed seating will close no later than 10 PM. All patrons will be removed at this time with the area closed off to patrons. No exterior music, speakers or TVs. No sidewalk seating.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences anytime.
7. Will have no more than one (1) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
8. Will close all doors and windows at 9 PM every night, allowing only for patron ingress and egress.
9. No patron occupancy/service to any portion of the basement of licensed premises.
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 not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
13. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will not have any of the following: dancing, DJs, live music, promoted events, any event for which a cover fee is charged, scheduled performances, velvet ropes or barricades, or doormen/security personnel.
16. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Man. recommends denial of the application for a Corporate Change to the existing On-Premises License in the name of **Osteria Piemonte Corporation, d/b/a San Carlo Osteria Piemonte, 90 Thompson 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 SLA On-Premises License.

Vote: Unanimous in favor (9-0)

4. **Musket Hospitality, LLC d/b/a Musket Room, 265 Elizabeth St. 10012** (OP–Restaurant, Alteration to remove tables and add service bar on interior and add backyard)
- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for an Alteration Application to an existing On-Premises Restaurant License (SN#1268066) to add the backyard to the On-Premises Restaurant license and remove four (4) tables and eight (8) chairs, adding a service bar for service to the backyard, the restaurant being located in the ground floor of a C6-2, four (4)-story, mixed-use building (c. 1899) on Elizabeth Street between East Houston and Prince Streets (Block #508/Lot #30), the building falling within the Special Little Italy District; and
 - ii. **Whereas**, the premises is located in a 2,600 sq. ft. ground floor space (1,500 sq. ft. ground floor and 1,100 sq. ft. basement); the basement being used for kitchen, public bathrooms and storage only; there will 22 tables and 48 seats, one (1) stand up bar with nine (9) seats for an interior seating occupancy of 57 and five (5) tables with 14 seats in the backyard for an exterior seating of 14 and total patron occupancy of 71 not inclusive of staff; there is one (1) bathroom and one (1) entrance/exit for patrons; and
 - iii. **Whereas**, the hours of operation for both the interior and exterior backyard premises are 11 AM to 11 PM Sunday, 11 AM to 12 AM Monday through Thursday and 11 AM to 1 AM Friday and Saturday; all doors and windows close at 8 PM every night except for patron egress; music is quiet background only generated from iPod/CDs; there is no dancing, DJs, promoted events, scheduled performances or cover fees, velvet ropes, movable barriers; and
 - iv. **Whereas**, this application being subject to the 500 foot rule, the Applicant having executed stipulations in 2012, including no use of the backyard by staff or customers aside from the maintenance of a garden, underscoring that there would be no use or future expansion of the licensed premises into the backyard garden, forming the public interest for the Applicant’s On-Premises license; and
 - v. **Whereas**, the rear yard is surrounded by many residential apartments, one next door resident spoke of being able to hear a pin drop in the back yard due to the nature of sound bouncing off all the adjacent building walls, there were concerns that although the Applicant did outreach and received some letters of support from the neighboring building, the Applicant had not spoken with anyone in the 30 unit building immediately behind the rear yard or buildings not immediately adjacent but located within the rear yard residential donut extending through the block; and
 - vi. **Whereas**, several residents who were not contacted by the applicant appeared in opposition citing past disruptive experiences with improper use of the rear yard by a previous operator; and,
 - vii. **Whereas**, the instant application being the addition of the backyard to the licensed premises, the Applicant having never presented a certificate of occupancy or letter of no objection permitting eating and drinking in the rear yard or a kitchen being located in the basement, there being no permit in place for the use of the backyard, there being no Place of Assembly

Certificate for the increased capacity with staff of over 75 persons which is required to ensure safe and proper egress; there being no separate emergency exit path or safe haven area for the rear yard, the licensing and service of alcohol into the rear yard presenting significant noise and privacy impacts for those adjacent residents, especially when no safety permit have been presented; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the Alteration Application to the On-Premises Liquor License application for **Musket Hospitality, LLC d/b/a Musket Room, 265 Elizabeth St. 10012**; and

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

Vote: Unanimous in favor (9-0)

- 5. Two Smoking Barrels, LLC d/b/a TBD, 643 Broadway aka 75 Bleecker St., Ground & Lower Level 10012** (OP – Bar/Tavern) (DJ) (Live Music-Jazz Singer) (Patron Dancing) (Security Personnel) (Temp. Retail Permit)
- i. Whereas**, the Applicant appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application for a new On-Premises Liquor License to operate a restaurant, café and lounge in the ground floor, cellar and sub-cellar of a C6-2 zoned, five-story, mixed-use building (c. 1878, altered 1970) on Broadway at the northwest corner of Bleecker Street (Block # 532/Lot #25), the building falling within the designated NoHo Historic District; and
 - ii. Whereas**, the premises is approximately 6,600 sq. ft. (1,600 on the ground floor, 2,500 sq. ft. in the cellar and 2,500 sq. ft. sub-cellar, the sub-cellar being connected to the cellar by an interior staircase and not being for patron uses, the cellar being connected to the ground floor by both an interior staircase as well as having direct access from separate doorways on both Broadway and Bleecker Street); the ground floor premises will have 19 tables and 38 seats and one (1) food counter with no seats for a ground floor seated occupancy of 38 seats, the cellar premises will have eight (8) tables with 52 seats (some tables are banquettes), one (1) bar with 18 seats for a total seated patron cellar occupancy of 70 and total overall seated patron occupancy of ground floor and cellar being 27 tables and 90 seats and one (1) stand up bar with 18 seats for 108 seated patrons total, the maximum legal capacity being 299 persons (79 on the ground floor and 220 in the cellar); there are two (2) entries serving as patron ingress and egress on the ground floor on Broadway and one (1) door on Bleecker Street serving as egress from the cellar when the ground floor is closed and emergency egress at all times, there is one (1) kitchen located on the ground floor and four (4) bathrooms located in the cellar; and
 - iii. Whereas**, the Applicant stated that both the ground and cellar floors will operate under one DBA name with hours of operation on the ground floor being Sunday through Wednesday from 8 AM to 10 PM, Thursday through Saturday from 8 AM to 12 AM and in the cellar being from 4 PM to 4 AM Sunday through Saturday (7 days a week); music would be quiet

background only on the ground floor; the cellar floor plan indicates an entertainment area which the Applicant stated would have DJs and, during the “quieter nights of the week,” live acoustic jazz and/or jazz singers but with no additional amplification adjacent to a large area for standing; and

- iv. **Whereas**, from 2010–2013 the premises had been operated by Corner Shop, LLC with an On-Premises liquor license as a restaurant serving healthy rustic cuisine from breakfast through dinner on the ground floor with the downstairs premises featuring a seated lounge area with bar offering high end cocktails in addition to the food menu; Corner Shop, LLC having negotiated extensive stipulations with CB2 and local residents in regards to having closing hours no later than 2 AM, garbage collection, seating, use of exits, and noise mitigation among other items, including additionally entering into a Memorandum of Understanding with 77 Bleecker Street Corp. and 643 Broadway Holdings LLC; and
- v. **Whereas**, in 2014 a new On-Premises liquor license was granted to 643 Broadway Holdings LLC via a “transfer” of the license held by Corner Shop LLC, the applicant having appeared before CB2, Man. in September/2013 and agreeing to operate in the same manner of operation, with the same stipulations including the Memorandum of Understanding as Corner Shop LLC; and
- vi. **Whereas**, prior to Corner Shop LLC, the liquor license for this location was revoked by the SLA and this location had an extensive history of drug arrests, fires, cabaret operations, noise, outdoor crowding and other quality of life issues, the basement location being a notorious club, focal point for police activity, and a menace to the local community; and
- vii. **Whereas**, the multi-level premises is operating under one name despite the ground floor closing four hours earlier than the basement, there being a separate and distinct entrance on Broadway to the cellar premises which is also accessed from the interior of the ground floor restaurant, all the bathrooms are located in the cellar requiring access to the cellar at all hours of operation for the ground floor during the day, the cellar operating as a lounge and having a separate, limited food menu and there being only one security guard each night for the cellar premises contrary to guidance from the NYPD for nightlife establishments for proper security staffing; concerns being raised regarding the managing of the two spaces as they were following different methods of operation during overlapping hours of operation including the use of DJ’s in the basement; there being no kitchen or food prep area in the cellar, the food service to the cellar would utilize the same stairway as restaurant patrons accessing the bathrooms and/or patrons of the cellar lounge; the applicants having no prior experience as principals operating late night establishments with DJ’s, live music and security; and
- viii. **Whereas**, the premises is surrounded by large residential buildings with Bleecker Street being a narrow street and relatively quiet in this location and while the Applicant did outreach to NoHo Bowery Stakeholders and supplied petitions in support from some local residents, there was no direct outreach to the co-op boards of 77 Bleecker, 88 Bleecker or 643 Broadway, all of whom surround the premises, or residents of those building who had previously been involved in the extensive stipulations agreed to by past applicants, including one as recently as January/2021, some of those residents sending emails stating they were unaware of the application and oppose the 4 AM closing time; concerns being raised about the late hours of

the cellar space in the instant application, the Applicant's stating that their business model for the cellar was targeted towards and completely depended upon the hours after midnight, the prime hours being 12am to 3am, there was a willingness to close at 3 AM Sunday through Wednesday but no earlier and no change in hours Thursday through Saturday; and

- ix. **Whereas**, the immediate adjacent buildings consisting of multiple residential buildings having been impacted in the past by noise outside this premises with previous applicants agreeing to many stipulations that mitigated noise and club activity on Bleecker Street in particular from both patrons, employees and trash collection, the Applicant having no plan for curtailing noise from patrons arriving or leaving in the early morning hours aside from stating that they will be high-end establishment with a different level of clientele and service than those that were problematic in the past; and
- x. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant 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, with there being 28 active licensed premises within 750 feet of the subject premises, in addition to 4 pending licenses, there being no willingness to reduce the hours of operation in the cellar premises along with a lack of the extensive stipulations and Memorandum of Understanding that all applicants since 2010 have agreed to which included addressing issues of garbage, seating, exits, smoking and noise; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends denial of the On-Premises Liquor License application for **Two Smoking Barrels, LLC d/b/a TBD, 643 Broadway aka 75 Bleecker St., Ground & Lower Level 10012**; and

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

Vote: Unanimous in favor (9-0)

- 6. **Pen and Frog Social Club, LLC f/k/a L. Johnson on Behalf of an Entity TBD, 86 Bedford St. 10014** (OP – Restaurant)
 - i. **Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a On-Premises Restaurant License to operate an upscale American restaurant in the ground floor of a R6 zoned, three (3)-story, mixed-use building (c. 1831, renovated 2009) on Bedford Street between Barrow and Grove Streets (Block #588/Lot #3), the building falling within the Greenwich Village Historic District; and
 - ii. **Whereas**, the premises is located in a 1,900 SF ground floor space (1,300 sq. ft. first floor connected by an interior staircase to a 500 sq. ft. basement, the basement being used for storage purposes only); there will be 16 tables and 50 seats, one (1) stand up bar with ten (10)

seats for a total seating occupancy of 60; there is one (1) entryway serving as both patron ingress and egress, one emergency exit and two (2) bathrooms; there will be no sidewalk café or roadbed seating; and

- iii. Whereas,** the hours of operation will be from 5:30 PM to 12 AM Sunday through Saturday (7 days a week); all doors and windows will be closed at all times except for patron egress; music will be quiet background only consisting of music from iPod/CDs; there will be no dancing, DJs, promoted events, no scheduled performances or cover fees, velvet ropes, movable barriers; and
- iv. Whereas,** the premises had been operated from 2015 to 2021 as Chumley's (SN#1291310) which was a "restoration and revival of a historical NYC landmark and speakeasy" of which various iterations have existed at this location since 1922; and
- v. Whereas,** the Applicant originally appearing before CB2, Man. in March/2022 with closing hours of 12 AM Sunday through Wednesday and 1 AM on Friday and Saturday and had reached out to the local block association (the Bedford Barrow Block Association), but was unaware to reach out to other immediate residents who were involved with the application in 2015; while the Applicant and Block Association were in agreement on most aspects of the instant application, the Block Association and other nearby residents were requesting closing hours of 11 PM and 12 PM, the premises being located on a very narrow street in a heavily residential neighborhood, the Applicant agreeing to lay over the application to do additional outreach to adjacent neighbors; and
- vi. Whereas,** following further outreach, the Applicant appeared again this month and agreed to hours of 5:30 PM to 12 AM Saturday through Sunday, having no outdoor seating either on the sidewalk or in the roadway, closing all doors and windows at all times and agreed to use best efforts to ameliorate any issues with the venting system including baffling sound which was an additional issue that came up during further outreach to adjacent residents; and
- vii. Whereas,** this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by adding another liquor license at this location, the Applicant having done extensive reach to the block association, adjacent and nearby residents, obtaining most of their support with the agreed upon stipulations being reasonable, the public interest being established albeit subject to the Applicant and Licensee abiding by those agreed upon stipulations; and
- viii. Whereas,** the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Man. that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service upscale American restaurant/tavern with the kitchen open and full menu items available until closing every night.
 - 2. The hours of operation will be 5:30 AM to 12 AM Sunday through Saturday (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 other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating now under the temporary Open Restaurants program or at any time in the future under any permanent program.
5. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences any time.
6. Will not have televisions.
7. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
8. Will close all doors and windows at all times, allowing only for patron ingress and egress
9. Will work with the community and use best efforts to ameliorate any issues with the venting system including baffling sound and remain in compliance with all NYC Mechanical Codes.
10. Will not have patron occupancy/service to any portion of the basement of licensed premises.
11. Will not install or have French doors, operable windows or open facades.
12. Will not make changes to the existing façade except to change signage or awning.
13. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
14. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
15. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. 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.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant License in the name of **Pen and Frog Social Club, LLC f/k/a L. Johnson on Behalf of an Entity TBD, 86 Bedford St. 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA On-Premises License.

Vote: Unanimous in favor (9–0)

7. Jo-Rach, Inc. d/b/a Café Palermo, 191 Grand St. 10013 (OP – Restaurant)

- i. **Whereas**, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee #1 via video conference to present an application to the NYS Liquor Authority for a On-Premises Restaurant License to operate a serving Northern Italian food in the ground floor of a on the ground floor and cellar of a C6-2G-zoned,

six (6)-story mixed-use building (c. 1900) on Grand Street between Mott and Mulberry Streets (Block #237/Lot #12) in the Special Little Italy District; and

- ii. **Whereas**, the interior ground floor premises is approximately 1,800 sq. ft. with 1,000 sq. ft. on the ground floor and approximately 800 sq. ft. in the basement connected by an interior stairway of approximately 20 steps; there will be nine (9) tables with 33 seats and one (1) bar with 12 seats on the ground floor and seven (7) tables with 14 seats and one (1) bar with six (6) seats in the cellar for a total patron occupancy of 65 seats; there is one (1) bathroom on each floor for a total of two (2) bathrooms and there are two (2) entries used for patron egress and ingress; and
- iii. **Whereas**, the hours of operation are 11 AM to 12 AM Sunday through Thursday and 11 AM to 2 AM Friday and Saturday; there will be one (1) television; music will be quiet background only consisting of music from iPod/CD's, no music will be audible in any adjacent residences at any time; 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; and
- iv. **Whereas**, there will be a sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Mulberry Street, the sidewalk café will be located adjacent to the licensed premises and consisting of no more than nine (9) tables and eighteen (18) seats and roadbed seating not exceeding the business frontage of licensed premises with five (5) tables and twenty (20) seats; all sidewalk and roadbed seating will end at 11 PM; and;
- v. **Whereas**, the Applicant first appeared in August/2021 for this application with closing hours on the interior of 2 AM, 7 days a week on the interior and 1 AM, 7 days a week on the exterior with plans to add operable doors along the frontage on Grand Street, that application being denied as due to the Applicants unwillingness to compromise on any of these issues; and
- vi. **Whereas**, this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest would be served by adding another liquor license at this location, there being 78 active licensed premises within 750 feet of the subject premises, in addition to 5 pending licenses, the Applicant returning to CB2, Man. with the instant application which reduced the hours on both the interior and exterior premises and agreeing that they will not be adding operable doors along Grand Street, the public interest being established albeit subject to the Applicant and Licensee abiding by the agreed upon stipulations; and
- v. **Whereas**, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan that they agreed to submit to the SLA and agreed would be attached and incorporated into the method of operation of the On-Premises Restaurant License, with those stipulations as follows:
 - 1. Premises will be advertised and operated as a full-service family restaurant serving Italian food, paninis and desserts with the kitchen open and full menu items available until closing every night.

2. The hours of operation will be 11 AM to 12 AM Sunday through Thursday and 11 AM to 2 AM Friday and Saturday. No patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of the premises to be operated in that manner.
4. Will not operate a backyard garden or any outdoor area for commercial purposes except for a certified sidewalk café and roadbed seating operating under the temporary Open Restaurants program on Mulberry Street. Sidewalk café is located immediately adjacent to the storefront with no more than nine (9) tables and eighteen (18) patron seats and roadbed seating not exceeding the business frontage of licensed premises with five (5) tables and twenty (20) patron seats.
5. Sidewalk café and roadbed seating will close no later than 11 PM. All tables and chairs will be removed/secured at this hour. No exterior music, speakers or TVs.
6. Will play quiet ambient recorded background music only, inclusive of any private parties or events. No music will be audible in any adjacent residences any time.
7. Will have no more than one (1) television(s) no larger than 55". There will be no projectors and TV will operate in "closed caption" mode only without sound.
8. Will close all doors and windows at 10 PM every night, allowing only for patron ingress and egress
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
12. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
13. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
14. 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.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for an On-Premises Restaurant License in the name of **Jo-Rach, Inc. d/b/a Café Palermo, 191 Grand St. 10013**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the "Method of Operation" of the SLA On-Premises License.

Vote: Unanimous in favor (9-0)

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

8. Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012 (RW – Restaurant, Alteration to add Backyard)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for an Alteration to an existing Restaurant Wine License application to June/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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Areppas 3, LLC d/b/a Areppas, 25 Cleveland Pl. 10012, until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

9. Bibliotheque, LLC, 54 Mercer St. 10013 (TW – Bar/Tavern)

Whereas, at this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a Tavern Wine License application to June/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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Bibliotheque, LLC, 54 Mercer 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 in favor

10. Hernandez on Behalf of Entity to be Determined d/b/a To Be Determined, 125 University Pl. 10003 (TW – Bar/Tavern)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a Tavern Wine License application to June/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;

and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Hernandez on Behalf of Entity to be Determined d/b/a To Be Determined, 125 University Pl. 10003, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

11. Timoni, Inc. d/b/a Tre Giovani, 548 LaGuardia Pl. 10012 (OP – Restaurant) (Sidewalk Café) (failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant **failed to appear** on this application and did not provide information or explanation as to such non-appearance before CB2 Manhattan; and

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license **Timoni, Inc. d/b/a Tre Giovani, 548 LaGuardia Pl. 10012 until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order that this important step not be avoided and that the concerns of the Community be fully heard.

Vote: Unanimous in favor

12. Astor Entertainment, LLC d/b/a TBD, 163 Bleecker St. 10012 (OP – Restaurant) (Live Music-Jazz)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to withdraw** this application for an On-Premises 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **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 in favor

13. LLC to be Formed by Natalie Fackelmayer d/b/a Leon's, 817 Broadway, 2nd Fl. 10003 (OP – Restaurant)

Whereas, prior to this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **LLC to be Formed by Natalie Fackelmayer d/b/a Leon's, 817 Broadway, 2nd Fl. 10003, until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order

Vote: Unanimous in favor

14. Westside Museum, LLC d/b/a To Be Determined, 427 Broadway 10013 (OP-Amended to Restaurant from Bar/Tavern)

Whereas, at this month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Westside Museum, LLC d/b/a To Be Determined, 427 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

Vote: Unanimous in favor

15. Wallabout Entertainment, LLC d/bn/a TBD, 643 Broadway 10012 (OP – Restaurant/Bar) (DJ) (Video/Arcade Games) (DOT Open Restaurants Program)

Whereas, prior to this month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to withdraw** this application for an On-Premises 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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed On-Premises Liquor License, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Wallabout Entertainment, LLC d/bn/a TBD, 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 in favor

16. 428 LGT, LLC d/b/a Pending, 428 Lafayette St., Grnd. Fl. & Basement Cellar, 1st & 2nd Flrs. 10003 (OP – Restaurant) (DJ) (Patron Dancing) (Live Music-Variety Types) (Comedy, Spoken Word) (Security Personnel) (DOT Open Restaurant Program)

Whereas, prior to month’s Community Board 2, Manhattan’s SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **428 LGT, LLC d/b/a Pending, 428 Lafayette St., Grnd. Fl. & Basement Cellar, 1st & 2nd Flrs. 10003, until** the Applicant has presented their application in front of CB2’s SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order

Vote: Unanimous in favor

17. Double J Operations, LLC d/b/a Kung Fu Rasta, 406 Broome St. 10013 (OP – Restaurant) (DJ) (Patron Dancing) (Employee Dancing) (Security Personnel) (DOT Open Restaurant Program)

Whereas, prior to month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Double J Operations, LLC d/b/a Kung Fu Rasta, 406 Broome St. 10013**, **until** the Applicant has presented their application in front of CB2's SLA Licensing Committee and CB2 has forwarded a recommendation to the SLA and requests that the SLA send this Applicant back to CB2, should this application proceed directly to the SLA, in order

Vote: Unanimous in favor

18. LA Residence, LLC d/b/a To Be Determined, 132 Crosby St., 12th Fl. 10012 (OP – Catering Facility-Private Event Only)

Whereas, prior to month's Community Board 2, Manhattan's SLA Licensing Committee Meeting on May 3, 2022 the Applicant requested **to lay over** this application for a On-Premises Liquor License application to June/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; and

THEREFORE, BE IT RESOLVED that Community Board 2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **LA Residence, LLC d/b/a To Be Determined, 132 Crosby St., 12th Fl. 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

Vote: Unanimous in favor

Respectfully submitted,

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



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SLA LICENSING COMMITTEE 2

The SLA Licensing Committee #2 of Community Board 2, Manhattan, held a meeting at 6:30 PM on Thursday Cinco de Mayo, 2022, via Zoom Conferencing.

Committee Board Members Present: R. Ely (Co-Chair), D. Raftery (Co-Chair), K. Bordonaro, Dr. S. Smith, M. Fitzgerald and S. Kent.

Committee Board Members absent with notice: C. Flynn.

Other Board Members Present: C. Booth.

RESOLUTIONS:

- 1. 28 Seventh Avenue South, LLC d/b/a Castamar f/k/a Sassy, 28 7th Ave. So. 10014** (New OP – Restaurant)
 - i. Whereas**, the Applicant and the Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Committee to present an application to the NYS Liquor Authority for an On-Premises Liquor License to operate a French restaurant and café in the entirety of a two (2)-story commercial building (c. 1920) ground floor of a C2-6 -zoned, two (2)-story commercial building (c. 1921) on 7th Avenue South between Bedford and Leroy Streets (Block #583 / Lot #38) in the Greenwich Village Historic District; and
 - ii. Whereas**, this identical Application was previously heard in July/2021 but the Principal for the business (Sam Milliken) recently passed away, and his wife, the executor of his estate, and his team of business partners/managers wish to continue their business partnership into the future, operating this restaurant which is opening; and,
 - iii. Whereas**, the licensed premises will include approximately 1,500 sq. ft. on the ground floor and 1,000 sq. ft on the 2nd floor/mezzanine connected by an interior staircase, the basement not included in the license; there will be eight (8) tables with thirty-nine (39) seats and one (1) stand up bar with four (4) seats on the ground floor and four (4) tables with eight (8) seats on the 2nd floor/mezzanine for a total of 51 patron seats; there is one (1) entryway used for both patron egress and ingress and two (2) patron bathrooms; and
 - iv. Whereas**, the licensed premises will have an unenclosed sidewalk café located immediately adjacent to storefront with no more than seven (7) tables and fourteen (14) seats, there will be

no other service of alcohol to any other exterior location, including the roadbed; the front façade, windows and doors will remain fixed and not operable; and

- v. **Whereas**, the agreed to hours of operation are 11AM to 12AM Sundays through Wednesdays and 11AM to 1AM Thursdays through Saturdays; music will be quiet background only consisting of music from iPod/CD's, no music will be audible in any adjacent residences at any; all doors and windows will be closed at all times; there will be no dancing, no DJs, no live music, no scheduled performances, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and
- vi. **Whereas**, the Applicant executed a stipulation 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 license as follows:
1. Premises will be advertised as a French café.
 2. The hours of operation will be 11AM to 12AM Sundays through Wednesdays and 11AM to 1AM Thursdays through Saturdays. All patrons will be cleared and no patrons will remain after stated closing time.
 3. Will operate a full service restaurant, specifically a French café with dishes that are characterized by an adaptation of classic French Cuisine Bourgeoise with the kitchen open and full menu items available until closing every night.
 4. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
 5. Will not have televisions.
 6. Will not operate a backyard garden or any outdoor area for commercial purposes except for a licensed sidewalk café located immediately adjacent to the storefront premises with no more than seven (7) tables and fourteen (14) patron seats.
 7. Sidewalk café will close no later than 11PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs. No roadbed seating.
 8. Will play quiet ambient recorded background music only. No music will be audible in any adjacent residences anytime.
 9. Will close all doors and windows at all times, allowing only for patron ingress and egress.
 10. Will not install or have French doors, operable windows or open façades.
 11. Will not make changes to the existing façade except to change signage or awning.
 12. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
 13. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
 14. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of beer or wine products.
 15. Will not have: dancing, DJs, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades, security personnel/door staff.

16. 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 On-Premises Liquor License for **28 Seventh Avenue South, LLC d/b/a Castamar f/k/a Sassy, 28 7th Ave. So. 10014, unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant above are incorporated into the “Method of Operation” on the SLA On-Premises License.

Vote: Unanimous in favor (5–0)

2. Mama Capri Corp. d/b/a Mama Capri, 89 Greenwich Ave., 10014 (New OP – Restaurant)

i. Whereas, the Applicant and the Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committees to present an application to the NYS Liquor Authority for a On-Premise Liquor License; the Applicant will operate a family restaurant featuring genuine Italian dishes in the Neapolitan tradition in the ground floor and basement of a C1-6-zoned (with an R6 overlay), six-story mixed-use building constructed in the 1920’s on Greenwich Avenue (Block #615/Lot#36) between West 12th and Bank Streets; and

ii. Whereas, this Applicant previously appeared before Community Board 2, Man. in November/2020 with an identical application but did not move forward at the NYSLA; and,

iii. Whereas, the premises is approximately 2,400 sq. ft. (1,500 sq. ft. ground floor and 900 sq. ft. basement – no patron use of basement) with 18 tables and 40 seats and one (1) bar with 10 seats for a total of 50 interior seats, there will be a forthcoming sidewalk café application for no more than eight (8) tables and 16 seats (previously existed); there are no other outdoor areas for patrons, the applicant provided a Certificate of Occupancy; and

iv. Whereas, the Applicant’s agreed to hours of operation will be Sunday to Thursday from 12PM to 11PM and Friday to Saturday from 12PM to 12AM, all patrons will be cleared and no patrons will remain after stated closing times, the sidewalk café will close at 11PM seven (7) days a week, no patrons will remain in the sidewalk café after the closing time; music will be quiet background only consisting of music from iPod/CD’s (i.e. no active manipulation of music – only passive prearranged music), all doors and windows will be closed at 10PM as stipulated, there will be no dancing, no DJ’s, no live music, no scheduled performances, no private parties, no cover fees or promoted events, no televisions, no velvet ropes or metal barricades, no security personnel/door staff; and

v. Whereas, the Applicant has executed and has had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the “Method of Operation” of the on-premise liquor license, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service Italian restaurant featuring dishes in the Neapolitan tradition with the kitchen open and full menu available until closing every night.
2. The hours of operation will be Sunday to Wednesday from 12PM to 11PM and Friday and Saturday from 12PM to 12AM. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not include a backyard garden or any outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
4. Will not operate as a “lounge,” tavern or sports bar or allow any portion of the premises to be operated in that manner.
5. Will not have televisions.
6. Will play quiet ambient recorded background music only from iPod/CD’s (i.e. no active manipulation of music – only passive prearranged music). No music will be audible in any adjacent residences at any time.
7. Will close all doors and windows at 10PM every night.
8. Will not install or have French doors, operable windows or open façades.
9. Will not make changes to the existing façade except to change signage or awning.
10. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
12. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
13. 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/door
14. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new Restaurant On-Premise Liquor License in the name **Mama Capri Corp. d/b/a Mama Capri, 89 Greenwich Ave., 10014**, **unless** the statements presented by the Applicant are accurate and complete and that the conditions and stipulations agreed to by the Applicant remain incorporated into the “Method of Operation” of the SLA Restaurant On-Premise Liquor License.

Vote: Unanimous in favor (5-0)

3. No-Thing Group, LLC d/b/a Pending, 9 Jones St. 10014 (New OP—Restaurant)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee for a new On Premise liquor license to operate a full-service restaurant serving Greek fare within a ground floor storefront within an eight-story

residential building (circa 1926) on Jones Street between Bleecker and West 4th Streets in Greenwich Village, this building falling within NYC LPC's designated Greenwich Village Historic District; and,

ii. Whereas, the ground floor storefront sought to be licensed was previously operated as Voula (2017-2020), a full service restaurant with a similar method of operation as presented here, the interior storefront being roughly 2000 sq. ft. (1300 sq. ft. First Floor and 700 sq. ft. basement, with the basement not for patron service), with 25 tables and 72 seats, 1 bar with 12 seats for a total patron capacity of 84, a full service kitchen, the storefront's infill having existing, operable doors in the front that open out to the public sidewalk; and,

iii. Whereas, the proposed hours of operation for the interior are Sunday to Tuesday from 10:00 AM to 11:00 PM, Wednesdays and Thursdays from 10:00 AM to 12:00 AM, and Fridays and Saturdays from 10:00 AM to 1:00 AM, 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 dancing, no scheduled performances or cover fees, no velvet ropes and no movable barriers; and

iv. Whereas, the Applicant intends to apply for pandemic-related temporary sidewalk seating located on Jones Street with no more than 2 tables and 4 patron seats; and,

v. Whereas, the Applicant submitted a letter in support from the Residential Coop that shares 9 Jones Street with the proposed restaurant, as well as meeting with the Central Village and Carmine Street Block Associations regarding its proposed method of operation; and,

vi. Whereas, the Applicant executed and had notarized a Stipulations Agreement with Community Board 2, Manhattan which should continue to be incorporated into the Method of Operation for the On Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as a full-service restaurant serving Greek fare with the kitchen open and full menu items available until closing every night.
2. The interior hours of operation will be Sunday to Tuesday from 10:00 AM to 11:00 PM, Wednesdays and Thursdays from 10:00 AM to 12:00 AM, and Fridays and Saturdays from 10:00 AM to 1:00 AM.
3. Will not operate a backyard garden or any outdoor area for commercial purposes except for sidewalk café seating operating under the temporary Open Restaurants program. Sidewalk café seating will be located on Jones Street immediately in front of storefront with no more than 2 tables and 4 patron seats. No roadbed seating.
4. Sidewalk café will close no later than 10:00 PM. All tables and chairs will be removed at this hour. No exterior music, speakers or TVs.
5. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
6. Will close all doors & windows by 9:00 PM every night.
7. 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.
8. Will not have TVs.

9. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.
10. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
11. There will be no "bottle service" on the sale of bottles of alcohol except for the sale of bottles of wine products.
12. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
13. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
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 Community Board 2, Manhattan recommends **denial** of the application for a new on premise liquor license to **No-Thing Group, LLC d/b/a Pending, 9 Jones St. 10014** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA On Premise License.

Vote: Unanimous in favor (6-0)

4. Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011 (New OP — Tavern)

i. Whereas, the Applicant and Applicant's Attorney appeared before Community Board 2, Manhattan's SLA Licensing Committee to present an application to the Liquor Authority for a new on premise liquor license to operate a tavern to promote a clothing line in a ground floor storefront located in a five-story tenement style apartment building (circa 1900) on West 8th Street between Sixth Avenue and MacDougal Street in Greenwich Village; and,

ii. Whereas, the storefront proposed to be licensed was previously operated for decades as retail store specializing in footwear, the storefront location having never previously operated for eating/drinking or with an on premise liquor license, the Applicant also owning the residential building; and

iii. Whereas, the interior storefront is approximately 1554 sq. ft (1048 sq. ft. ground floor and 505 sq. ft. basement), there will be no kitchen, a total indoor seated patron occupancy of 66 persons, with 20 tables and 59 patron seats and one (1) bar with seven (7); there is one (1) entry and one (1) exit and one (2) patron bathrooms; a certificate of occupancy was presented allowing stores in the cellar and stores & tenement living on the first floor, the Applicant indicating that the tenement housing on the first floor was illegally removed by the prior owner; and

iv. Whereas, the hours of operation for the interior will be Sunday to Thursday from 12 PM to 12 AM, Fridays and Saturdays from 12 PM to 1 AM, music in the interior will be background only, there will be no d.j., no promoted events, no scheduled performances or cover fees, no velvet ropes, no movable barriers and no exterior area for the service of alcohol; and,

v. **Whereas**, this is the second application by the Applicant for this same location, the first application having been heard in December/2021, the recommendation by CB2 Man. to the NYSLA to deny the license, with the local West 8th Street Block Association also opposed, along with a number of tenants living in the building, as well as still others living in adjoining buildings sharing multiple shaftways with the premises to be licensed, those opposed to the prior application having significant concerns about the licensed premises not having a kitchen, the late night hours of operation, as presented, and most concerning the lack of soundproofing in an old tenement building not designed to attenuate noise from an eating and drinking atmosphere, with the Applicant installing operable windows in the shaftways, located in the storefront, also shared with multiple residential apartments located in multiple, connected residential buildings, and

vi. **Whereas**, due to the objections stated in the Applicant's prior application, the Applicant retained Shane Verdi, a sound/audio engineer of NY Wiring, who devised a sound attenuation plan and met with neighbors living in the same building, as well as the West 8th Street Block Association, demonstrating how mitigation and sound-proofing to the ceiling, airshafts, rear windows and front façade will be installed to the premises to be licensed, and how the background, interior music levels from the premises will not be heard by residents, including the bricking up and sealing of all the airshafts, using fixed and not operable windows, as well as ceiling insulation using clips and soundboarding, the Applicant further agreeing to use sound limiters and sound testing with its neighbors; and,

vii. **Whereas**, the Applicant executed an agreement with the West 8th Street Block Association and further executed/had notarized a Stipulations Agreement with Community Board 2, Manhattan which will be incorporated into the Method of Operation for the On Premise License, with those stipulations as follows:

1. The premises will be advertised and operated as a Gallery for the Members Only Brand menu items available until closing every night.
2. The interior hours of operation will be Sunday to Thursday from 12 PM to 12 AM, Fridays and Saturdays from 12 PM to 1 AM.
3. Will not operate a backyard garden or any outdoor area for commercial purpose including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
4. Will install professional grade soundproofing and arrange/implement sound testing with existing tenants in building prior to opening; sound proofing will consist of bricking up airshaft openings, sealed/fixed windows throughout, ceilings and walls.
5. Will not install or have French doors, operable windows or open façades (front, rear and air shafts).
6. Will keep closed all doors & windows at all times.
7. Will play quiet ambient recorded background music only within interior. No music will be audible in any adjacent residences anytime.
8. 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.
9. Will not have TVs.
10. The premises will not have DJ's, dancing, live music, promoted events, any event where a cover fee is charged or any scheduled performances.

11. There will be no all you can eat/all you drink special or boozy brunches, or pitchers of beer.
12. There will be no “bottle service” on the sale of bottles of alcohol except for the sale of bottles of wine products.
13. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates.
15. Will appear before CB2, Man. for alteration to license prior to submitting plans for permanent sidewalk or roadbed seating.
16. Will incorporate written agreement and stipulations with West 8th Street Block Association into its method of operation.
17. There will be no 3rd party promoters.
18. All mechanical systems and equipment will be soundproofed on permanent basis.

viii. **Whereas** this application being subject to the 500 foot rule requiring the Applicant to demonstrate that the public interest and public convenience would be served by the granting of a liquor license at this location, where there already is a significant number of licensed establishments in the immediate area and on West 8th Street, there being 51 active licensed premises within 750 feet of the subject premises, in addition to 7 pending licenses, this location having never previously operated with a liquor license, the Applicant revisiting this application, working with the local block association and community directly impacted by this new business, demonstrating and persuading those previously opposed to this application that the soundproofing will prevent unreasonable intrusions, the proposed method of operation will be interior only, containing noise, with there being no service of alcohol to any exterior areas, the Applicant agreeing to hours of operation consistent with other licensed establishments in the area, these concessions and limitations to the previously unlicensed location, while working with those who will be directly impacted by the addition of this new license, satisfying the public interest standard; and

THEREFORE BE IT RESOLVED that Community Board 2, Manhattan recommends **denial** of the application for a new on premise liquor license to **Members Only Experience, LLC d/b/a Members Only, 53 W. 8th St. 10011** **unless** the statements the Applicant has presented are accurate and complete and that the above-stated conditions and existing stipulations agreed to by the Applicant continue to be incorporated into the Method of Operation on the SLA On Premise License.

Vote: Unanimous in favor (6-0)

5. 11th Street Restaurant, LLC d/b/a To Be Determined, 314 W. 11th St., Basement, 1st & 2nd Flrs. 10014 (New OP—Restaurant)

i. **Whereas**, the Applicants and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee for a new On Premise liquor license to operate a full-service restaurant “offering an intimate fine-dining experience” on the ground and second floors

within a three-story townhouse building (circa 1890) on the southeast corner of Greenwich Street and West 11th Street 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 as a full-service Restaurant (The Loyal LLC d/b/a The Spotted Pig 2004-2020), the prior licensees at this location operating without the proper permits, where the kitchen was illegally relocated in the basement where the certificate of occupancy disallowed such use/occupancy, while also operating an unlicensed, secret third floor residential apartment located in the same building ancillary to the business, again in derogation of the certificate of occupancy, the business shutting down following publicity and articles published describing scandal, a ruinous legacy of late-night inappropriate behavior spurring legal actions brought against its owner/ operators, there also being problems with long patron lines forming on Greenwich Street waiting to enter because the prior licensee refused to use a reservation system; and,

iii. Whereas, the Applicants acknowledged and confronted the past digressions and illegal occupancy of the basement and third floor apartment, as well as the poor working atmosphere, promising that such transgressions would be reversed and that the premises would be operated in the future as a white-table cloth restaurant with raw-bar and full-service kitchen being relocated to its proper location on the ground floor, with the second floor hosting a meat-based menu, one of the Applicants (Angie Mar) being a respected chef operating another local restaurant in the neighborhood; and,

iv. Whereas, the storefront sought to be licensed is roughly 2643 sq. ft. (1379 sq. ft. ground floor, 820 sq. ft. second floor and 444 sq. ft. basement, with the basement being for storage purposes only and not for patron service), with 9 tables and 24 patron seats, one stand up bar with 8 seats on the ground floor, and 14 tables with 45 patron seats on the second floor, for a total interior occupancy of 77 patron seats, with a full service kitchen on the ground floor, 2 bathrooms and one entrance/exit for patrons located at the corner of West 11th and Greenwich Street, all doors and windows will be fixed and/or closed at all times, there will not be service of alcohol to any exterior areas, the sidewalk being very narrow, the surrounding area being residential; and

v. Whereas, the hours of operation for the interior will be 10 AM to 12 AM Sunday to Wednesday and from 10 AM to 1 AM Thursday through Saturday, all doors and windows will be closed at all times, there will be no TVs, a reservation-only system will be incorporated into its method of operation to prevent lines from forming on the sidewalk in front, 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

vi. Whereas, the Applicants met with local residents and the local block association (West Village Residents Association), with those who met with the Applicants not fully supporting this application, the Applicant thereafter agreeing to hours of operation more consistent with other restaurants in the immediate area, agreed to correct and operate consistently with the existing certificate of occupancy, the Applicants further agreeing to stipulations with this Community Board designed to prevent unreasonable intrusions on the surrounding residential neighborhood; and,

vii. Whereas, the Applicants 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 as follows:

1. The licensed premises will be advertised and operated as a full service restaurant, specifically a white-table cloth style restaurant with meat-based fare with seafood raw bar and French-inspired recipes, with the kitchen open and full menu items available until closing every night.
2. The hours of operation will be 10 AM to 12 AM Sunday to Wednesday and from 10 AM to 1 AM Thursday through Saturday. 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 including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will not install or have French doors, operable windows or open facades.
7. All doors and windows will be closed at all times.
8. The premises will play quiet ambient-recorded background music only. No music will be audible in any adjacent residences at anytime.
9. Will use an electronic reservation system capable of online messaging to interact with customers remotely, as needed, to prevent crowds from queuing/gathering/waiting to enter on sidewalk.
10. Will not place obstructions on narrow sidewalk at front entrance or along Greenwich St., including furniture, benches, or planters.
11. The premises will not have dancing, DJ's, live music, promoted events, any event where cover fee is charged, scheduled performances, velvet ropes or metal barricades and security personnel/doorman.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
13. Will not make changes to the existing façade except to change signage or awning.
14. There will be no "bottle service" or the sale of bottles of alcohol except for the sale of bottles of wine products.
15. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates, including but not limited to Place of Assembly permit for occupancy in excess of 74.
16. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
17. Will not change any principals prior to submission of original application to SLA.
18. Will 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 **11th Street Restaurant, LLC d/b/a To Be Determined, 314 W. 11th St., Basement, 1st & 2nd Flrs. 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 in favor (6-0)

6. Merrin Hospitality Beer Hall NY1, LLC d/b/a Houston Hall, 222-224 W. Houston St. 10014 (New OP- Tavern and Beer Hall)

i. Whereas, the Applicant and the Applicant’s Attorney appeared before Community Board 2, Manhattan’s SLA Licensing Committee to present an application for a transfer of an on premise liquor license to operate a restaurant-tavern and craft beer hall located in a one-story brick building (circa 1920) on the northside of West Houston Street just to the east of Varick Street in Hudson Square; and,

ii. Whereas, the ground floor and mezzanine premises sought to be licensed was previously operated as a full-service Restaurant-Tavern (West Houston Hall Inc. d/b/a Houston Hall 2012-2020), with a similar method of operation, the current Application seeking to “continue to operate as a restaurant-tavern offering a full menu of classics, tavern style food complimented by craft beers”; and,

iii. Whereas, the premises sought to be licensed is roughly 5900 sq. ft. (4900 sq. ft. ground floor and 1000 sq. ft. mezzanine, with 32 tables and 230 patron seats, one stand up bar with 18 seats on the ground floor, for a total interior occupancy of 248 patron seats, with a full service kitchen on the ground floor, 3 bathrooms and one entrance/exit for patrons located on West Houston, all doors and windows will be fixed and/or closed at all times, there will be service of alcohol to any exterior areas; and

iv. Whereas, the hours of operation for the interior will be 12 PM to 1 AM Sundays and to Mondays, from 12 PM to 2 AM Tuesdays and Wednesdays, and from 12 PM to 3 AM Thursday through Saturday, all doors and windows will be closed at all times, there will be two TVs, music on the interior will be background levels unless when individual events are scheduled, such as weddings, themed programmed and/or private corporate events when entertainment music levels (live and/or DJs) would occur but there will be no outside promoters; and

v. Whereas, the Applicants met with local residents and the local block association (West Houston Block Association), with those who met with the Applicant supporting this application, subject to a memorandum of understanding stating affirmatively that the Applicant will not operate as a nightclub, will be a good neighbor and to strive to maintain good relations and communications with its surrounding neighbors, not permitting lines to form on the sidewalk that lead easterly and towards Sixth Avenue, and to routinely clean up litter, garbage on the sidewalk hereafter agreeing to hours of operation more consistent with other restaurants in the immediate area, the Applicant also providing a Acoustilog soundproofing report with its application, indicating that the prior owner/operator of Houston Hall had already followed the recommendations therein; and,

vi. **Whereas**, the Applicant executed a stipulations agreement with CB2 Man. and agreed that such stipulations would be attached and incorporated into the method of operation on the on premise license as follows:

1. The licensed premises will be advertised and operated as a Tavern and Beer Hall, with a full-service kitchen open and full menu items available until closing every night.
2. The hours of operation will be 12 PM to 1 AM Sundays and to Mondays, from 12 PM to 2 AM Tuesdays and Wednesdays, and from 12 PM to 3 AM Thursday through Saturday. All patrons will be cleared and no patrons will remain after stated closing times.
3. The premises will not operate as a lounge, sports bar or nightclub, or allow any portion of the premises to be operated in such a manner.
4. The premises will have no more than two televisions.
5. Will not operate a backyard garden or other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating operating under the Open Restaurants program.
6. Will not install or have French doors, operable windows or open facades.
7. All doors and windows will be closed at all times.
8. The premises will play background music except when individual events are scheduled, such as weddings, themed programmed and/or private corporate events. Entertainment music levels (live and/or DJs) permitted during these events. No outside promoters. No more than two (2) such events occurring each week. No music will be audible in any adjacent residences anytime.
9. Dancing permitted only during events. Will not operate as a nightclub.
10. Will prevent lines forming on sidewalk in a easterly direction.
11. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.”
12. Will not make changes to the existing façade except to change signage or awning.
13. There will be no “bottle service” or the sale of bottles of alcohol except for the sale of bottles of wine products.
14. Will comply with NYC Department of Buildings Regulations & keep current at all times required Permits & Certificates, including but not limited to Place of Assembly permit for occupancy in excess of 74.
15. Will appear before CB2, Manhattan prior to submitting any changes to any stipulation agreed to herein.
16. Will not change any principals prior to submission of original application to SLA.
17. 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 **Merrin Hospitality Beer Hall NY1, LLC d/b/a Houston Hall, 222-224 W. Houston 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 in favor (6-0)

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

7. Manuel Ramirez/The Village Sand Bar, LLC, 64 Greenwich Ave. 10013 (RW-Restaurant) (failed to appear)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant **failed to appear** for this application and did not provide any reason or excuse for not appearing or request to lay over the application; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Manuel Ramirez/The Village Sand Bar, LLC, 64 Greenwich Ave. 10013** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous in favor

8. Waverly Restaurant-Diner Ltd., 385 6th Ave. (RW-Restaurant)

Whereas, at this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant **failed to appear** for this application and did not provide any reason or excuse for not appearing or request to lay over the application; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Waverly Restaurant-Diner Ltd., 385 6th Ave.** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous in favor

9. Umizu Sushi, Inc. d/b/a Sushi Lin, 33 Greenwich Ave. 10014 (New RW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant agreed **to lay over** this application to June/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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Umizu Sushi, Inc. d/b/a Sushi Lin, 33 Greenwich 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 in favor

10. Sankofa USA, LLC d/b/a Pending, 205 Bleecker St., Unit A 10012 (New RW-Restaurant) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant agreed **to lay over** this application to June/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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Sankofa USA, LLC d/b/a Pending, 205 Bleecker St., Unit A 10012** **until** CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the the concerns of the Community be fully heard.

Vote: Unanimous in favor

11. NGN West Village, LLC fka Negroni West Village, LLC d/b/a Negroni, 117 7th Ave. So. 10014 (New OP-Restaurant)(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant agreed **to lay over** this application to June/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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **NGN West Village, LLC fka Negroni West Village, LLC d/b/a Negroni, 117 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 in favor

12. De Molinari Seventh Avenue, Inc. d/b/a Saint George, 74 7th Ave. So. 10014 (New RW-Restaurant)(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant agreed **to lay over** this application to June/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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **De Molinari Seventh Avenue, Inc. d/b/a Saint George, 74 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 in favor

13. Gansevoort Market Coffee Shop, Inc. d/b/a Hector's Place, 44 Little W. 12th St. 10014 (New OP-Restaurant)(withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant **withdrew** this application from consideration and did not appear; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Gansevoort Market Coffee Shop, Inc. d/b/a Hector's Place, 44 Little W. 12th 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 in favor

14. Lil Santino, Inc. d/b/a Daddies Pizza, 450 Hudson St. 10014 (New RW-Restaurant)(withdrawn)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant **withdrew** this application from consideration and did not appear; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA **deny** any type of proposed on-premises liquor license, tavern wine license, restaurant wine license,

any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Lil Santino, Inc. d/b/a Daddies Pizza, 450 Hudson St. 10014** until CB2 has forwarded its recommendation to the NYSLA and requests that the NYSLA suspend any decision on this license for 30 days until this important step is taken and the concerns of the Community be fully heard.

Vote: Unanimous in favor

15. APMG (Meatpacking), LLC d/b/a AP House NYC, 52-58 Gansevoort St. 10014 (New TW-Restaurant)(laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant agreed to lay over this application to June/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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **APMG (Meatpacking), LLC d/b/a AP House NYC, 52-58 Gansevoort 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 in favor

16. Puttery Manhattan, LP d/b/a Puttery, 446 W. 14th St. 10014 (New OP-Venue for Golf, Tennis, Swimming, Skiing, Ice Skating or Boating) (DJ) (Rooftop) (laid over)

Whereas, prior to this month's CB2, Manhattan's SLA Licensing Committee Meeting on May 5, 2022 the Applicant agreed to lay over this application to June/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; and,

THEREFORE, BE IT RESOLVED that CB2, Manhattan strongly recommends that the SLA deny any type of proposed on-premises liquor license, tavern wine license, restaurant wine license, any other beer and wine license, corporate change, alteration, transfer or other changes to any existing license for **Puttery Manhattan, LP d/b/a Puttery, 446 W. 14th 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 in favor

Respectfully submitted,

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

DRAFT

Jeannine Kiely, *Chair*
Susan Kent, *First Vice Chair*
Valerie De La Rosa, *Second Vice Chair*
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COMMUNITY BOARD NO. 2, MANHATTAN

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QUALITY OF LIFE COMMITTEE

May 2022

The Quality of Life Committee of Community Board #2, Manhattan held its monthly meeting on Monday, May 2, 2022, at 6:30 p.m. via Zoom.

Committee Board Members Present: William Benesh (Chair), Rocio Sanz, Wayne Kawadler, Susan Kent, Brian Pape, Michael Levine, Ed Ma

Public Members Absent with notification: Linda Aizer, Ann Arlen, Rhea Sohn, Karen Eckhoff

Street Activity Applications:

1. **Saturday, May 21, 2022 – 16 Annual Dance Parade and Festival: 1) University Pl. between E. 8th St. and E. 14th St., 2) E. 8th St. between University Pl. and Cooper Sq., [full street closure]**

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of 16 Annual Dance Parade and Festival: 1) University Pl. between E. 8th St. and E. 14th St., 2) E. 8th St. between University Pl. and Cooper Sq., [full street closure].

Vote: Adopted unanimously.

2. **Thursday, June 9, 2022 – FDNY LGBTQ Pride Block Party: Spring St. between Varick St. and Hudson St. [full street closure]**

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of FDNY LGBTQ Pride Block Party: Spring St. between Varick St. and Hudson St. [full street closure].

Vote: Adopted unanimously.

3. Saturday, June 11, 2022 – P.A.L. Festival (Street Fair) (Sponsor: Police Athletic League): Broadway between Waverly Place and East 14th St. [full street closure] (laid over from April)

Whereas, the Police Athletic League (“P.A.L.”) has been holding a street festival for many years to raise funding to support the organization, which is a non-profit organization headquartered within Manhattan Community District 2 and focused on youth development; and

Whereas, the applicant was unable to hold their street festival for the last two years due to the COVID-19 pandemic; and

Whereas, the event will be a standard street festival with vendors, though P.A.L. will have a stand at the festival and will be giving away P.A.L. paraphernalia; and

Whereas, the applicant mentioned that the event had previously been held on University Place, but had been moved to Broadway by SAPO, due to Broadway being a less residential street, and had received minimal complaints since being moved to Broadway; and

Whereas, the festival is currently planned to take up six blocks, but if not enough vendors sign up, then the festival will take up fewer blocks; and

Whereas, while members of the QoL committee expressed generally the desire to support the organization, concern was raised about the location of the event, and the impact on traffic of closing six blocks of Broadway, which is a major thoroughfare; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of P.A.L. Festival (Street Fair) (Sponsor: Police Athletic League): Broadway between Waverly Place and East 14th St. [full street closure] (laid over from April), **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.

Therefore Be It Further Resolved that CB2 Manhattan asks that SAPO consider alternate locations for this event which will allow the applicant to execute a successful street festival while minimizing traffic impact.

Vote: Adopted unanimously.

4. Wednesday-Sunday, June 15-19, 2022 – Frite Artois (Stella Artois): Gansevoort Pedestrian Plaza

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of Frite Artois (Stella Artois): Gansevoort Pedestrian Plaza.

Vote: Adopted unanimously.

5. Friday, June 17, 2022 – Juneteenth Gathering (Greenwich House): Jones St. between Bleecker St. and W. 4th St. [full street closure]

Whereas, Greenwich House is seeking to hold its 2nd annual Juneteenth gathering, after a successful inaugural event in 2021; and

Whereas, the applicant intends to close the street and begin setup for the event at 1:00 PM, with a quick sound check from 3:00-3:30 PM, the event running from 4:00-5:30 PM, and breakdown of the event complete by 6:00 PM; and

Whereas, the event will include a small stage with a height of around 9 inches, and will features various musicians and a puppeteer during the hour-and-a-half run time of the program; and

Whereas, the applicant plans on posting flyers on the street during the week before the event, in order to inform neighbors and invite them to the event; and

Whereas, feedback from neighbors during the inaugural 2021 event was positive, with many neighbors bringing their own chairs down to the street in order to join in the event; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of Juneteenth Gathering (Greenwich House): Jones St. between Bleecker St. and W. 4th St. [full street closure], **provided that** the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Vote: Adopted unanimously.

6. Saturday, June 18, 2022 – NYS Store Opening (Superplastic, Inc.): Prince St. between Elizabeth St. and Bowery [full street closure]

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of NYS Store Opening (Superplastic, Inc.): Prince St. between Elizabeth St. and Bowery [full street closure].

Vote: Adopted unanimously.

7. Sunday, June 19, 2022 – The LGBT Center Open House Block Festival: West 13th St. between 7th Ave. and Greenwich Ave. [full street closure]

Whereas, for the last three years, the LGBT center has hosted an open house event during the week leading up to the Pride march, as a way to highlight the space and the services provided by the organization; and

Whereas, for the last two years, this open house been held online due to the COVID-19 pandemic; and

Whereas, the applicant is looking to return to an in-person open house in 2022, with a particular focus this year on Juneteenth and highlighting black queer voices, and in line with this focus will be marketing the event as “Black of Center: Block Festival”; and

Whereas, the event will run from 12:00 PM – 5:00 PM, and will feature community vendors consisting of black artists and musicians, as well as black-owned businesses; and

Whereas, the event will feature amplified sound, and will include performances such as Drag Queen Story Hour, music and DJs, spoken word performances, and dance performances by black artists and musicians; and

Whereas, the applicant intends to partner with other visual arts organizations including the Whitney, the Studio Museum in Harlem, Museo del Barrio, and The Door; and

Whereas, the event will feature a small number of food trucks owned / operated by black food vendors; and

Whereas, the event will be open to all members of the community of all ages; and

Whereas, the applicant has notified Lenox Health Greenwich Village, which has a (non-ambulance) entrance on 13th street between 7th Ave. and Greenwich Ave., of the upcoming event, and the applicant does not intend to block the area in front of the building; and

Whereas, a bike lane runs down 13th street including on the block between 7th Ave. and Greenwich Ave., and the applicant expressed that they would consider making signs asking cyclists to dismount and/or positioning volunteers to help guide cyclists through the event if needed; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of The LGBT Center Open House Block Festival: West 13th St. between 7th Ave. and Greenwich Ave. [full street closure], **provided that** the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Vote: Adopted unanimously.

8. Sunday, June 19, 2022 – Juneteenth with Joe’s Pub (Village Alliance): Astor Place Plaza (South) [pedestrian plaza] (laid over from March)

Whereas, the applicant wishes to stage a plaza activation in recognition of Juneteenth with a goal and focus of uplifting black culture; and

Whereas, the applicant has previously held summer activations known as “Astor Alive”, as well as the “Red Stage” activation last year, with this year’s event structured similarly but with a focus on Juneteenth; and

Whereas, the event will take place from 1:00 PM – 6:00 PM, with setup beginning at 9:00 AM and breakdown complete by 9:00 PM; and

Whereas, the applicant is working with Joe’s Pub to finalize the lineup of performers, with the intention being to feature a full day of performances by black artists; and

Whereas, the applicant mentioned the fact that local businesses such as those on Saint Marks Place often see an uptick in business during activations such as this; and

Whereas, the Quality of Life committee was unaware of any major complaints surrounding previous summer activations of the Plaza; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of Juneteenth with Joe’s Pub (Village Alliance): Astor Place Plaza (South) [pedestrian plaza] (laid over from March), **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 one recusal (M. Levine due to serving as a public member on the Village Alliance board)

9. **Friday, June 24, 2022 – Stonewall National Monument Visitor Center Ground-Breaking Ceremony at 51 Christopher St. (Pride Live): Christopher St. between Waverly Pl. and Gay St. [full street closure]**

Whereas, the applicant is planning a ceremony and concert to celebrate the ground-breaking on the Stonewall National Monument Visitor Center at 51 Christopher Street, which was originally part of the Stonewall Inn at the time of the 1969 Stonewall Riots, and recently became available for lease, allowing the applicant to move forward with plans for a visitor center; and

Whereas, the ground-breaking ceremony is expected to be a high-profile, invitation-only event limited to around 175-200 people, and the applicant has been working with a number of organizations including the White House and the Department of the Interior / National Park Service; and

Whereas, the applicant has been working with the 6th precinct on planning for the event; and

Whereas, the event will be fully fenced-in, and the applicant will post no-parking signage ahead of the event as well stationing people on the street 24 hours ahead of the event to avoid the need to tow vehicles; and

Whereas, the ground-breaking ceremony will take place from 10:30 AM – 11:30 AM, and will consist of an interpretive dancer, speeches, a youth pride chorus, and photographs; and

Whereas, following the ground-breaking ceremony, a free ticketed concert will take place from 1:00 PM – 2:30 PM, with a significantly larger crowd expected to number around 3,000, similar to concerts which have happened in previous years; and

Whereas, the CB2 Quality of Life Committee is proud to note that one of its members, Michael Levine, was present at the Stonewall Inn during the 1969 Stonewall Riots, and has been asked by the applicant to speak at the ground-breaking ceremony; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of Stonewall National Monument Visitor Center Ground-Breaking Ceremony at 51 Christopher St. (Pride Live): Christopher St. between Waverly Pl. and Gay St. [full street closure], **provided that** the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Vote: Approved unanimously

10. Sunday, June 26, 2022 – Schools Out Block Party (Children’s Museum of the Arts): 6th Ave. between Spring St. and Broome St. [full street closure]

Whereas, the applicant wishes to hold a block party to celebrate the coming of summer as well as to highlight important changes in their programming structure, including shifting from a fee-based organization to one providing completely free services; and

Whereas, the event will be similar to the Halloween block party previously held by the applicant, which received no known negative feedback; and

Whereas, the event will take place from 11:00 AM to 4:00 PM; and

Whereas, the event will feature amplified sound, and will feature a DJ that works with children; and

Whereas, the event will feature small tents with various arts-and-crafts activities; and

Whereas, the event will take place on Little 6th Avenue, and will not result in the full closure of 6th Avenue itself; now

Therefore Be It Resolved that CB2 Manhattan recommends **approval** of Schools Out Block Party (Children’s Museum of the Arts): 6th Ave. between Spring St. and Broome St. [full street closure], **provided that** the application conforms with all applicable laws, rules, and regulations—including any and all COVID related orders and/or restrictions—and clearance requirements.

Therefor Be it Further Resolved that CB2 Manhattan asks that SAPO ensure that there is a clear way for applicants in the SAPO system to distinguish between Little 6th Avenue and 6th Avenue.

Vote: Adopted unanimously.

11. Thursday, July 14, 2022 – ICECREAM x Zero Fatigue Merch Truck: Mercer St. between Canal St. and Howard St. [curb lane only – west side]

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of ICECREAM x Zero Fatigue Merch Truck: Mercer St. between Canal St. and Howard St. [curb lane only – west side].

Vote: Adopted unanimously

12. Thursday, July 14, 2022 – Door Comic – Con (The Door): Dominick St. between 6th Ave. and Varick St [full street closure]

Whereas, the applicant did not appear on behalf of this application and the committee was unable to hear the particulars of this event; now

Therefore Be It Resolved that CB2 Manhattan recommends **denial** of Door Comic – Con (The Door): Dominick St. between 6th Ave. and Varick St [full street closure].

Vote: Adopted unanimously

FYI/Renewals:

13. 6/7/22 – 11/22/22 – Astor Place Greenmarket Tuesday (GrowNYC): Cooper Sq. between E. 8th St. and 3rd Ave. [sidewalk and curb lane closure – west side]

14. 7/16/22 – Portuguese SoHo (Arte Institute): Sullivan St. between Spring St. and Prince St. [full street closure]

15. 7/29/22 – Silent Disco at Astor Place (Village Alliance): Astor Place Pedestrian Plaza [full closure]

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: Adopted unanimously

16. A Resolution Calling for Regular Cleaning of All Streets within Community District 2

Whereas, CB2 Manhattan has been informed by the Department of Sanitation (“DSNY”) that streets without Alternate Side Parking (“ASP”) within Community District 2 (“CD2”) are not receiving regular street cleaning such as that which is received by streets subject to ASP; and

Whereas, DSNY’s policy on mechanical street sweeping is unclear and street sweeping needs to be re-started immediately on all streets, not just those with ASP signs; and

Whereas, reports from community members and CB2 members confirm that most non-ASP streets do not appear to receive regular (or any) cleaning, and

Whereas, the majority of non-ASP streets within CD2 are located in heavily touristed areas, such as Soho, which see a significant amount of trash on the streets; now

Therefore Be it Resolved that CB2 requests that DSNY compile a regular cleaning schedule for **all streets within CD2**, regardless of Alternate Side Parking (“ASP”) status, and submit such schedule to CB2 for review and input.

Vote: Adopted unanimously.

Respectfully submitted,

William Benesh, Chair

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

TRAFFIC AND TRANSPORTATION COMMITTEE

May 2022

The Traffic and Transportation Committee of Community Board #2, Manhattan held its monthly meeting on Thursday, May 5, 2022, at 6:00 p.m. via Video Conference.

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

Board Members Absent with notification:

Board Members Absent:

Public Members Present: George Haikalis, Joseph Flahaven.

Public Members Absent with notification:

Public Members Absent:

Other Board Members Present: Jeannine Kiely (CB2 Chair), Michael Levine, Donna Raftery, Josh Thompson (CB2 Asst. DM).

Guests: Tevin Williams (State Senator Brad Hoylman), Nicole Barth (Council Member Erik Bottcher), Jennifer Leung (NYCDOT), Evan Sweet (MPD BID), Kevin Capuno (MPD BID), Jake McNally (Hudson Sq BID), Enily Morin (HSBID), Brandon Zwagerman (SoHo Broadway BID), Zack Winestine (Save Gansevoort), Rashi Puri (HRPT), Bahij Chancey (WXY Studio), David Vega-Barachowitz (WXY Studio), Victor Gorlach, Sori Han, Pete Davies (Bway Residents Coalition), Darlene Lutz, Jose Monfort, Michael Markowitz, Manay Patel, Jonathan Bell, Henry Strouss, Yvonne La Viale, Natasha Avanesiar, Jackson Fordham, Matt Richman, Cynthia Penney.

MINUTES:

CB2's Planning Fellows (one from CUNY; one from Columbia University), assigned under a grant from the Fund for the City of New York foundation, presented their study and report "Implementing a Pedestrian and Bike Oriented Network in Manhattan CB2." Their focus was on 6th Ave. (Ave. of the Americas), representing a north-west thoroughfare, and Spring St.,

representing a smaller east-west street (both within CB2) as prototypical models for improvement and operation in a pedestrian/bicycle street network. The Planning Fellows have been doing research on this topic and on-site observations and evaluation of conditions as well as frequently conferring with the CB2 Traffic and Transportation Committee and CB2's Chair on this project since October 2021. Their presentation included a discussion of existing conditions and challenges along with recommendations to address them. The presentation was praised by all who were present, with several attendees contributing additional information and suggestions. The Fellows integrated the new information and suggestions and submitted their finalized report to CB2 on May 16, 2022. CB2 will submit the report to the NYC Dept. of Transportation and encourage consideration of its recommendations. The report also will be distributed to CB2 members and put on the CB2 website so that it can be accessed by the CB2 community and all other visitors to the website.

RESOLUTIONS:

1. Resolution in response to presentation by the Meatpacking BID of the first phase of the BID's long-term study of the western area of the Meatpacking District.

Whereas the Meatpacking BID presented the first phase of the BID's ongoing study of the western area of the Meatpacking District (MPD), including findings and preliminary ideas for streetscape treatments, traffic operations, and management, with an emphasis on safety for pedestrians and bicyclists and improvement of the public realm; and

Whereas the goal of the presentation was to receive feedback from the Community Board 2 Manhattan (CB2) community regarding existing conditions and concerns, the MPD BID's preliminary proposals, and suggestions for additional and/or alternative improvements and further opportunities; and

Whereas the BID's study area in CB2 is bounded on the north by 14th St., on the east by Washington St. with an extension on 14th to 9th Ave., on the south by Horatio St. to 10th Ave. and Jane St. from 10th Ave. to West St. and the Hudson River Greenway, and on the west by The Hudson River Greenway; and

Whereas the study has focused on five different areas in CB2 (and a sixth in CB4 not addressed here) with both their challenges and opportunities, including:

- **14th St. and 10th Ave. Interchange** - Increasing pedestrian traffic is occurring, conflicting with high vehicular traffic. Motor vehicles (including large, long trucks) have to weave across six lanes to access West St. (Route 9A), while four separate pedestrian crosswalks need to be simplified accessing Little Island as well as a lengthy crossing on separate signal phases toward Chelsea Park. A frequent illegal right turn on red on 10th Ave. must be addressed, as does illegal contra-flow traffic.
- **10th Ave./Meatpacking Cooperative (W. 13th and Little W. 12th Sts.)** - There's no westward bike access across W. 13th St. (across the district), but there's a new Route 9A crossing from W. 13th, installed by NYSDOT in 2021, that improves riverfront access. A wide unmarked roadway behind the Meatpacking Coop. (btw. Little W. 12th and Gansevoort Sts.) creates pedestrian and truck conflicts and could accommodate more pedestrian use. A NYS-owned parking lot btw. Little W. 12th and 13th Sts. toward 10th

Ave. has public space potential, and it was also pointed out that there's a potential to extend pedestrianization west on Little W. 12th and on W. 13th. Better delivery and waste management are needed.

- Gansevoort Street End - A wide unmarked roadway on 10th Ave. btw. Gansevoort and Horatio Sts. is used for late-night car races, endangering public safety, and offers the potential for a plaza space. A crosswalk is needed on Gansevoort St. over 10th Ave., also West St., to access the Hudson River Park, with additional crossings to accommodate access to the upcoming Gansevoort Peninsula Park; the BID wants to work with NYSDOT and NYCDOT to achieve this. With the huge volume of pedestrian traffic on Gansevoort, extending the open street west to include the Whitney Museum block is also a possibility.
- Washington St. - Deliveries, FHV's and off-hour parking conflict with walkers. The Meatpacking Coop needs courtyard access from Washington. There are no marked east-west pedestrian crossings at Little W. 12th St. (which are needed), and trucks circle the block for 9A access. There's an opportunity to extend open streets further west on W. 13th St. over Washington. Introducing cobblestones (Belgian block) on Washington where it's bare, in keeping with the material texture of the district, is being considered.
- 14th St. Gateway - W. 14th St. from 9th Ave. west toward the Highline is wider than needed based on traffic volumes, making it unwelcoming to pedestrians as well as encouraging to double park. Consideration is being given to expanding pedestrian space, adding a median and pedestrian amenities with one lane of traffic going each way (all that's needed there). The lack of durability of the new cobblestone crosswalk pavers at Washington will have to be addressed.; and

Whereas the presentation to CB2 was part of the BID's Engagement process, which the BID indicated will also include outreach to all major property owners, key businesses, non-profit and other cultural institutions, and the Jane St. Block Association (adjoining the BID area). Next, a Public Realm Framework will be developed, including best practices, design context and toolkit, followed by establishment of objectives and a strategic plan, programmatic pilots, and a final design brief (in the Fall);

Therefore be it resolved that CB2 thanks the MPD BID for presenting the first phase of the BID's ongoing study of the western area of the MPD and inviting input from the CB2 community on issues and opportunities, community priorities, preferred focus of efforts, ideas for improvement, local insights and knowledge, community engagement, and additional information that may have been overlooked; and

Be it further resolved that CB2 appreciates the visual and verbal clarity of the presentation and its rational organization, as well as its emphasis on pedestrian and bicyclists comfort and safety and bettering community quality of life, all of which were well received; and

Be it further resolved that CB2 welcomes the MPD BID's efforts to reach out to the community and supports additional efforts to residents, visitors, area businesses, non-profit institutions, Hudson River Park users, schools and other community groups, perhaps through group meetings, interviews, questionnaires, or intercept surveys; and

Be it further resolved that CB2 reiterates the issues and concerns voiced at the meeting at the BID's invitation, including:

- Noise mitigation is needed from dirt bikes, speeding cars, and joy riders, especially after midnight.
- There's a huge flow of people driving in from outside the city who won't use public transportation. Where would they park?
- An incredible amount of garbage with overflowing trash bins needs to be addressed.
- Composting bins are needed.
- Traffic flow up Greenwich St. with a bottleneck at Horatio and Gansevoort Sts. needs attention. Appropriate Stop signs and other signage + signals are needed on Greenwich and Washington Sts.
- Many hired vehicles congregate at the Jane St. Hotel, creating congestion there.
- Black cars are a great problem. They need some quick access to West St. and out of the neighborhood besides only from 14th St.
- There will be more and more bikes. The 9A crossings need space to accommodate them.
- Bikes, e-bikes and scooters on the sidewalks continue to be a problem, blocking and endangering pedestrians.

Be it further resolved that CB2 recaps the following recommendations for added improvement suggested at the meeting in response to the BID's request for input, including:

- Address curbside use opportunities.
- Address the need for improved, clearer signage, including at open streets (e.g., Gansevoort btw. 9th Ave. and Washington St.), and for additional signage at certain locales.
- Look at the possibility of installing neckdowns at particularly dangerous and difficult to cross Washington St. locations.
- In addition to the new Route 9A crossing at W. 13th St., and those recommended at Gansevoort St. and the access to the new Gansevoort Peninsula Park, consideration must be given to installing crosswalks at other locations on Route 9A (West St.). With heavily increased and steadily more increasing use of Hudson River Park and vicinity, the more West St. crossings the better.
- Allow enough crossing time in West St. signalization for those who can cross no more than 3 ft. (no more than 2 ft. in some cases) per second. (NYCDOT has indicated it's possible to do a minimum 40 seconds crossing time and still coordinate with other West St. signals).
- Widen crosswalks at West St. to accommodate increasing pedestrian and bicycle use. In areas of heavy bike use, consider separate bike crosswalks (as done in Paris).
- Consider using speed tables at West St. crosswalks.
- Investigate 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.
- The Jane-Horatio St. loop is favored because it channels traffic out.
- Consider taking a lane away from West St. for bicycle use and/or added pedestrian space.
- Work with the NYPD to ensure enforcement of traffic rules.
- Guidelines need to be established to limit noise and preserve safety during the project's construction (such as for hours of operation), and signage is needed that alerts users to changes in traffic patterns and directions.; and

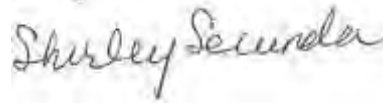
Be it further resolved that CB2 is encouraged to learn that the MPD BID will seek to work with NYCDOT and NYSDOT to implement the final plan, including short- and long-term improvements; and

Be it further resolved that CB2 urges both NYCDOT and NYSDOT to work with the MPD BID and confer with CB2 in ensuring implementation of the final desired recommendations; and

Be it finally resolved that CB2 looks forward to further development of the MPD plan and updates on each of the upcoming phases.

Vote: Unanimous.

Respectfully submitted,



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

DRAFT

An aerial, black and white photograph of a city street grid. A prominent, tree-lined corridor runs vertically through the center of the image, creating a visual axis. The surrounding streets form a dense grid pattern, with varying widths and orientations. The overall scene is captured from a high angle, looking down on the urban landscape.

Implementing a Pedestrian and Bike-oriented Street Network in Manhattan CB2

2021-2022 Fund for City of New York
Community Planning Fellow
Sori Han & Victor Gorchach

Abstract

The fast-changing dynamics in New York City's pedestrian scene and bicycle culture that have been strengthened by the creation of Open Streets and other pandemic-related cityscape developments have highlighted the necessity for a truly cohesive network of streets for pedestrians and bicycles, providing a continuous and safe connection throughout the city and Manhattan Community Board 2 (CB2).

Working with the CB2 Traffic and Transportation Committee, this report examines the current conditions of bike lanes and streets. Emphasis was given to Spring Street and 6th Avenue due to their importance within CB2's street network. Extensive observation, data analysis, and interviews were main methods used to develop an argument for recommendations to be submitted to the New York City Department of Transportation (NYC DOT). By focusing on these areas and their key aspects, we hope our analysis presents methods by which other parts of the city may be analyzed in the future.

Acknowledgments

Special thanks to Shirley Secunda, Daniel R. Miller, and Jeannine Kiely from CB2 and The Fund for the City of New York for making this research project possible. Huge thanks to the members of Manhattan Community Board 2 for their comments and questions related to this research.

Executive Summary

BACKGROUND

New York City has seen a rapid growth in bike ridership and its bike infrastructure throughout the last two decades, along with experiments in closing off street segments previously dedicated to cars, resulting in a significant change in the city's streetscape. But as global priorities shift, specifically relating to global warming, a new vision of the street is emerging which requires far greater boldness and coordination to realize than NYC has been able to commit to. The understanding of the street as a valuable public good demands that a strong commitment be made to give back the streets to pedestrians and alternative modes of transportation other than traffic-causing, noise-and-atmosphere-polluting cars. The Covid-19 outbreak has seen the success of the Open Streets program in providing much-needed open space to communities in the city and a large part of city residents see this precedent as an opportunity to keep pushing for further progress.

OBJECTIVE

Community Board 2 in Manhattan is in strong support of the ideas described above, and saw, through this report, an opportunity to produce a comprehensive analysis of street conditions from the pedestrian and cyclists' point of view. This is done to support the larger goal of successfully implementing a cohesive network of bike and pedestrian-friendly streets in CB2.

METHOD

This is done in three stages: first, walkthroughs of the neighborhood and insights from community board members help define the two focus areas, namely Spring Street and 6th Avenue (Avenue of the Americas). Following the identification of the focus areas, existing conditions along Spring street are observed, documented, and analyzed with the aid of data sourced from the NYC Open Data portal. Along Spring, an emphasis is given to Open Streets, how current implementation of the program fails to deliver optimal results, and what could be done to see the program realize its full potential. Next, existing conditions along 6th Ave are observed and documented, with an emphasis on understanding current cyclist behavior and riding patterns. The goal is to propose a safe and viable way of connecting the north-bound bike lane on Church Street (interrupted in CB1) to the 6th Ave bike lane on 6th Ave and 8th Street.

Upon gathering and documenting existing conditions, we proceed to suggest a set of recommendations and design proposals that would be appropriate for the incremental establishment of a street network in CB2 that could become increasingly lively, safe, and pleasant for all users.

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1

Introduction

- 1.1 Neighborhood Context
- 1.2 Statement of District Needs
 - 1.3 Cycling in CB2
- 1.4 Project Goals & Scope

Neighborhood Context



Manhattan Community Board 2



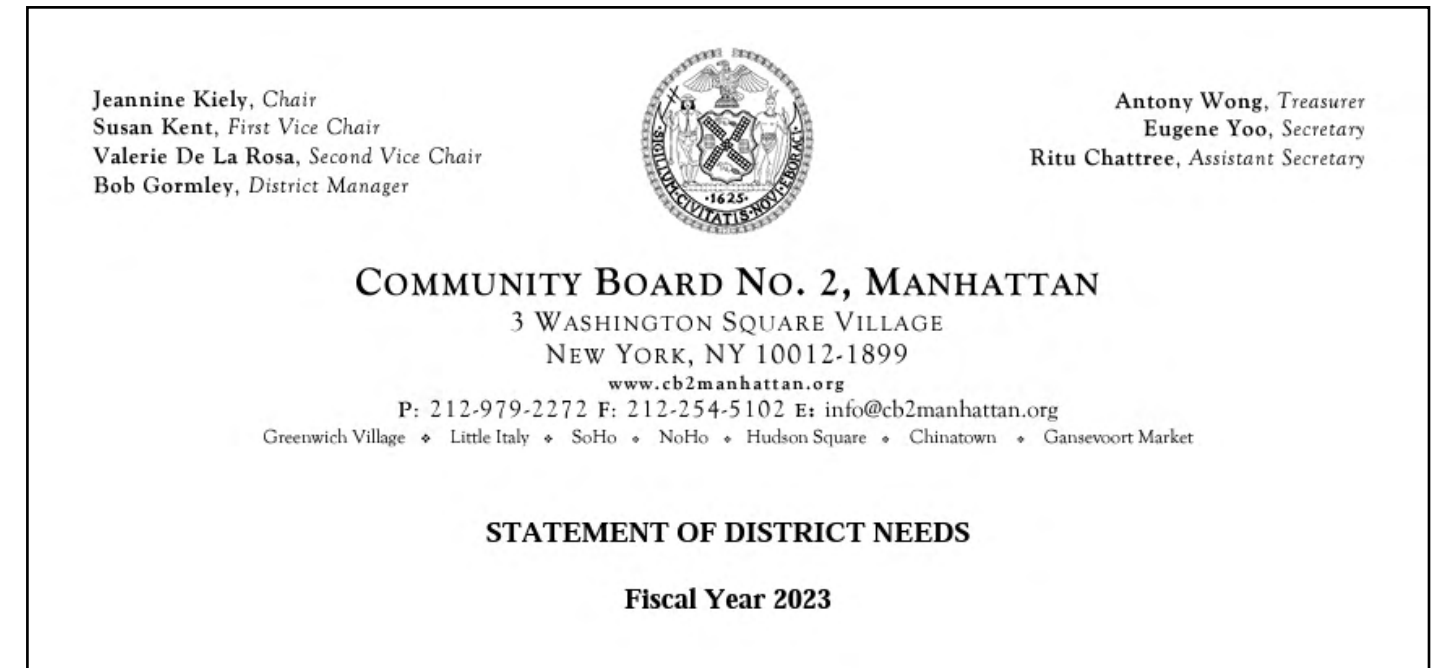
CB2 encompasses one of the largest landmark districts in New York City. The district includes the neighborhoods of Greenwich Village, SoHo, NoHo, Little Italy, Chinatown, Hudson Square, and the Gansevoort Market.

Its physical boundaries are the south side of 14th Street, the north side of Canal Street, the Hudson River, and the west side of Bowery/4th Avenue. The district is defined by its history of political activism, unique architectural landscapes, active artistic community, and the cultural and ethnic diversity of its population. It is also heavily commercial, having a high volume of food and beverage establishments on street level encouraging heavy nighttime and weekend

usage of the district's streets, by both cars and pedestrians. Relatively narrow streets are often overwhelmed with the different usage and transportation modes, leaving limited space to pedestrians and cyclists.

In the Statement of District Needs for the fiscal year 2023, the CB2 Traffic and Transportation Committee points out the need for an accessible street network that can safely and comfortably accommodate pedestrians and bicyclists throughout the community.

Statement of District Needs - Fiscal Year 2023



Statement of District Needs for Manhattan Community Board 2.

Community District 2 is an extremely popular area for tourists and New Yorkers. The relatively narrow width of many of the sidewalks has been historically serving a high volume of many different types of users – tourists, residents, business owners, cyclists, and drivers. In recent years, COVID-19 has dramatically increased the pressure on sidewalk access and usage. With the advent of the Open Streets and Open Restaurant programs as well as the increased number of delivery trucks, the burden on the narrow streets has been overwhelming more than ever.

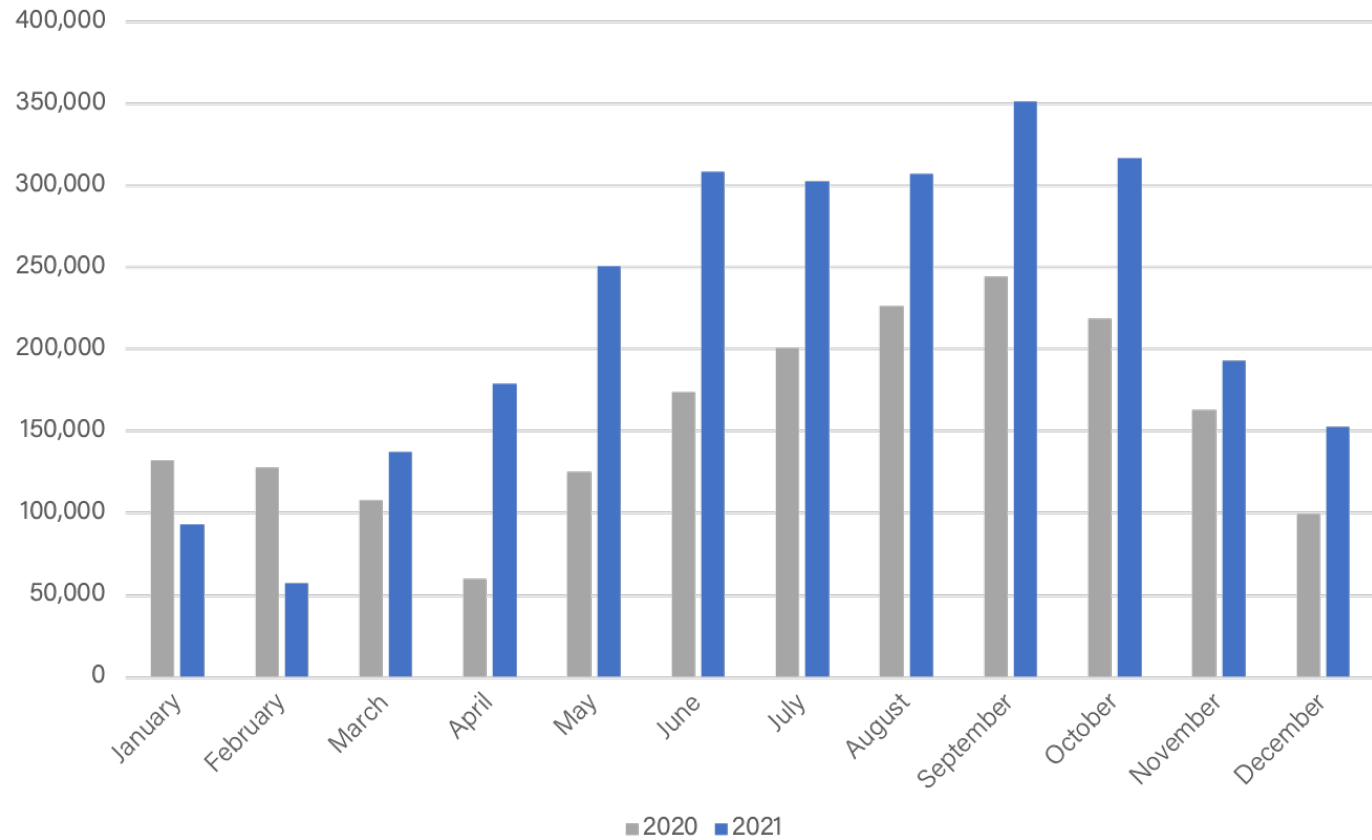
Poor connection of bike lanes and unmaintained road conditions have been leading to intense congestion and confusion that often forces

pedestrians to walk in the streets and cyclists to bike on sidewalks, which is undesirable and unsafe. The district's fragile network of streets is also vulnerable to the heavy impact on the infrastructure, and the population is suffering from the constant vehicular conflicts and emissions that affect the air quality.

In this regard, the committee recognizes the importance of establishing a safe and cohesive street network that prioritizes pedestrians and cyclists. CB2 sees opportunities to build upon the new concepts to establish the comfortable and safe street connections so needed in the community.

Cycling in CB2

Number of Citibike Rides Started from Community District 2



In the past two years, there has been an expressive expansion of Citi Bike stations in Community District 2. In 2020, there were 42 Citi Bike stations within the district, and in one year, the number of stations increased to 51.

By looking into the Citi Bike System data, rides starting from the district account for approximately 10% of the rides in all of New York City.

Additionally, the number of Citi Bike rides starting in Community District 2 increased significantly. In 2020 the number was 1,879,901 and by 2021 it had increased to 2,651,431, which means there was an approximately 70% increase in the number of rides within the district. Considering that Citi Bike is one of the many options that cyclists use to ride a bike, **it is likely that the number of total bike rides and cyclists within the district has grown massively in the past few years.**

TOP 10 CITI BIKE STATIONS IN NYC (2020)

- 1 Ave & E 68 St
- West St & Chambers St
- W 21 St & 6 Ave
- 12 Ave & W 40 St
- Broadway & W 60 St
- E 17 St & Broadway
- E 13 St & Avenue A
- Christopher St & Greenwich St**
- Pier 40 - Hudson River Park
- Broadway & E 22 St

TOP 10 CITI BIKE STATIONS IN NYC (2021)

- W 21 St & 6 Ave
- E 17 St & Broadway
- West St & Chambers St
- 1 Ave & E 68 St
- Broadway & W 25 St
- Cleveland Pl & Spring St**
- Broadway & E 14 St**
- 6 Ave & W 33 St
- West St & Liberty St
- E 13 St & Avenue A

Furthermore, it was found that Citi Bike stations within Community District 2 are some of the most popular Citi Bike stations citywide. Among 1,144 stations in New York City, Christopher St & Greenwich St station served 84,565 rides in 2020, ranked among the 10 stations that served the most rides in New York City. In 2021, Cleveland Pl & Spring St station and Broadway & E 14 St station were also ranked among the top 10 stations, out of 1,496 stations citywide.

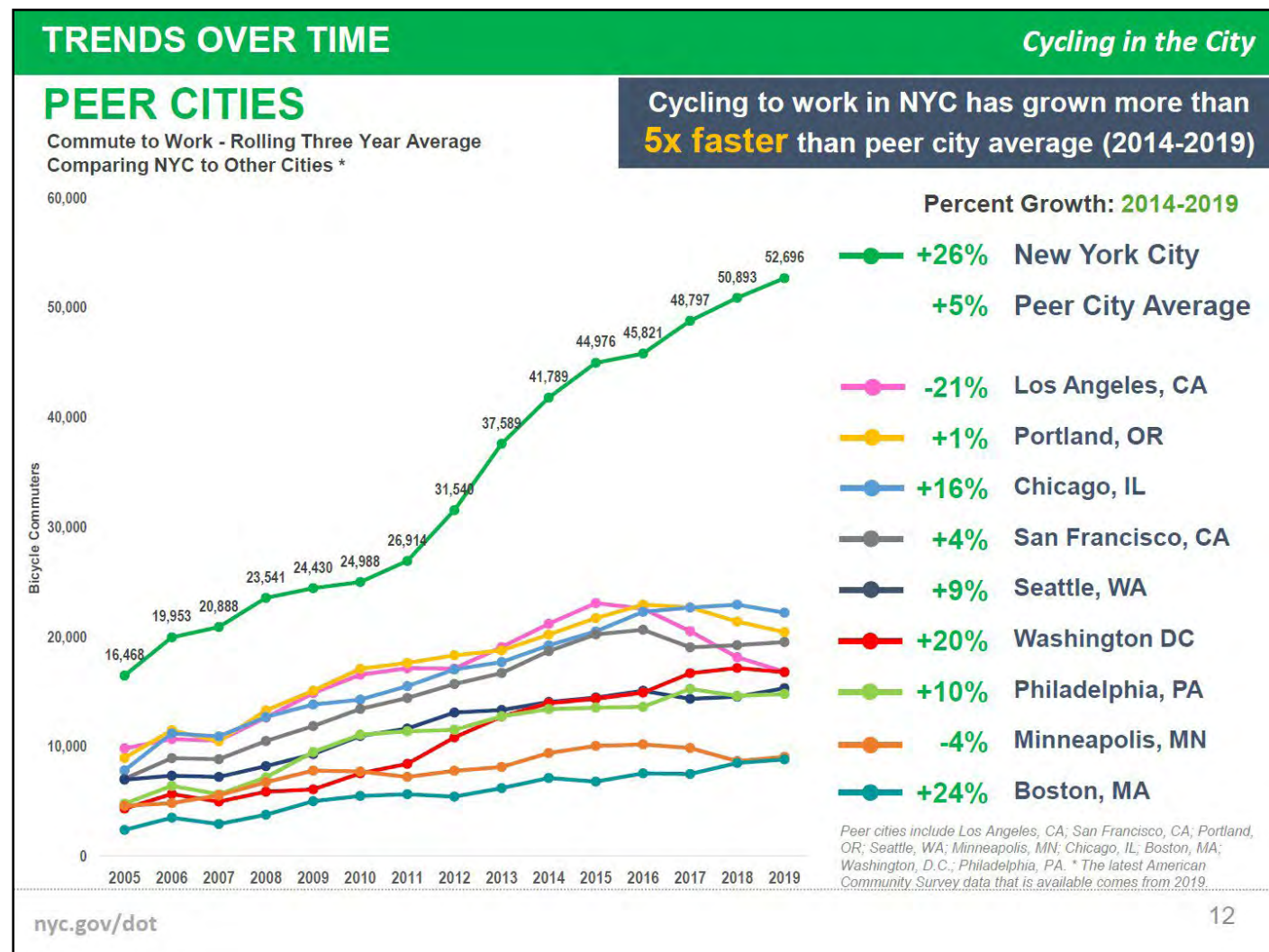
The observed expansion of bicycle use as a means of transportation follows **citywide trends that emphasize the need for a safer and more cohesive network of bike lanes within NYC and, as seen, CB2.**

As a response to global warming, in 2014, New York City, under mayor Bill de Blasio, committed to reduce the city's greenhouse gas emissions in 80% by the year 2050. The plan would focus on the transformation of four major categories: energy supply, buildings, solid waste management, and **transportation**.

There has been extensive literature worldwide over the recent years attesting to the inefficiency of car-centric transportation systems and advocating for emphatic investments in public

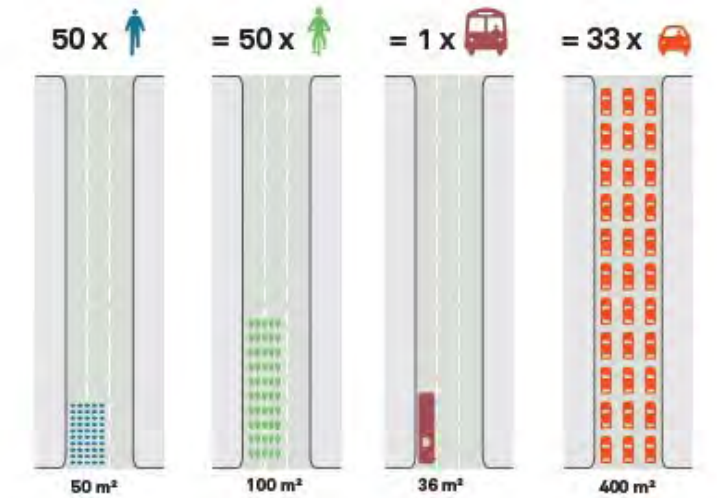
and other alternative modes of transportation, such as cycling, in urban centers.

Streets make up the vast majority of public space in NYC. As it stands now, according to Transportation Alternatives' 25x25 report, 96% of residents make regular use of public transportation, yet **75% of the city's streets are devoted to cars.** Only 24% are allocated to sidewalks, 0.02% for car-free bus lanes, and 0.93% for bike lanes.



Cycling in the City; DOT, 2021.

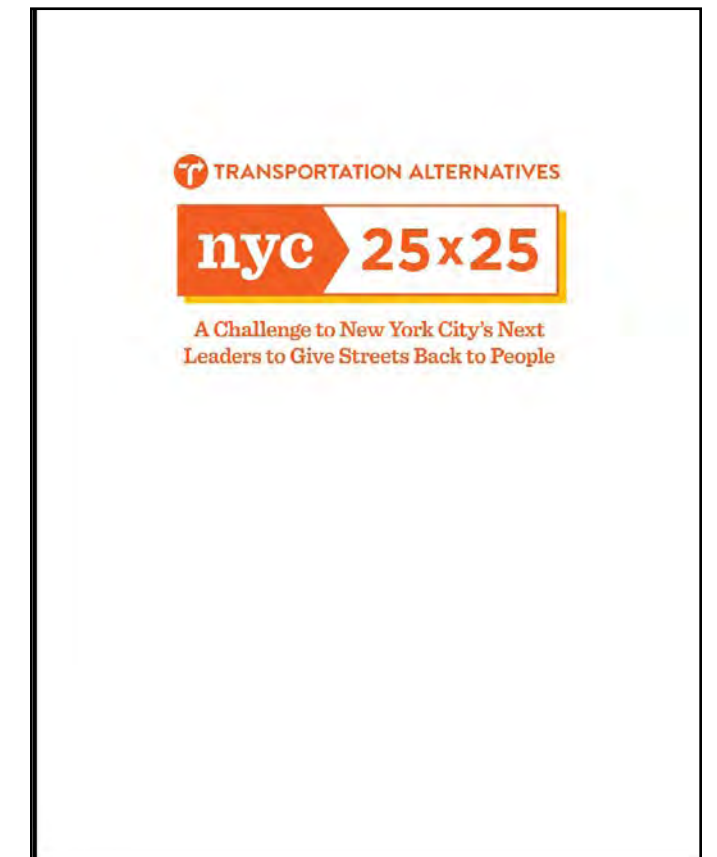
As we see bike ridership grow at a faster rate than other US cities, this allocation of public space seems increasingly disproportionate. **As our goals for decarbonization align with our desires for better streets and more efficient modes of transportation, investing in expanding and improving the city's bike lane network becomes essential.**



Space occupied by 50 people; Global Street Design Guide, 2016.



NYC's Roadmap to 80x50; 2014.



25x25; Transportation Alternatives, 2021

Project Goals

- Analyze current conditions of the bike lanes and streetscape of Community District 2.
- Explore alternative options and recommendations for a safer and more cohesive pedestrian and bike-focused network in Community District 2.

Project Scope



- **Spring Street** from West Street to Bowery.
- **6th Avenue** from Canal Street to West 14th Street.

2

Spring Street

- 2.1 About Spring Street
- 2.2 Current Conditions - Existing Assets
- 2.3 Current Conditions - Cycling
- 2.4 Current Conditions - Expected Changes
- 2.5 Issues- Complaints
- 2.6 Issues - Safety Problems
- 2.7 Issues - Bike Lanes
- 2.8 Issues - Open Streets
- 2.9 Residents' Voices
- 2.10 Recommendations



About Spring Street



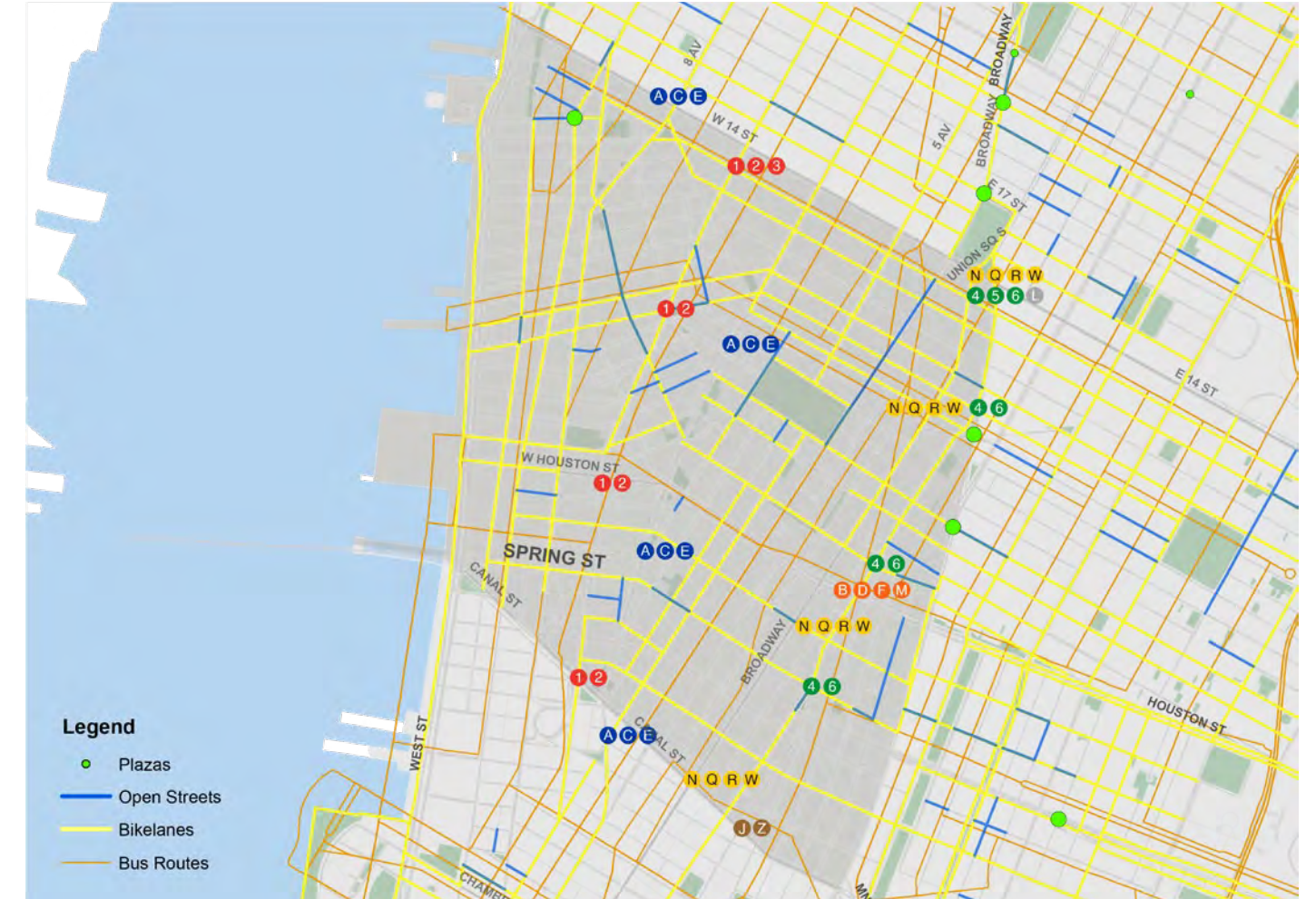
Spring Street runs west-east through the neighborhoods of Hudson Square, SoHo, and Nolita. As it passes through the center of SoHo, Spring Street is known for its artists' lofts, restaurants, and trendy and high-end boutiques, as well as its collection of cast-iron buildings. Spring Street station, located at the intersection of Spring and Lafayette streets is served by the A, C, and E trains.



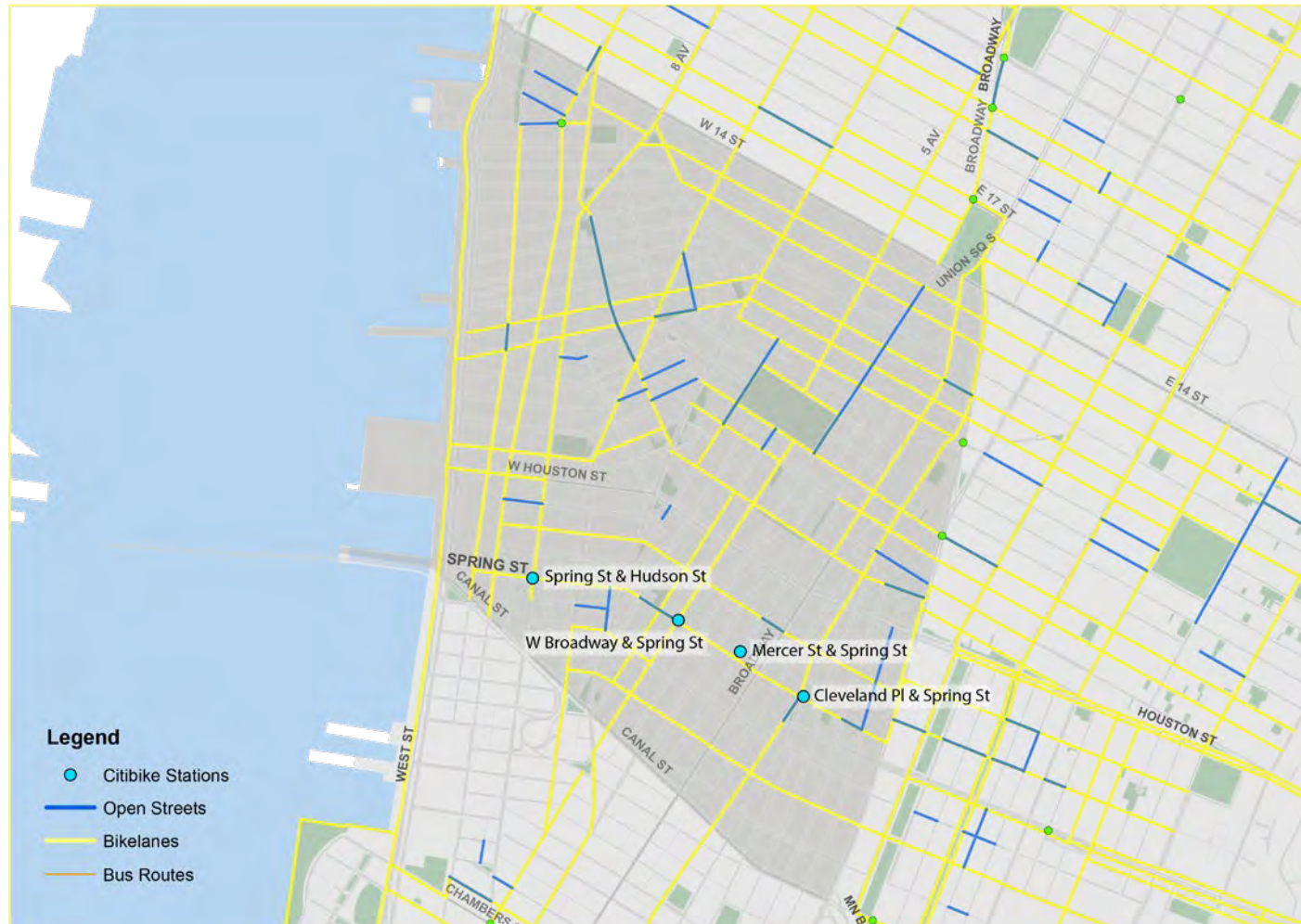
Spring Street; Google Street View

In Richard Lourie's New York Times article, Spring Street, a Stroll for All Seasons, Spring Street is described as "eminently strollable -- long enough to be invigorating but not so long as to be wearying" and that "the pace is naturally leisurely because there is so much variety at ground level with nary a dull block en route". As Lourie describes, Spring Street is packed with street-level food and beverage establishments, locally-owned small retail, and homes for residents that have been living in the neighborhood for decades.

Current Conditions - Existing Assets



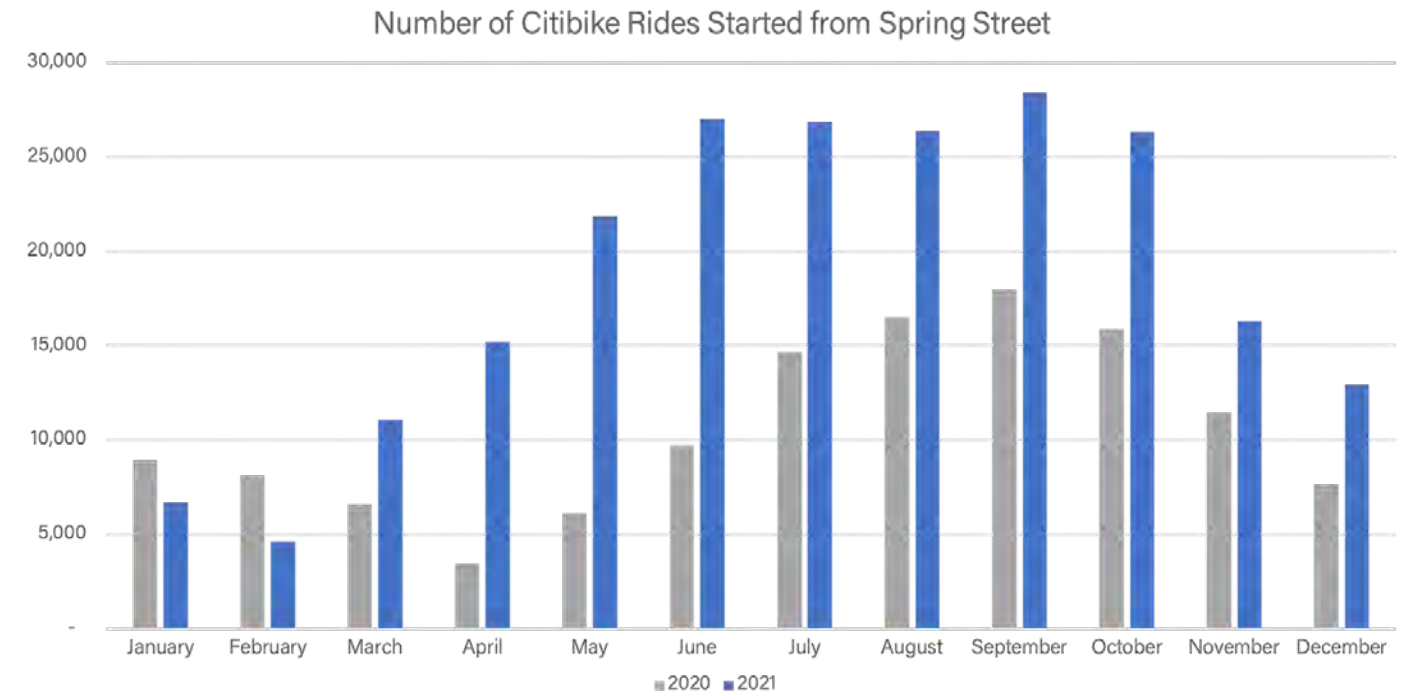
Current Conditions - Cycling



Citi Bike Stations on Spring Street

- Cleveland Pl & Spring St
- W Broadway & Spring St
- Mercer St & Spring St
- Spring St & Hudson St (new)

Currently, there are 4 Citi Bike stations on Spring Street. These stations serve a large number of rides year-round, especially Cleveland Pl & Spring St station was ranked among the top 10 most popular Citi Bike stations in 2021, out of 1496 stations citywide. As shown in the chart below, **the number of Citi Bike rides that started from the station on Spring Street has increased by 56% in just one year, serving 127,086 rides in 2020 and 223,695 rides in 2021.**



This uptrend proves that Community District 2 is serving more and more cyclists, and emphasized how timely and significant it is for the district and the City to analyze the current condition of the street and bike lanes and bring in a safe and cohesive bike network.

Current Conditions - Expected Changes

With increased and increasing development on the Far West Side along Spring Street, attention needs to be given to providing more transportation opportunities, accessibility, and connections in that area for residents, businesses, and those who visit Community District 2.

As the district aims to prioritize pedestrians and cyclists, opportunities must be sought and identified to reclaim streets for public spaces that both support pedestrian and cyclist activities as well as build community life.

Disney HQ at Four Hudson Square



Rendering of 4 Hudson Square; Designed by Skidmore, Owings & Merrill

According to an article by Curbed, Disney HQ at Four Hudson Square is expected to bring in approximately 5,000 employees.

Since the 2013 rezoning that created Hudson Square, the neighborhood has seen new developments. And now, the district is expecting one of the biggest new buildings on Spring Street – the Walt Disney Company's new headquarters.

The 1.2 million-square-foot building will occupy the entire block bordered by Varick, Hudson, Vandam, and Spring streets, with ground-floor retail and new sidewalk pavings included as part of the package. The development is likely to be finished around the end of 2023 or early 2024 at the latest.

Google Office at 550 Washington Street



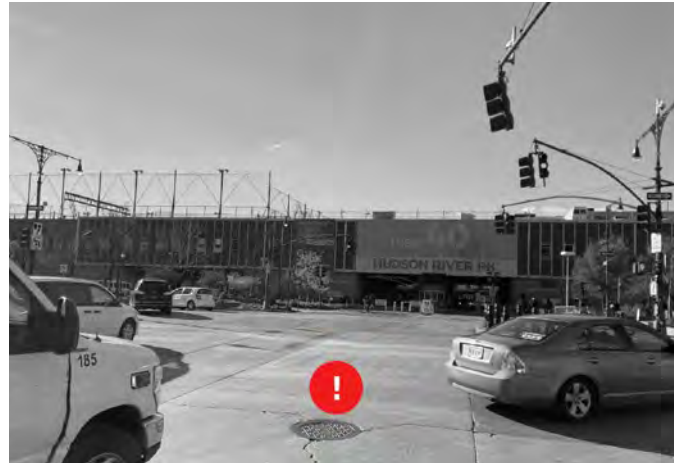
Rendering of 550 Washington Street; Designed by COOKFOX architects

According to Google's official announcement, Google Office at 550 Washington Street is expected to bring in approximately 7,000 employees.

At the end of 2018, Alphabet Inc. announced that Google would build a new campus at 550 Washington Street. Completion is anticipated for mid-2022, and occupancy is estimated for 2023.

With massive new developments coming into the community, the growing tech workforce is highlighting Hudson Square's shortcomings as a neighborhood, especially its current street condition and transportation infrastructure.

One of the District's major traffic and transportation problems is vehicular congestion around the entrance and exit to the Holland Tunnel. The tunnel brings in great volumes of private vehicles visiting the city from out of state. Additionally, as Curbed pointed out in its article, With Google Moving In, Hudson Square Is Trying to Spruce Up the Place, Hudson Square is largely cut off from its surroundings by Holland Tunnel ramps and a four-block-long UPS building on Greenwich Street. It hardly functions at street level, mostly because it's barely walkable.



Currently, there is no crosswalk that leads to the Hudson River Park from the Spring Street, and Spring Street station, located at the intersection of Spring and Lafayette Streets will be the only station that serves over 10,000 new workers on Spring Street.

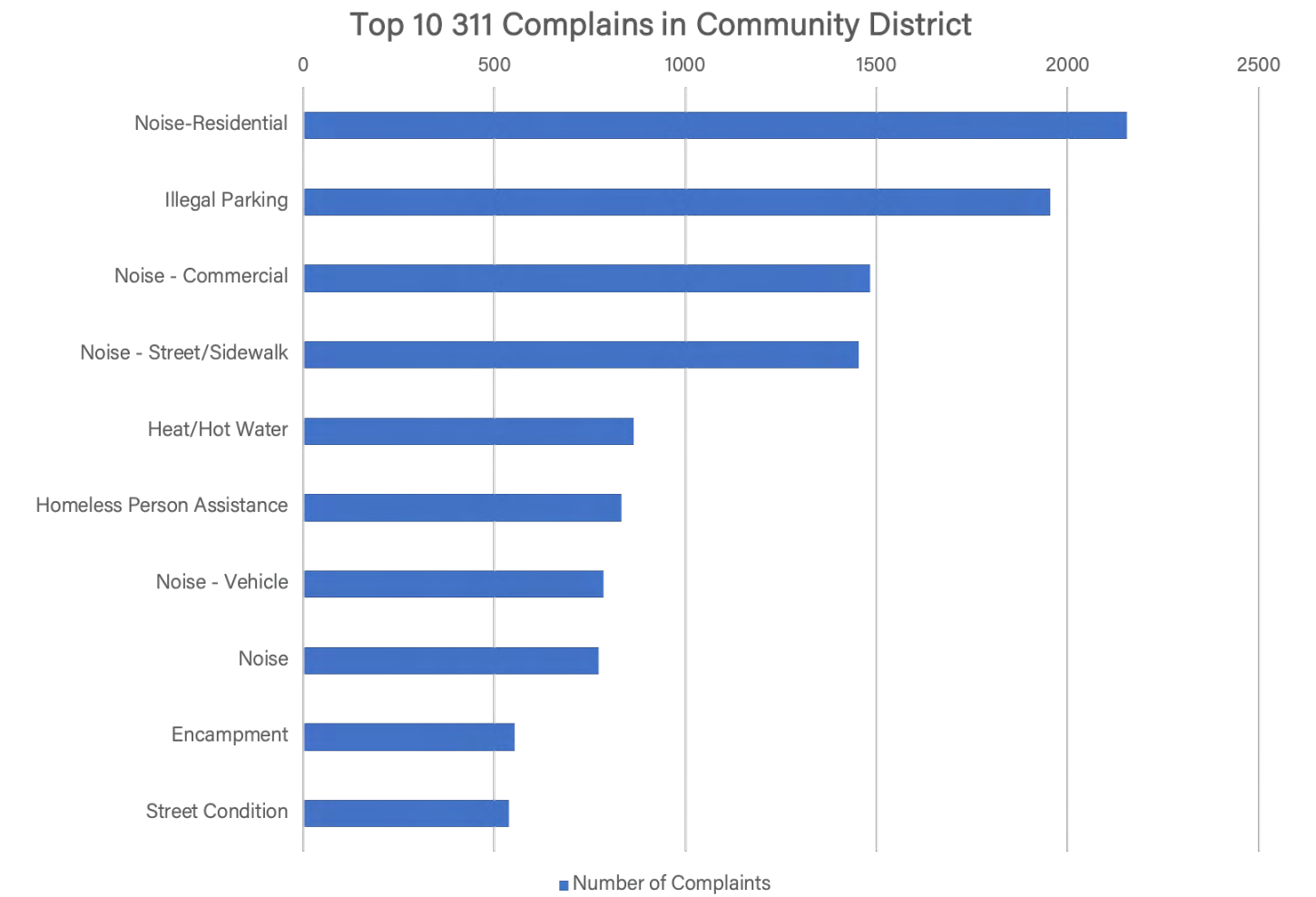
In an attempt to address these issues before it's flooded with additional workforce and visitors, the Hudson Square BID released a \$22 million plan in September 2021 that aims to make the area better for walking and biking. The BID's proposal calls for a new sidewalk-level bike lane along Houston Street and a pedestrian bridge that runs from Spring Street over the West Side Highway.

However, there needs to be broader support from the City and collaboration from the new developments to create a better street network that serves the workforce as well as protects current residents from quality of life issues such as traffic safety and congestion problems.



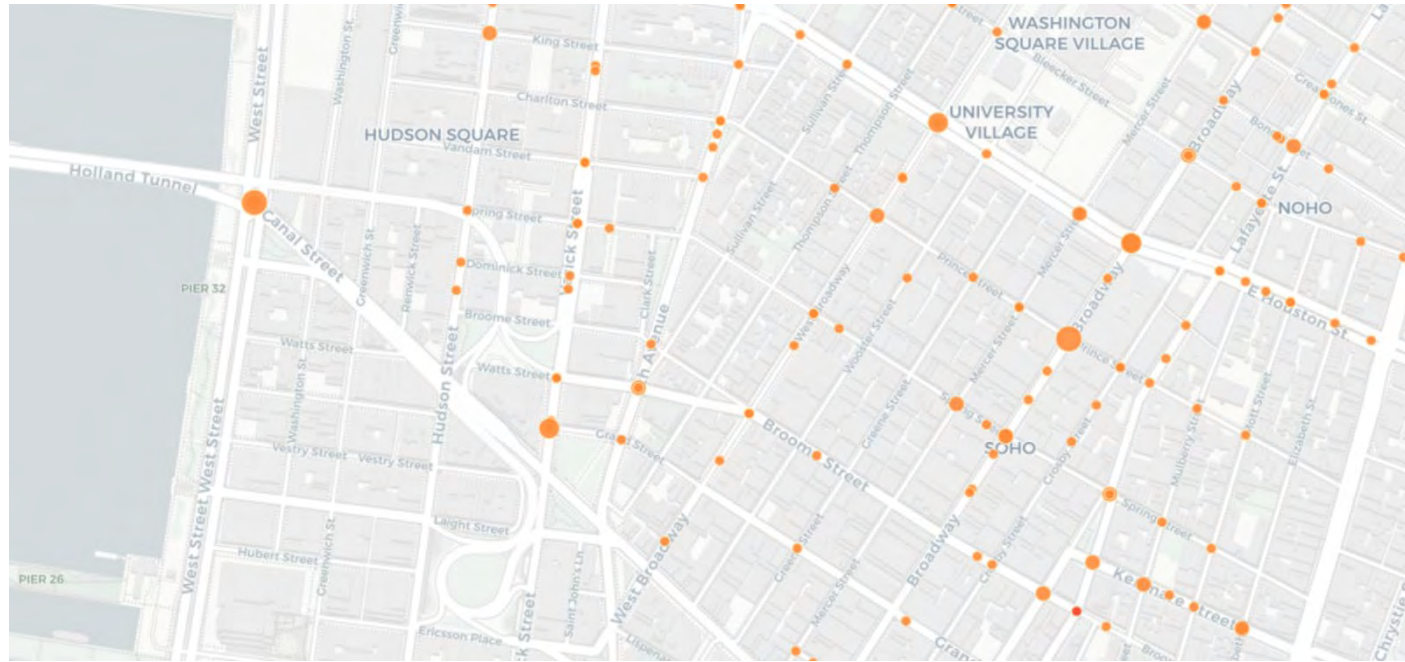
Cookfox, the architect firm for the new Google office at 550 Washington Street mentions on their website that "with the building located directly off the Hudson River Greenway, we designed the space to encourage bicycle commuting, tying the workplace to a healthier and more sustainable commuter infrastructure through a large bicycle parking facility," which shows Google's strong commitment to encourage its workers to commute by bike and use bike network. Thus, it is timely and important for the City to discuss with Disney and Google the expected problems and concerns that the district has and cooperate on implementing a cohesive bike network that can serve more than 10,000 new workers as well as existing residents.

Issues - Complaints

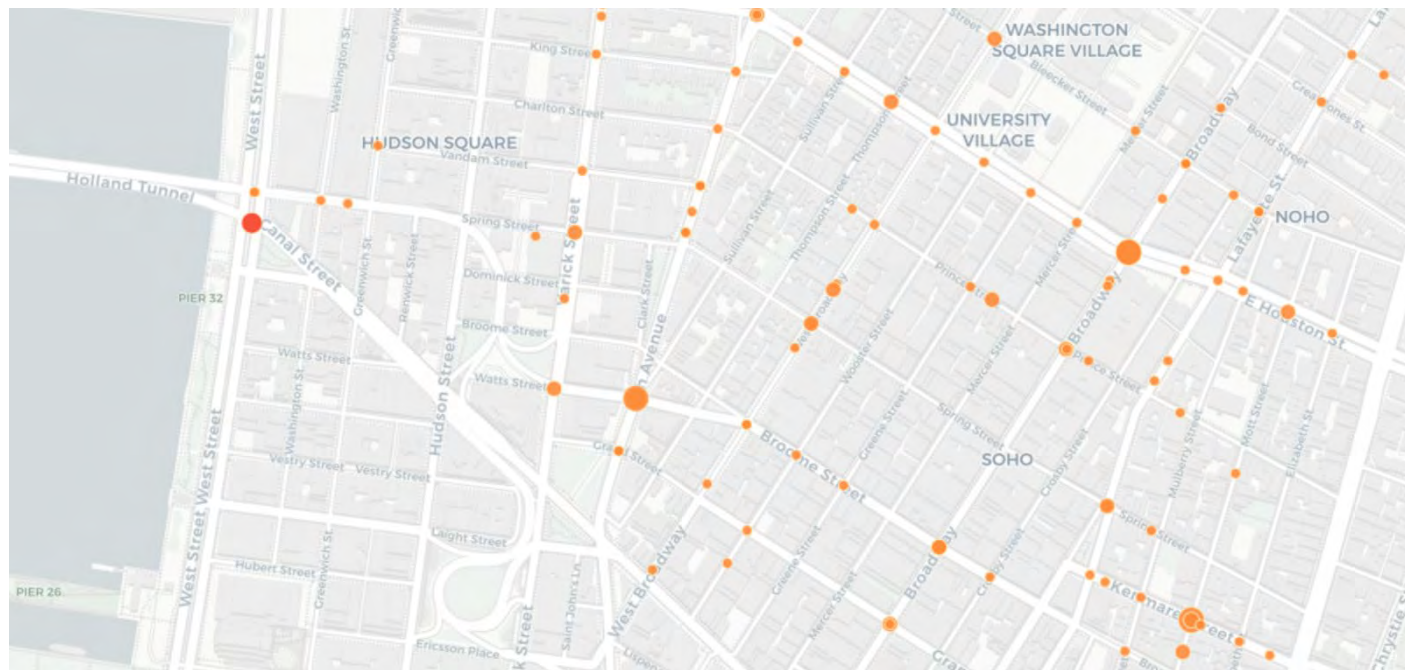


Complaints that were submitted to NYC 311 show that the residents are already suffering from poor street conditions and traffic congestion on Spring Street. When analyzing the number of complaints submitted from Community District 2 in 2021, complaints regarding **Illegal Parking, Vehicle Noise, and Street Conditions** were included among the top 10 complaints.

Issues - Safety Problems

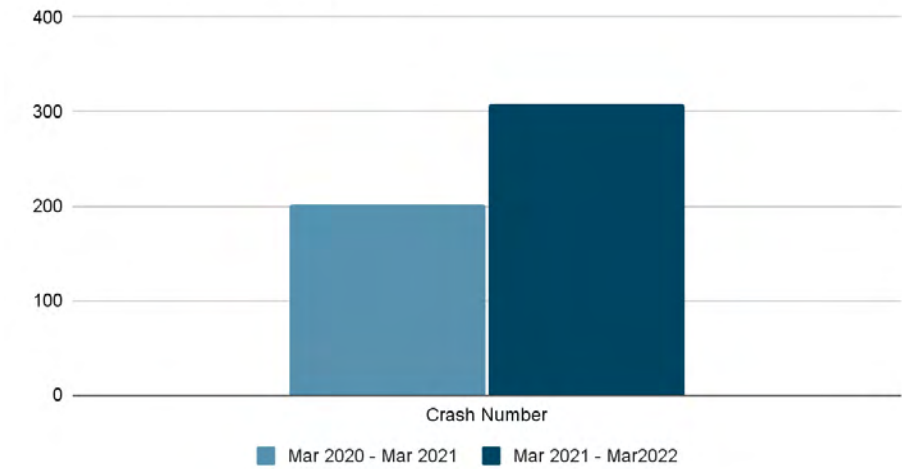


Crash Hot Spots (March 2020- March 2021)



Crash Hot Spots (March 2021- March 2022)

Number of Crashes in CB2



Data also shows that the number of crashes that happened in the district increased in the past few years. According to the NYC Crash Mapper, which uses NYPD Motor Vehicle Collisions and John Krauss's NYPD Crash Data Banaid data, the number of collisions and crashes caused by motor vehicles increased by 65% from 201 to 308 in Community District 2.

Both the high volume of 311 complaints regarding street conditions and the increased number of crashes happening in the district once again emphasize how timely and important it is to implement a more safe and cohesive street network in Community District 2.

Issues - Bike Lanes

From observations, this study was also able to capture some of the real conditions of the bike lanes and pedestrian and cyclist safety on Spring Street.



This photo was taken on one of the Open Streets on Spring Street, between Mott Street and Elizabeth Street. The observation was held during the Open Street operation hour, though there were no barricades on the street and the corridor was packed with parked cars. Additionally, because of the restaurant sheds, there weren't enough spaces for cyclists to use the shared street or open streets safely. Indeed, cyclists were riding bikes on the sidewalk to avoid the traffic, which was threatening pedestrians' safety.

This photo was taken from the bike lane in the intersection where Hudson Street and Spring Street meet, right in front of where the new Disney Headquarters is coming in. Because of the cars parked along with the street, construction materials, barricades randomly sitting on the road, vehicles were invading the bike lanes, threatening cyclists. It was also hard to notice the existence of the bike lane as they lack visual cues and the paint was often faded out.

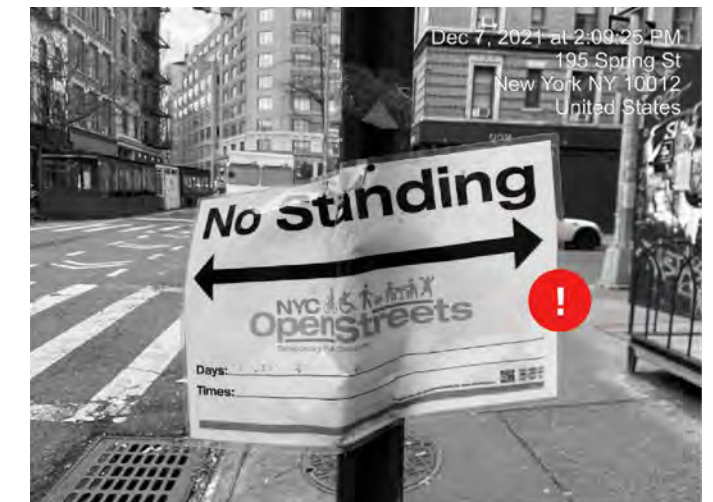


Issues - Open Streets



There are four Open Streets that are in operation along Spring Street, but it was hard to find one without having maintenance and operation issues.

First, the Open Street barricades were often not in place during the operation hour and were blocking the pedestrian flow on the sidewalk. There seemed to be no particular instructions or regulations about storing and placing the barricades.



Furthermore, the material of the Open Street signages was flimsy, making it easily removable and vulnerable to the weather. As such, the information on the Open Streets was often removed and destroyed. Signages were fixed on a road sign poles or trees on the sidewalk, making it difficult for pedestrians, cyclists, and drivers to recognize the Open Street in operation.



Residents' Voices

I often see Open Street barricades that are not in place on Spring Street although they should be maintained by the local businesses(Open Street partners). There needs to be a better operation and maintenance strategy for Open Street in order to serve pedestrians and cyclists right.

Adam Zeldin, Resident & Member of Manhattan CB2

I think residents will be far more welcoming of street closures(Open Streets) if they feel that it is also in an effort to help protect the neighborhood better.

Coral Dawson, Resident & Member of Manhattan CB2

I commute by Citi Bike almost every day and I feel much more threatened than before since the pandemic. There seem to be more bikes and delivery e-bikes on the road, but the increased number of unorganized outdoor sheds and delivery trucks often block the bike lanes, making cyclists hard to navigate. To be honest, I sometimes use the sidewalk to bike. I know it is dangerous both for me and other pedestrians, but the bike lanes in this area are not in good condition at all.

Anonymous, Cyclist on Spring Street

Recommendations

In a walking community like Community District 2, with a populace that spends much of its time on the streets, the City must continue to encourage improvements for pedestrian and cyclist-friendly street networks with emphasis on

the design of streets. This includes traffic calming approaches as well as a more pedestrian-oriented redesign of directional information and visual cues for both pedestrian and vehicular traffic.

Street Design Improvements

1. Open Street Signage Improvement



Open Street Signage Example of Willoughby Avenue Open Street.

Open Street signage on Spring Street should be replaced with more firm material resistant to the weather condition and should contain specific operation information about the Open Street. It should also be fixed on a steady and firm infrastructure such as planters making it easily visible to the pedestrians, cyclists, and drivers.

2. Open Street Barricade Improvement



Design ideas for Open Street barricades and signage by Sam Schwartz.



The temporary cones and barricades that have been used by NYC DOT over the past 18 months to alert road users to new conditions have a number of flaws. These makeshift methods, while somewhat effective, lack the permanence and consistency needed to prioritize pedestrians and cyclists. Relying on volunteers to administer barricades on a daily basis—although beneficial in community-building respect—is unsustainable in the long run. Similarly, depending exclusively

on traffic enforcement to ensure driver adherence to regulations is a costly and problematic proposition. Street design changes are needed to formalize the Open Streets program and better integrate them with local concerns. Above barricade designs suggested by Sam Schwartz aim to manage vehicle traffic in predictable ways, primarily through passive configurations that require less day-to-day volunteer input and attention.

Traffic Calming Techniques

In order to increase visual cues to prioritize cyclists and pedestrians on the road, the implementation of a few traffic calming techniques can be considered on Spring Street.

Curb Extension



Curb Extension Example of Willoughby Avenue Open Street.

- Narrow crossing distances
- Improves visibility for pedestrians
- Encourages slower turning speeds by vehicle

- Design and signage for 5 MPH advisory speed limit
- Slows vehicles and cyclists at the mid-block

Mid-block traffic calming



Mid-block traffic calming Example of Willoughby Avenue Open Street.

Bike Infrastructure Improvement

With increasing development on the Far West Side along Spring Street and the number of cycling in CB2, more attention and investment are needed in CB2's bike infrastructure. This includes painting bike lanes and Open Streets to enhance visual cues for users and increasing the number of bike parking spaces. Furthermore, as new developments in Hudson Square are expected to bring in over 12,000 employees in CB2, partnerships with these new neighbors are strongly encouraged to lessen the burden on NYC DOT to solely fund the improvements.

Enhance the connectivity between existing assets and infrastructures

The bike network shouldn't exist in isolation or be disconnected from the city around it and more permanent solutions are needed in a unified version. It is important for NYC DOT to recognize that not only increasing the number of bike lanes is important but also acknowledging Open Streets as part of the bike network and connecting existing public spaces such as Privately Owned Public Spaces, parks, and existing bike infrastructures to form a network is crucial. This will allow cyclists to have a choice to turn from one bicycle route to another and take a rest at a connected public space, without leaving the overall network. All of this should be supported by the infrastructure.

Education & Outreach Work for Community District 2

NYC DOT can increase general education to the district residents about the protocols of the new bicycle lanes and Open Streets through community outreach work. NYC DOT could also facilitate the conversation about the maintenance and operation strategies of Open Streets so that residents and local business owners who are interested could participate in volunteer work.



3

6th Avenue

- 3.1 Introduction to Sixth
- 3.2 Strategic Intersections
 - 3.3 Lispenard Street
 - 3.4 Canal Street
 - 3.5 Watts Street
(Special Condition - Bus Bulbs)
 - 3.7 Houston Street

Introduction to Sixth Avenue

Sixth Avenue, also known as Avenue of the Americas, is of major importance for moving people in cars, buses, baby carts, scooters, bicycles, roller blades, and motorcycles efficiently in the south-north direction of NYC. **When thinking of a comprehensive biking network within CB2, it is hard to imagine 6th Ave not being a major part of it.**

The vast majority of bike lanes running east to west (and vice-versa) within CB2 intersect 6th Ave, which suggests that it could play an important **role in distributing bike traffic into CB2. In fact, It already does so, just not safely.**

Like most avenues in Manhattan today, **6th Ave boasts a lengthy protected bike lane that stretches from 8th Street all the way to 59th Street.** While Church Street has recently been equipped with a protected bike lane that brings bikers north-bound from FiDi all the way up to Lispenard Street, the lane comes to an abrupt halt. Instead of continuing north on 6th Ave, bikers are encouraged to take West Broadway, which is only useful for those whose destination lies within CB2.

For those mid and uptown-bound, remaining on 6th is a necessary risk. **The bike lane gap can be seen on the map to the right, stretching from Lispenard St to 8th Street.**

This situation had already been previously noted by CB2's Traffic and Transportation Committee in a May 2020 Resolution, which requested the temporary extension of the bike lane on 6th Ave in response to the coronavirus pandemic and the immediate surge in deliveries in the city.

On February 16th 2022, a meeting with Kimberly Rancourt and Jennifer Leung, from the DOT, made it clear that the Department of Transportation is well aware of the need for a continuous lane on 6th Ave, but **complex intersections combined with heavy Holland Tunnel-bound traffic pose challenges that require careful consideration when developing a safe bike lane design.**

This part of the report aims to provide detailed observation and documentation of existing conditions and challenges along 6th Ave, which can subsequently inform sound design proposals and, hopefully, aid the DOT in their eventual implementation.

Throughout the report, the colors from the map to your right will remain consistent, with **dark green representing protected bike lanes, light green on-street bike lanes, and light yellow representing sharrows.**

protected bike lane
 on-street bike lane
 sharrows
 proposed bike lane



Strategic Intersections



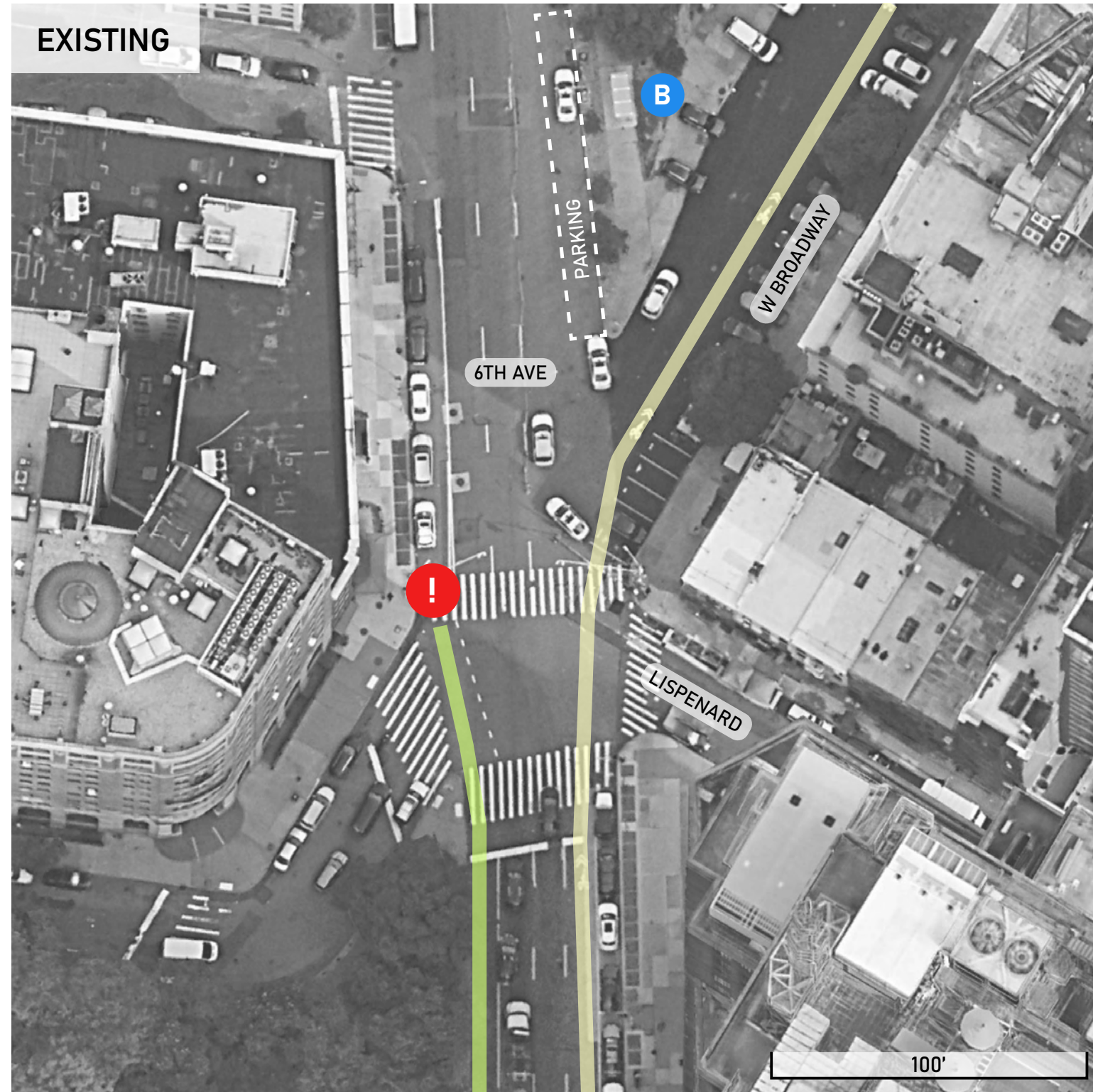
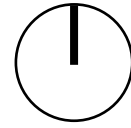
Initial walkthroughs of the neighborhood with community board members suggested that there were some intersections that presented certain peculiarities, bigger challenges, but also many opportunities. In order to successfully connect Lispenard to 8th St along 6th Ave, the design proposal should pay close attention to the intersections of 6th Ave with **Lispenard Street, Canal Street, Watts Street, and Houston Street.**

The observation of traffic issues on some of those intersections allowed us to entertain the question: **What if bike lanes could be used as educational devices to calm traffic?**

The street use in these four intersections was documented through timelapse photography, the frames of which were compiled to showcase how bikers ride on 6th Ave. **The observation of use patterns was fundamental in understanding why people make the choices they do, often underpinned by their perception of safety or convenience.**

What follows is an analysis and proposal for each of the four highlighted intersections, resulting in a comprehensive proposal for a protected bike lane along 6th Ave.

Lispenard Street



The **designated bike lane** coming from Church Street comes to an **end at this point**, while **sharrows** on the opposite side of the street lead bicyclists northeast on W Broadway. Bikers heading north on the designated bike lane are left wondering how to proceed, which can lead to risky cycling among car traffic.

The diversity of use patterns observed attest to the confusing nature of the present markings for cyclists. In other words, **the incompleteness of cycling infrastructure here leads to unpredictable, and therefore dangerous, behavior on the part of cyclists.**





Bike lane ends here, leaving cyclists to continue at own risk.



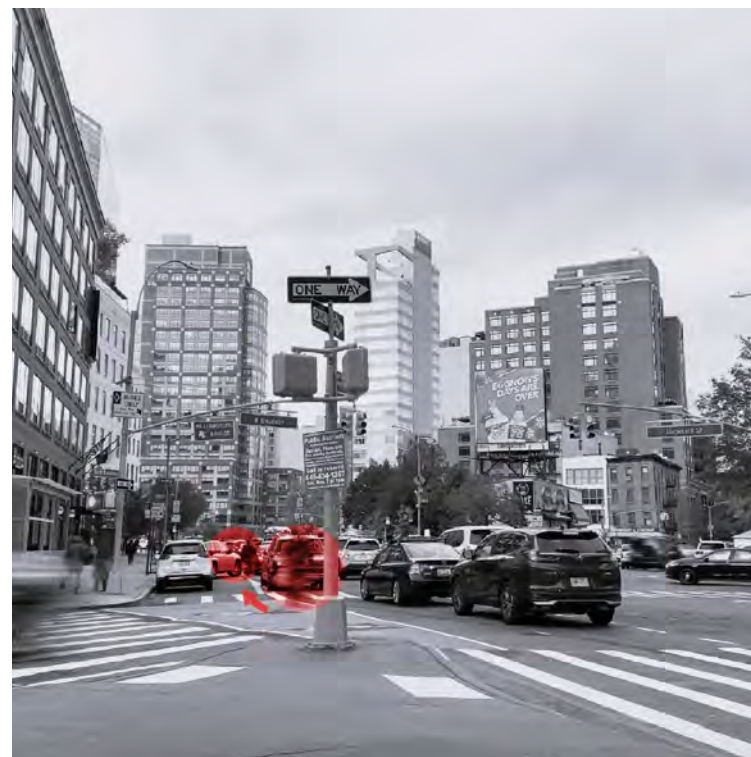
This cyclist decides to cross diagonally. Risky.



Keeping to the left allows for uninterrupted cycling up 6th Ave.



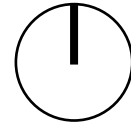
Crossing 6th Ave onto W Broadway requires waiting at the light.



Parked car waits to merge onto moving lane, blocking cyclists.



Car still can't merge, making more cyclists go around and into moving traffic.



The proposed design would have the **bike lane continue** on the west side of 6th Ave, requiring the **removal of parking** from that side to allow for the new lane. This would benefit bike and car traffic alike, which would have an extra moving lane to turn left onto Canal St.

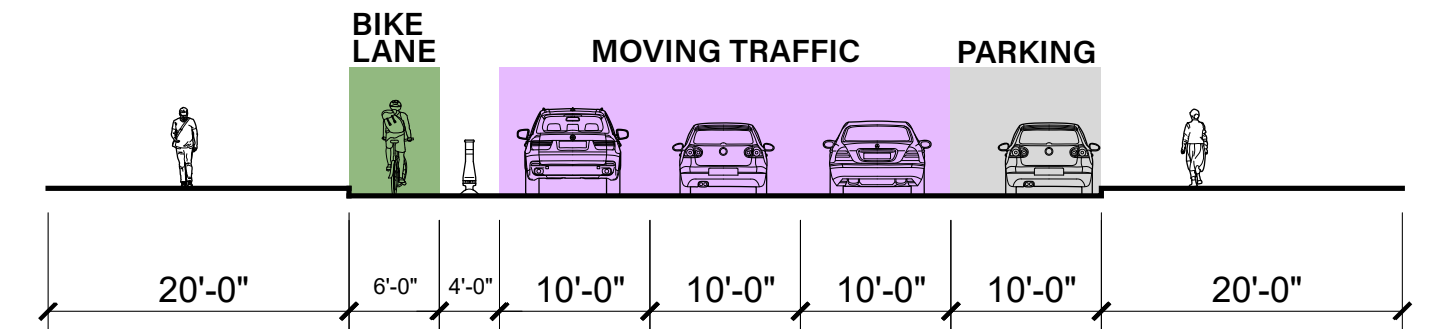
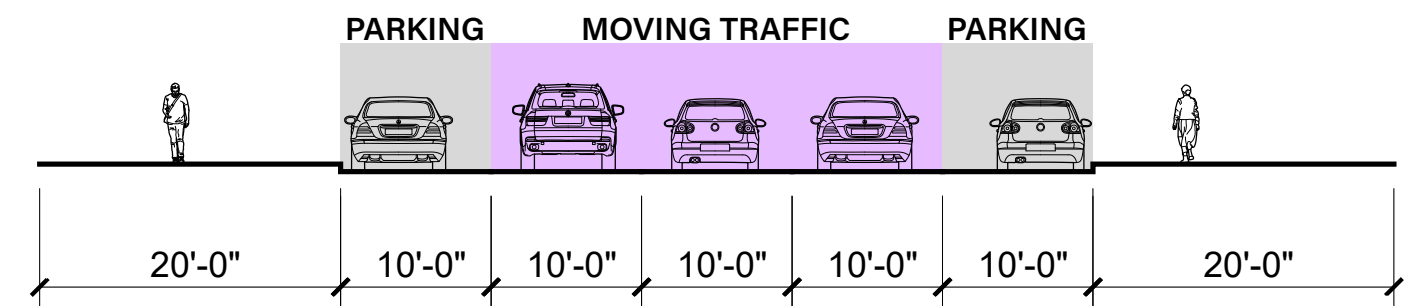
This stretch would be a protected bike lane with a 4' buffer employing plastic bollards, a configuration with many precedents in NYC. The difference here is that the **proposed bike lane would be 6' wide**.

In her March 29th of 2021 article in the "Reorientations" blog titled **NYC is ready for wider bike lanes. Here are some guidelines**, Annie Weinstock argues for the widening of NYC bike lanes, which have been designed according to guidelines that assume very low bike volumes. According to Weinstock, we should aim to adopt guidelines suggested by the Dutch **CROW standards in the organization's Design Manual for Bicycle Traffic**. By their guidelines and NYC cycling volumes, Annie Weinstock calculates that one-way **protected bike lanes should range from 8 to 10 feet in width**. They are 6 feet wide today.

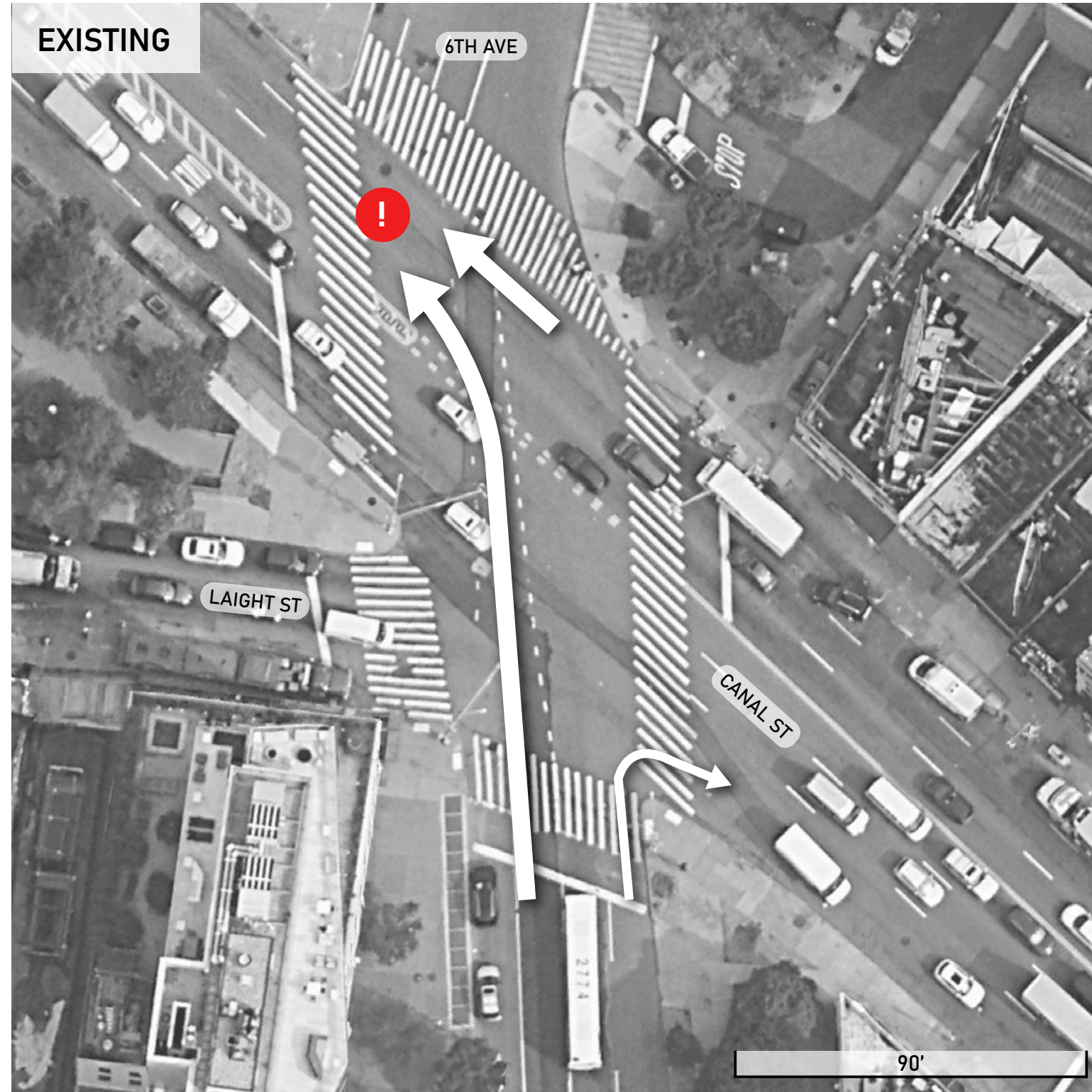
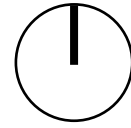
If we are to future-proof our biking infrastructure, it makes sense to economize on the eventual future retrofitting and build new lanes according to current and even future biking volume projections. 6th Ave and its 60' width gives us a great opportunity to experiment with wider bike lanes.

Where possible, proposed on-street bike lanes in this report will be 6-8 feet wide with a 4 foot buffer.





Canal Street



The amount of Holland Tunnel-bound traffic either turning left onto Canal from 6th Ave or coming from the east on Canal tends to **block the intersection** during heavy traffic hours. This makes it harder to have a north-bound bike lane on the west side of 6th Ave. The volume of cars turning right onto Canal St is much lower, which presents less opportunity for conflict between cyclists and drivers.

Observation suggests that the vast majority of cyclists tends to reach this intersection on the west side of 6th Ave and cross over to the east side in order to proceed straight across Canal St and up 6th Ave. This is precisely what one of the following proposals presents.





Natural tendency to cross Canal St along the safest crosswalk (east side of 6th Ave).



It's common for cyclists to use this crosswalk heading both north and south.



Cyclist forced to squeeze through the cars blocking the intersection.



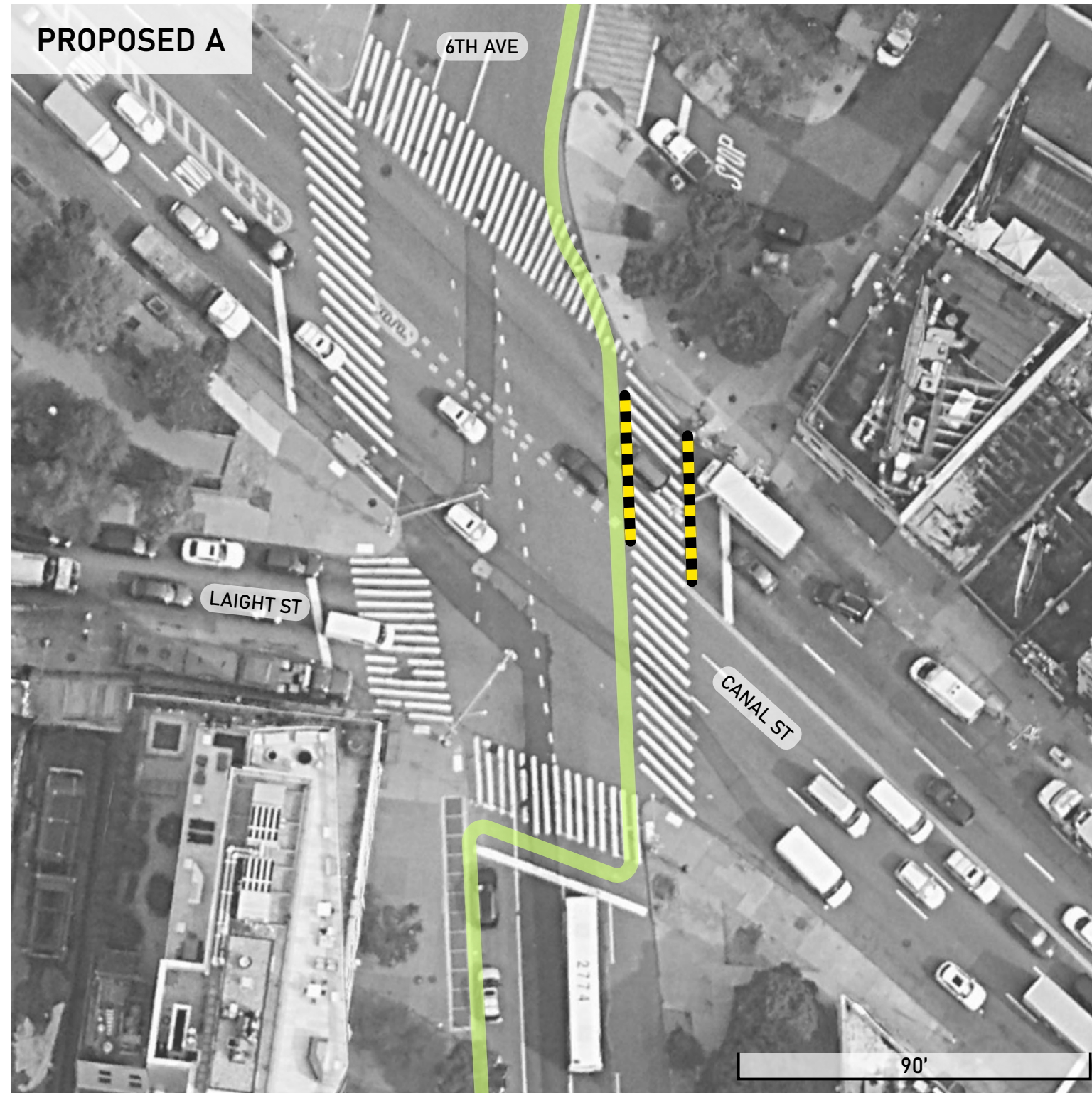
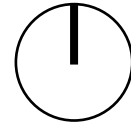
Electric unicycles also prefer the east side of 6th Ave.



The preferred route north on 6th Ave in this instance is done in the opposite direction.



For long lengths of time during rush hour, the only way through is the sliver left on the east side of 6th Ave.



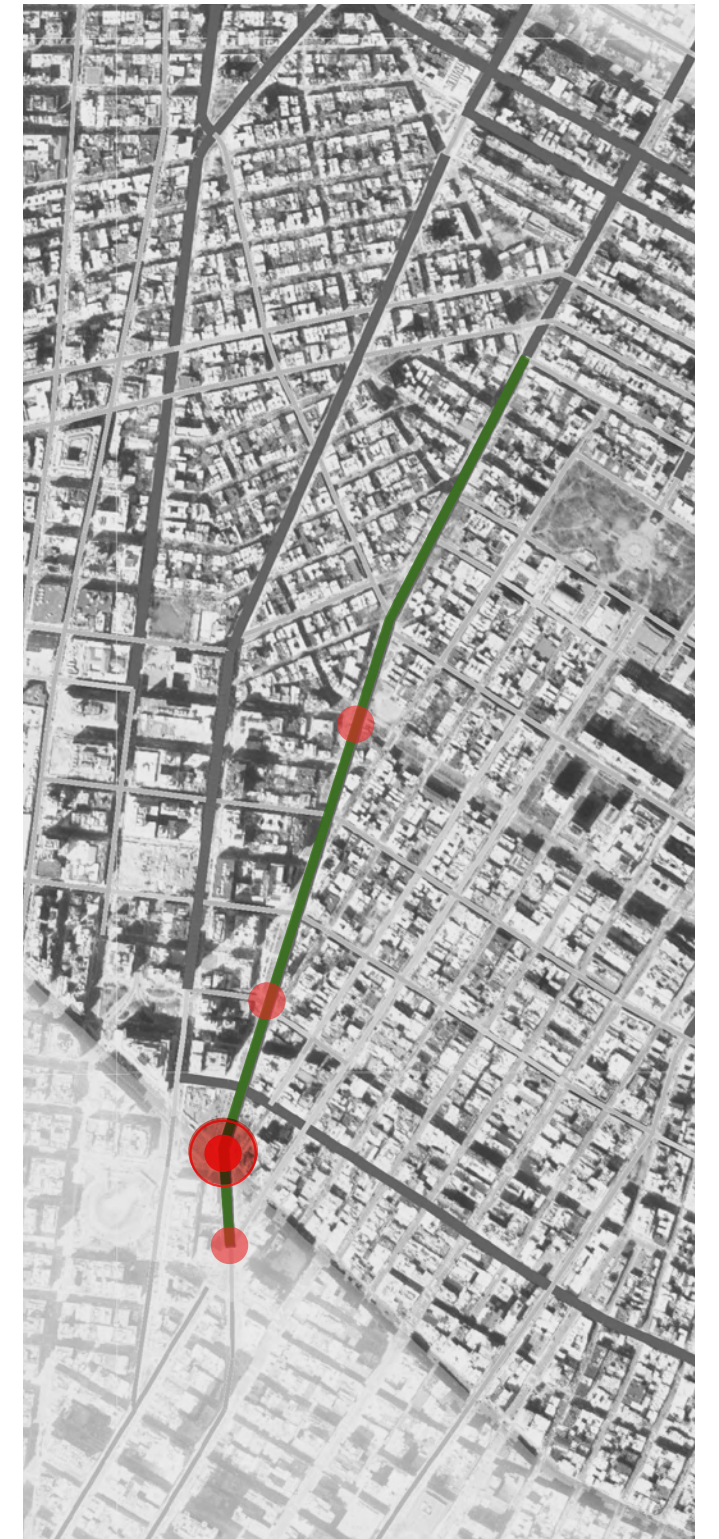
Notice that there are **two proposals** that originate here, the first being **Proposal A** on the image to the right.

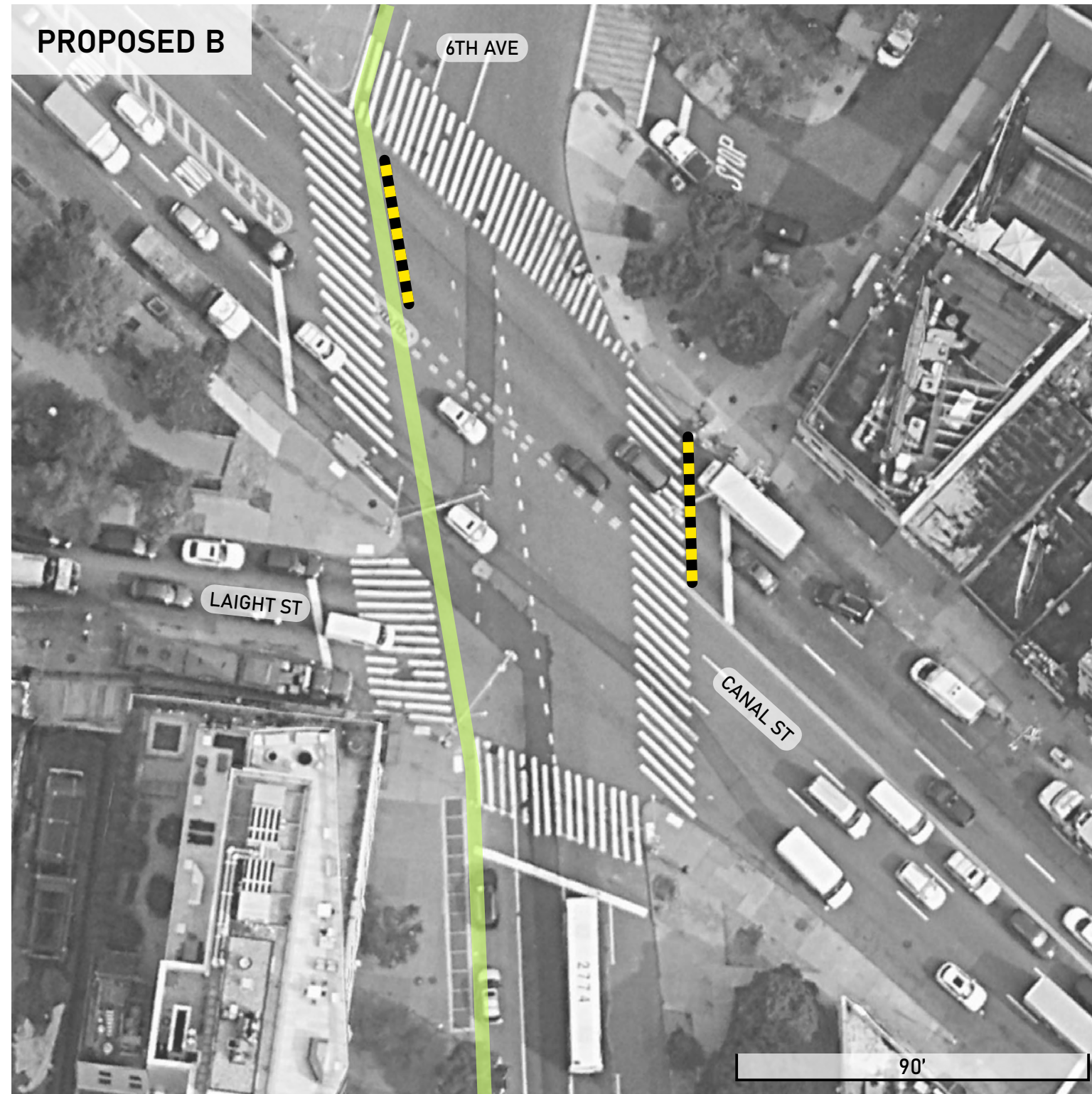
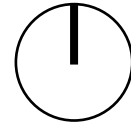
Proposal A is the most unusual of the two, suggesting the **employment of bike lanes as a means of disciplining traffic**. This would be done by **switching the bike lane to the east side of 6th Ave** and having it cross Canal St adjacent to the crosswalk. This option would be less dangerous for cyclists and would attempt to keep cars on Canal St from blocking the intersection. This would be achieved in tandem with **speed humps on both sides of the crosswalk**, followed by the adjacent bike lane. All these elements combined, when well signaled, **alert the driver to a special condition on the road**.

The presence of cyclists on a strip of street designated for them may spark the reprimanding of cars blocking the bike lane, and as a consequence, avoid the blocking of the whole intersection.

PROS: only low-volume right-turning traffic from 6th Ave crosses bike path on Canal, which makes for a safer cross.

CONS: having bike paths switch street sides is not optimal for the cyclists' experience of path continuity. Having the bike lane on the east side of 6th Ave will mean buses and bikes on the same side of street, something that is avoided when possible.



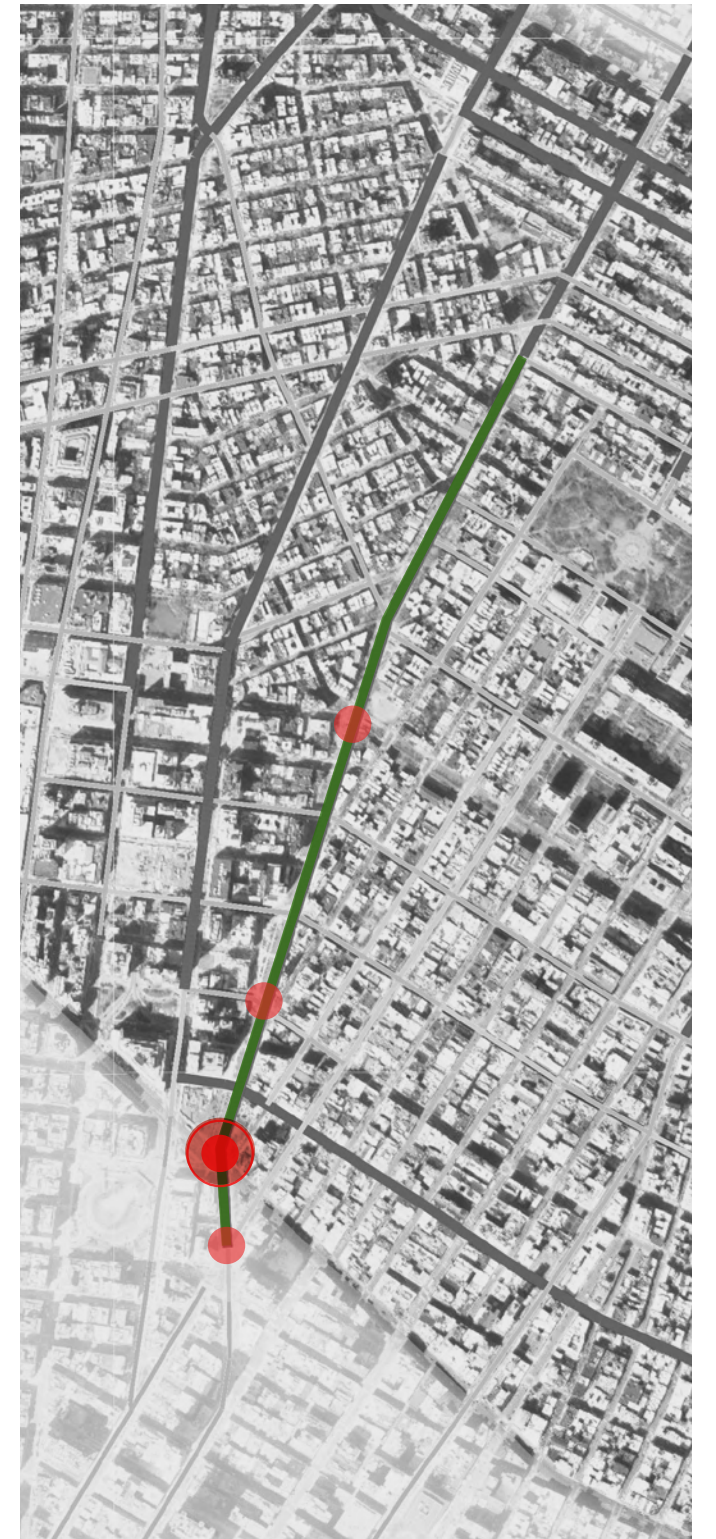


For **Proposal B** the bike path crosses Canal on the west side of 6th Ave, which puts bikers on the path of heavy left-turning traffic onto Canal. Speed humps would raise awareness to the presence of bikers and pedestrians alike, reducing turning speeds.

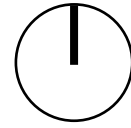
The angle of the proposed speed hump illustrated on the west side of 6th Ave is not ideal for cars turning left onto Canal. As an alternative, one might consider experimenting with street painting that can cause the illusion of a 3-dimensional object and raise awareness to the new condition on the road.

PROS: the bike lane doesn't switch sides, which means that cyclists don't have to wait to cross 6th Ave when they have a green light. The presence of a bike lane and speed humps adjacent to the crosswalk reinforces pedestrian safety.

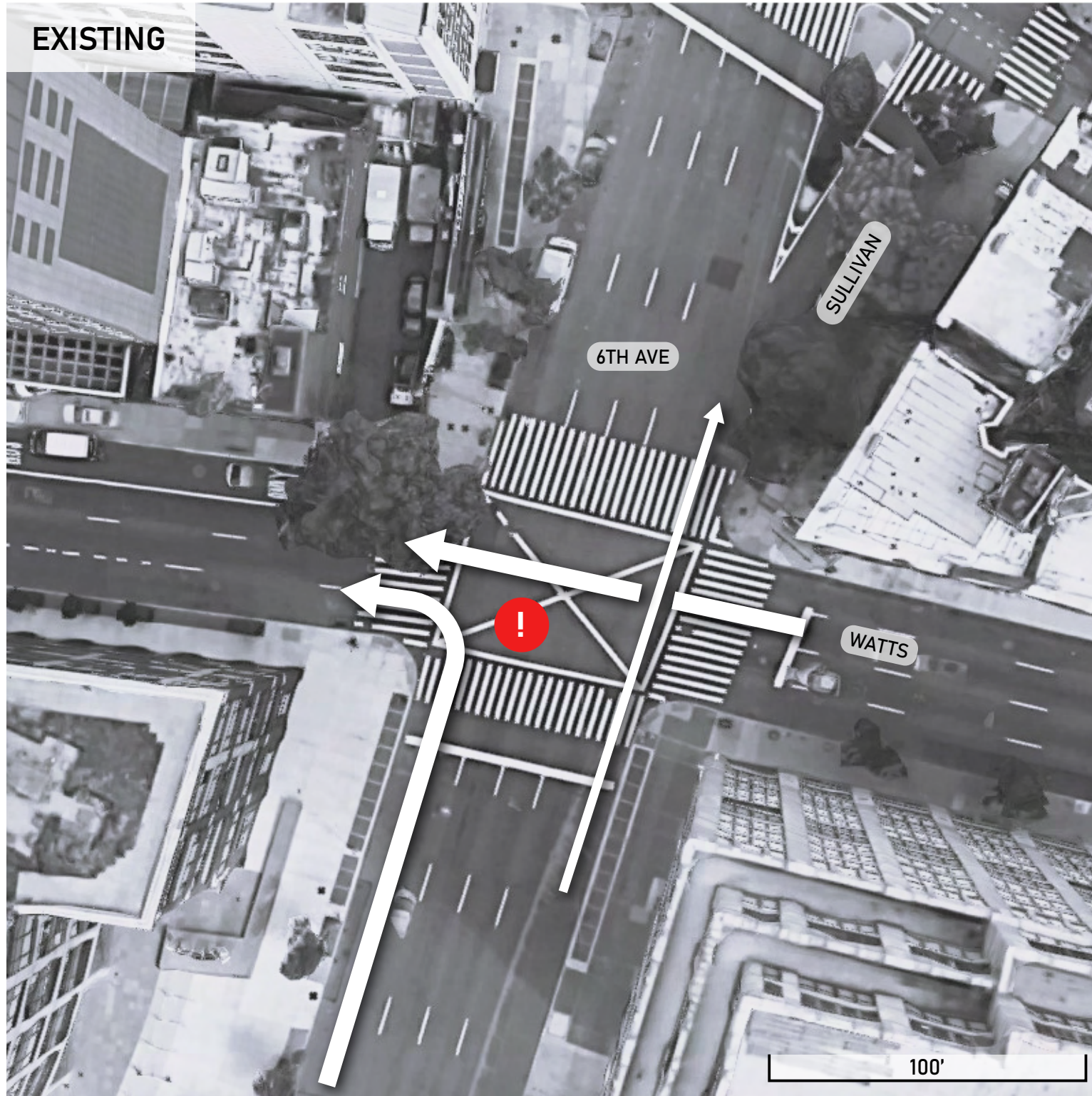
CONS: the volume of left-turning cars in this case is a concern when considering cyclists, as they approach the crossing at higher speeds than pedestrians do. The experimental traffic-calming facet of the bike lane design is discarded.



Watts Street



EXISTING



During peak hours, heavy traffic on 6th Ave turning left onto Watts St frequently **blocks the crosswalk**, inconveniencing north and south-bound pedestrians and cyclists. Simultaneously, heavy traffic on Watts St heading towards Holland Tunnel frequently **blocks the intersection**, leaving north-bound traffic on 6th Ave left to squeeze through the east side of 6th Ave.

Here another opportunity presents itself to **tackle traffic problems through design**, by using the bike lane in tandem with other design strategies to educate drivers.





Lane left for north-bound traffic on 6th Ave to squeeze through.



During busy hours, cars often block both crosswalks.



Not uncommon to see cyclists going down the wrong way on 6th Ave.



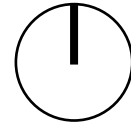
Cyclists stick predominantly to the east side of 6th Ave, where they can more easily get through.



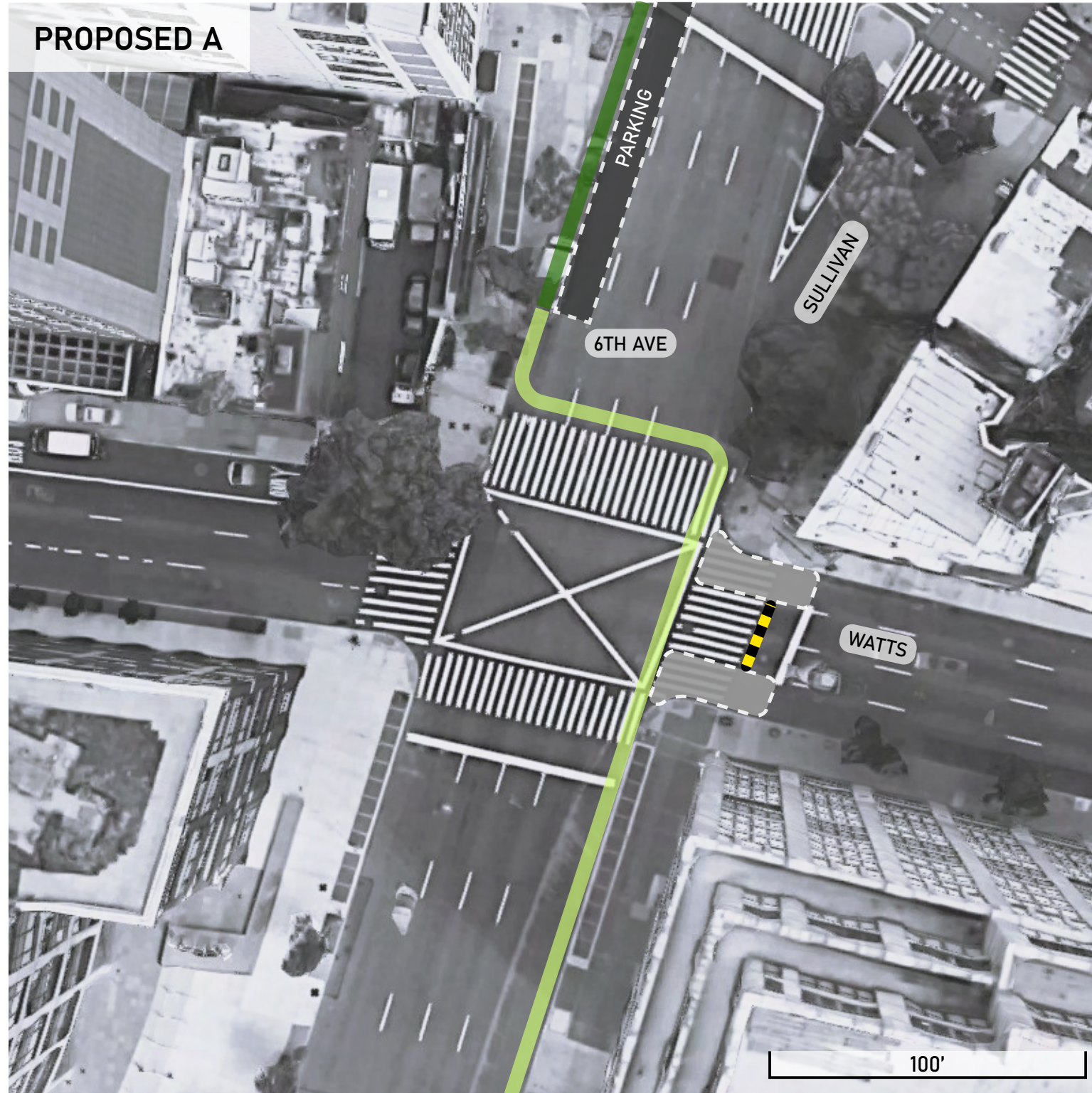
Lately, transit guards have begun blocking the two outer lanes on Watts to control traffic more easily.



Makeshift blocking make for a less than ideal solution, and one that requires constant surveillance to work.



PROPOSED A



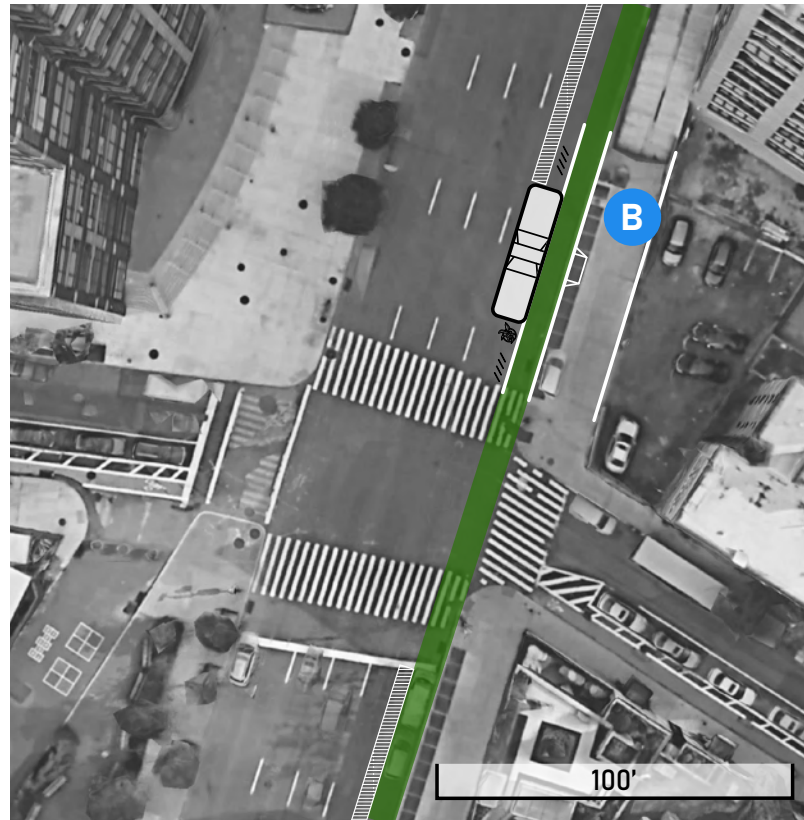
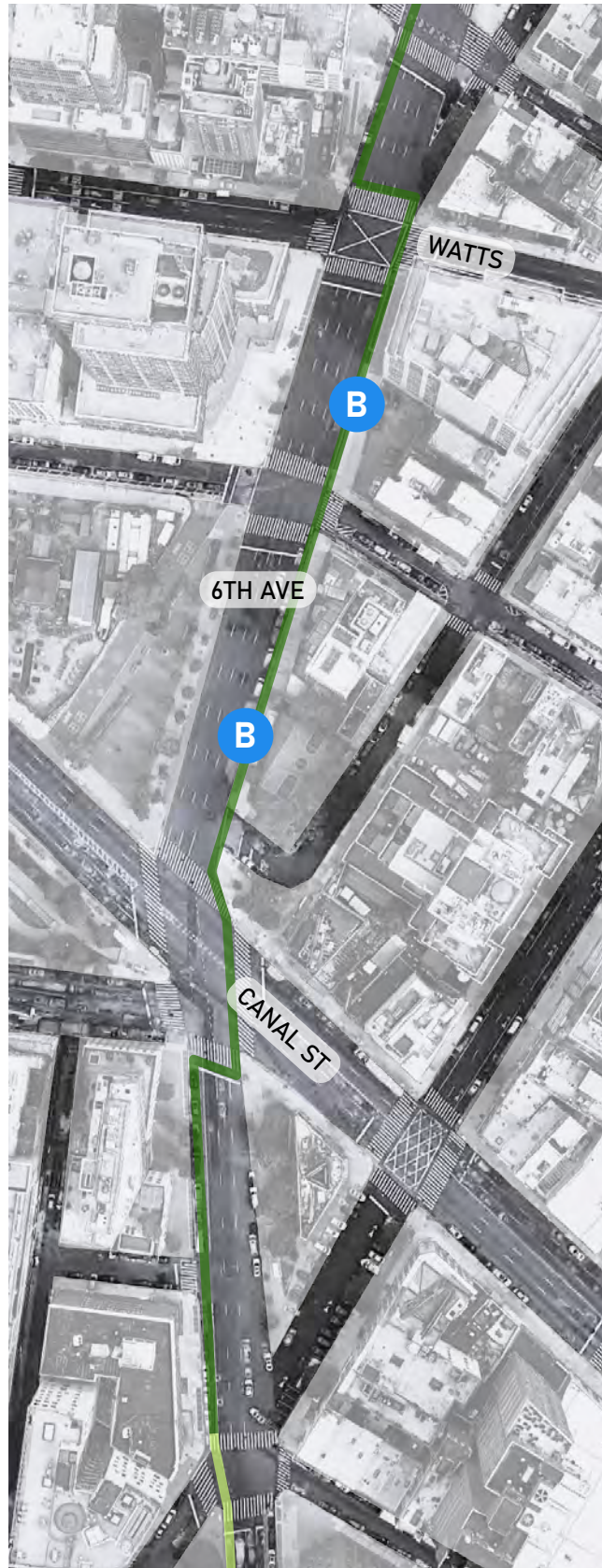
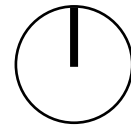
Proposal A is the result of the continuation of proposal A for Canal St. The combination of a **curb extension**, **speed hump**, and **adjacent clearly signaled bike lane** can deter drivers that insist on blocking the intersection, much like the way this strategy would seek to work on Canal St. The bike lane would proceed to cross to the west side of 6th Ave after Watts, when it becomes **protected by floating parking** up until W Houston St, when it is momentarily interrupted.

PROS: bike lane avoids heavy left-turning traffic from 6th Ave onto Watts. Performs traffic-calming function as part of a system of discrete parts that work together.

CONS: switches street sides a second time, which interrupts the cyclist's continuous rhythm.



Special Condition - Bus Bulbs



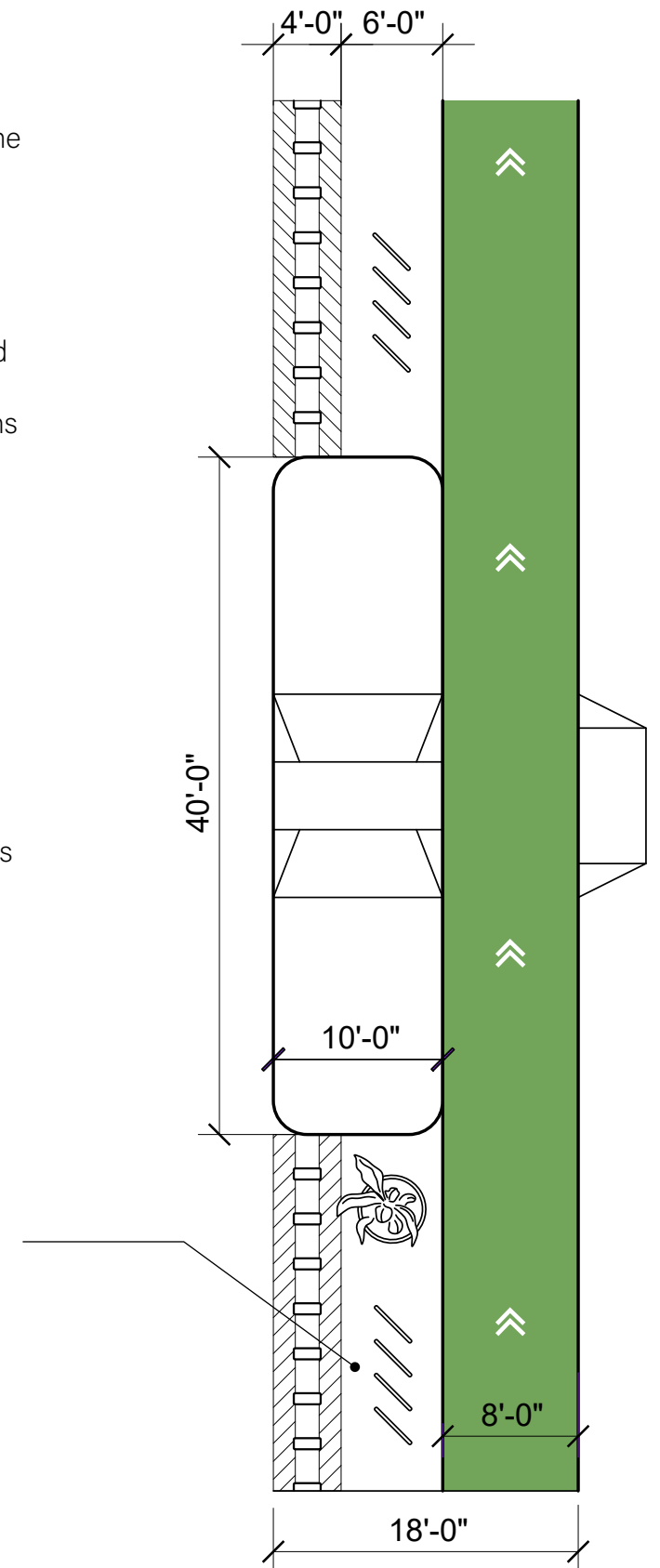
An important aspect of **Proposal A** is the fact that the bike lane crosses paths with two bus stops while on the east side of 6th Ave. When bike paths and bus stops are located on the same side of a right-of-way, bus bulbs are a feature commonly employed to safely accommodate both uses.

As part of proposal A, two bus bulbs would be installed, where the on-street bike lane protected by plastic bollards would separate the curb from the ten-foot-wide bus bulb. The bike lane remains on the same grade as the street. Here, signaling on the bike lane would be paramount to avoid conflict with pedestrian crossing the bike lane.

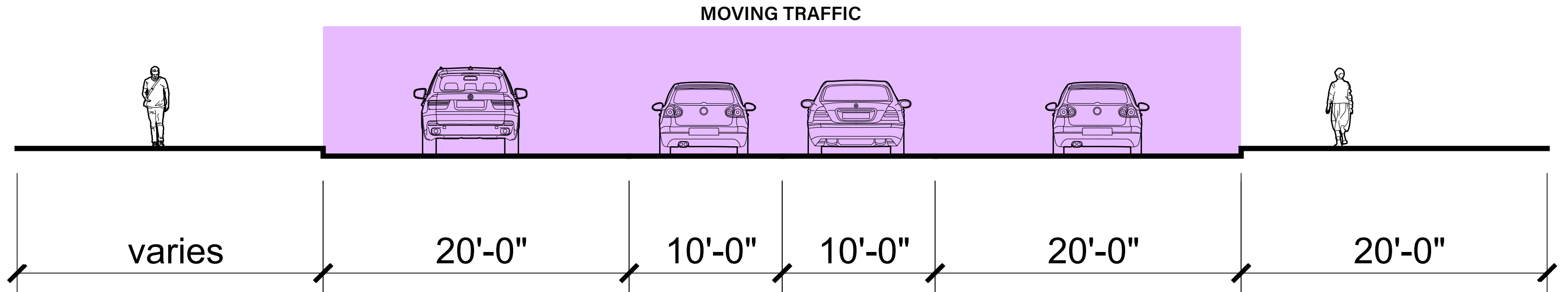
Due to the lack of parking on both sides of 6th Ave over the course of these two blocks, we can accommodate 4 lanes of moving traffic and still have enough space for the additional 6 feet of space for amenities proposed.

We can take advantage of the low traffic volumes on the east side of 6th Ave at this point to implement beneficial features without negatively affecting traffic flow.

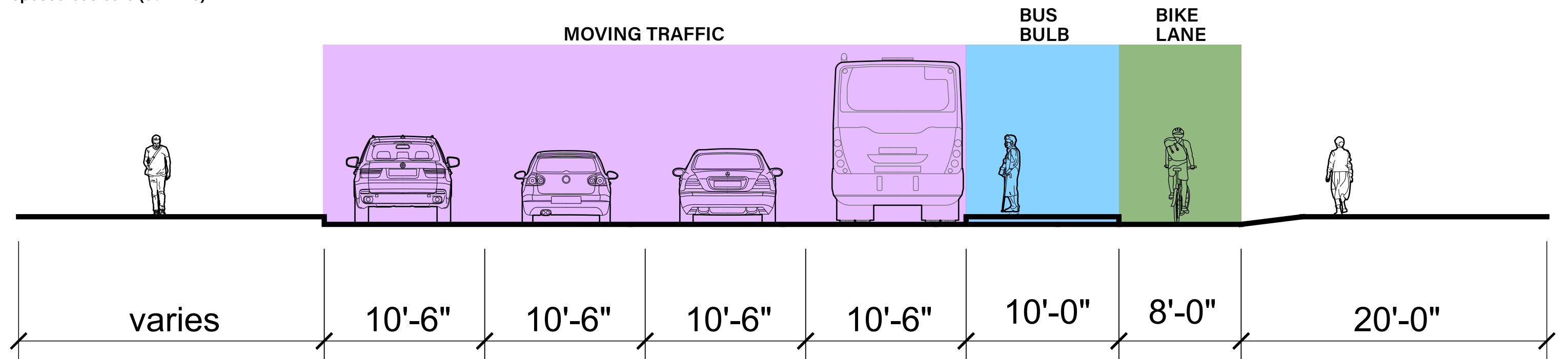
6-foot zone allows for installation of bike racks, planters, seating, signage, and other uses, while providing extra safety for cyclists.

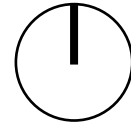


Existing (6th Ave)

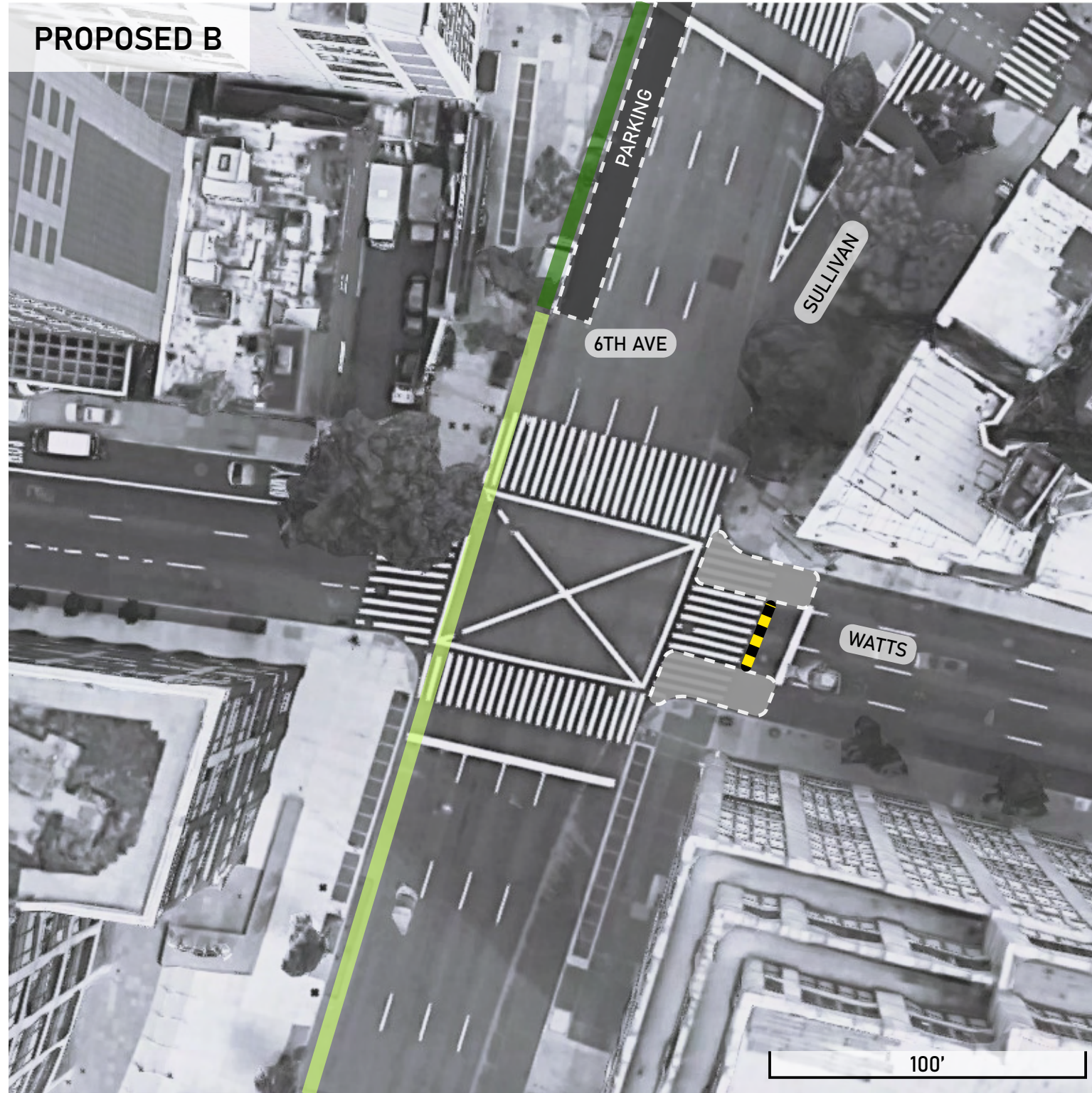


Proposed bus bulb (6th Ave)





PROPOSED B



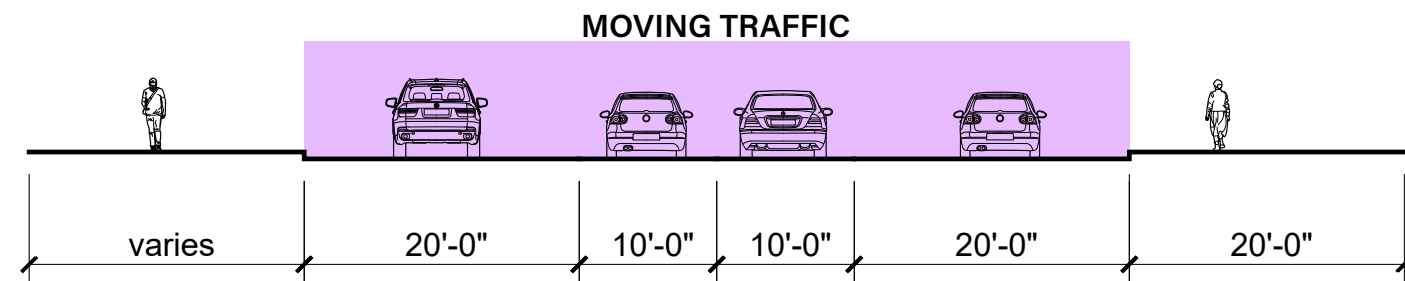
Proposal B is the result of the continuation of proposal B for Canal St. Here, the curb extension and speed hump are kept on the east corner of Watts, while the bike lane continues from 6th Ave and Lispenard always on the west side of the avenue. A clearly signaled bike lane would be paramount to educate left-turning traffic to yield to both pedestrians and cyclists instead of blocking the crosswalk. After Watts, the bike lane becomes protected by floating parking up until 8th St.

PROS: provides continuous experience to cyclists.

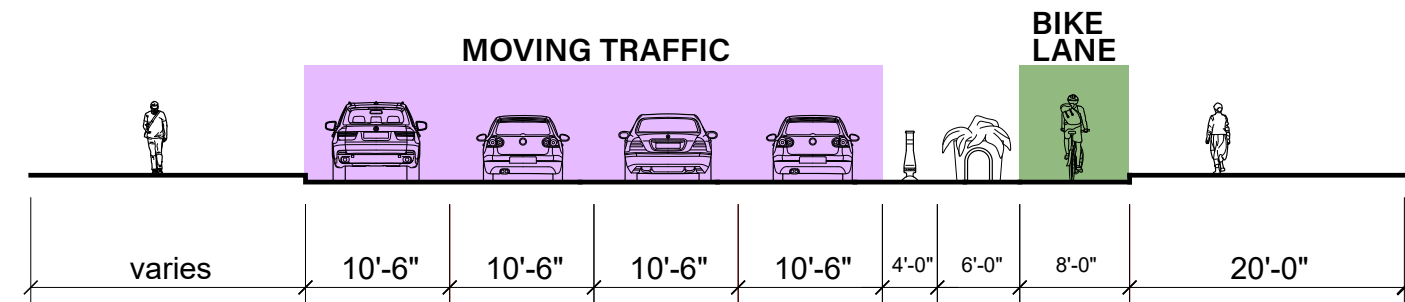
CONS: cuts through heavy left-turning traffic that many cyclists presently avoid.



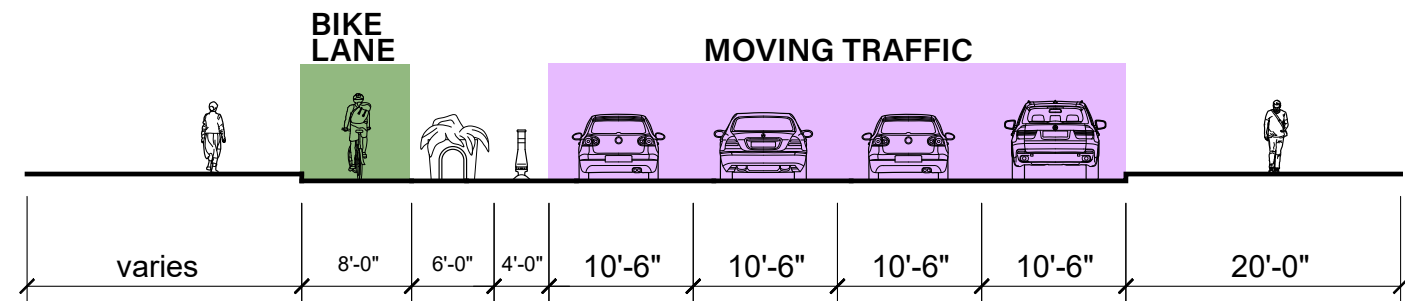
Existing (6th Ave)



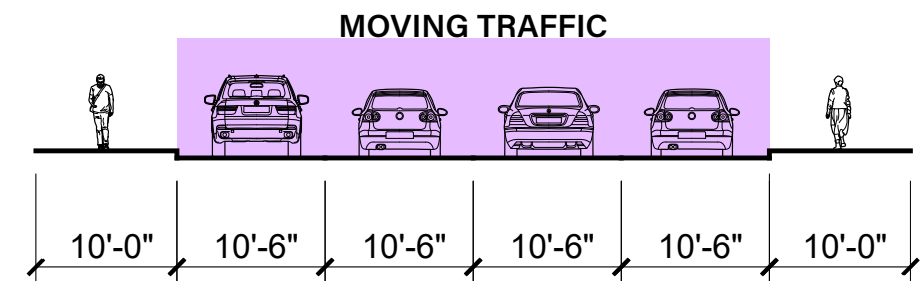
Proposal A (6th Ave)



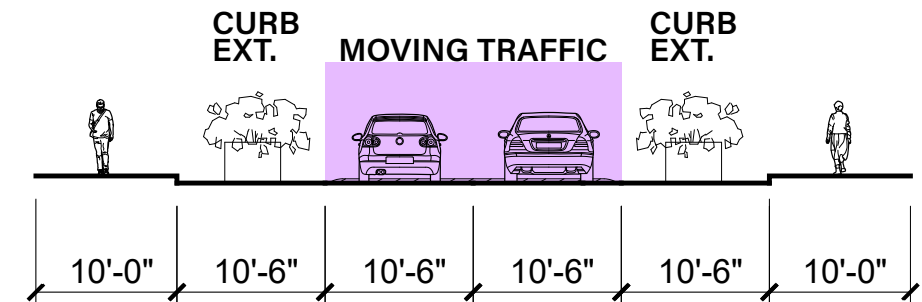
Proposal B (6th Ave)



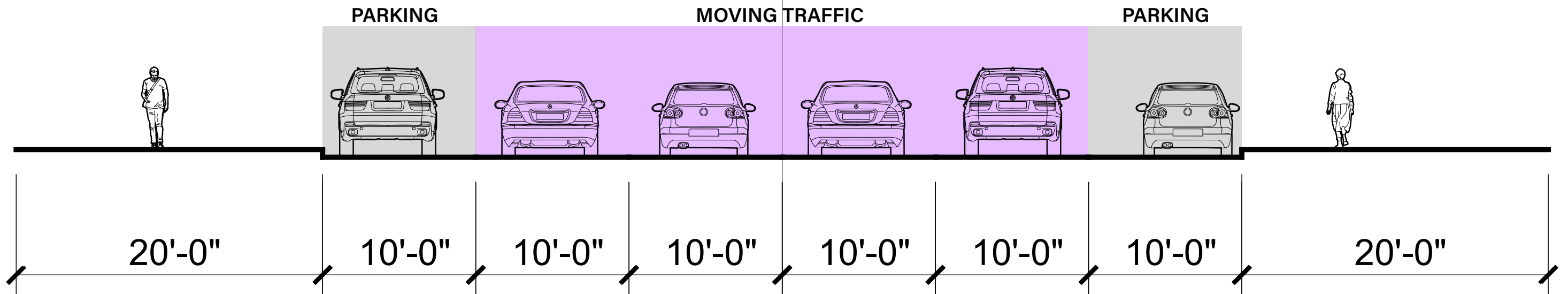
Existing (Watts)



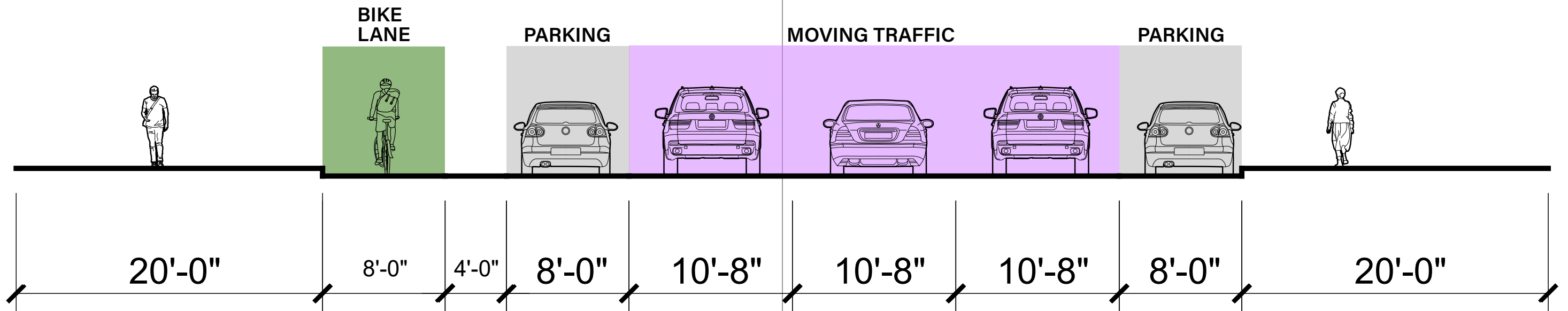
Proposal A & B (Watts)



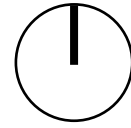
Existing (6th Ave from Watts to 8th St)



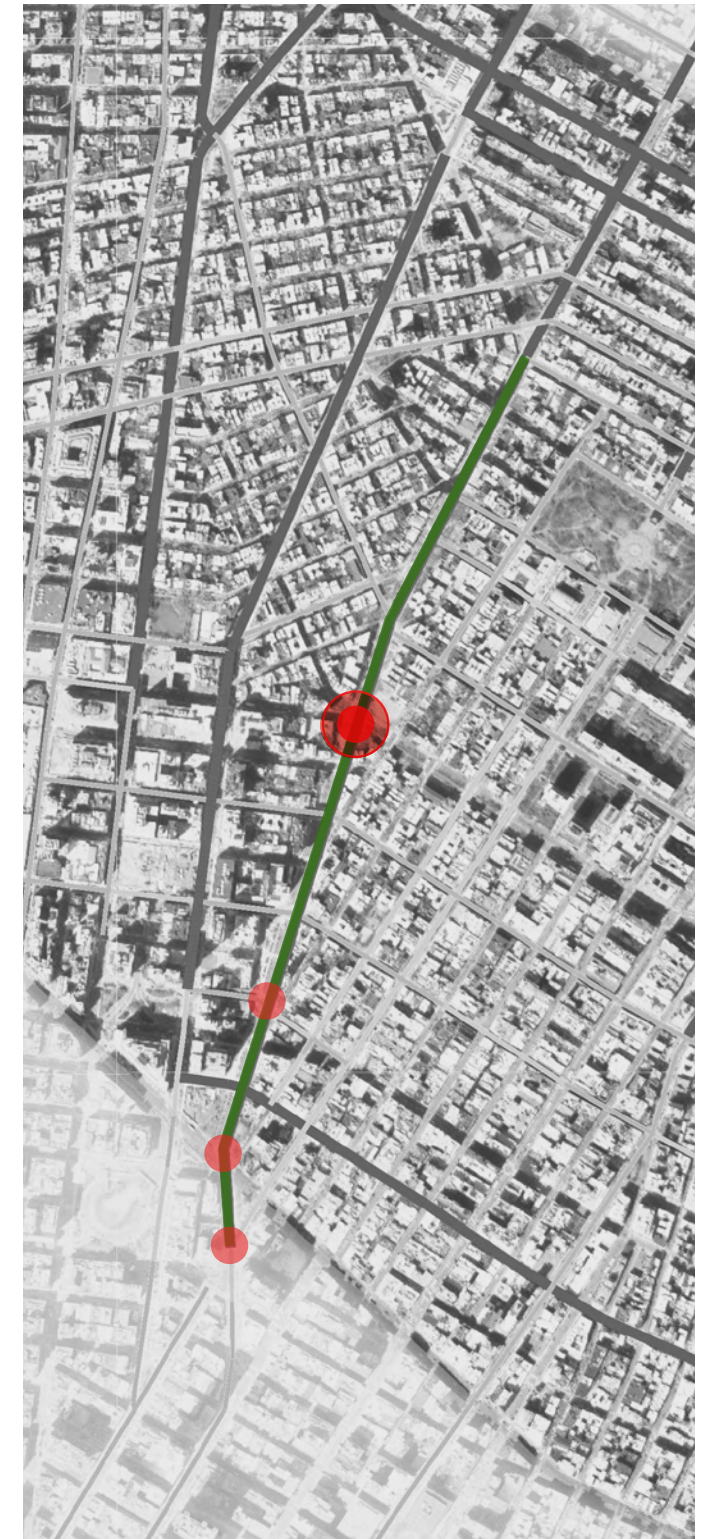
Proposed (6th Ave from Watts to 8th St)



Houston Street



Due to the large volume of traffic turning right onto W Houston St, cyclists tend to stick to the west side of 6th Ave when north-bound. The lack of a bike lane here poses a risk to cyclists, who end up squeezed by traffic to their right and parked cars and restaurant sheds to their left.





Cyclists tend to keep to the west of 6th Ave, where they encounter lower traffic volumes.



Biker cruises along 6th Ave.



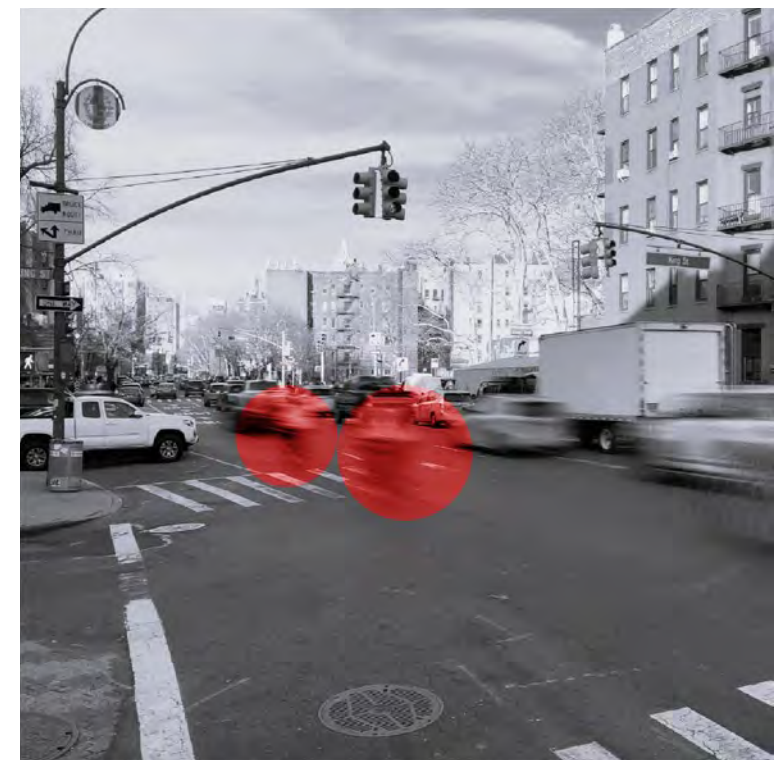
Cyclist left to share a lane with cars and restaurant sheds.



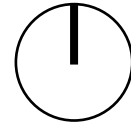
Usage pattern on 6th Ave reveals safest bike route.



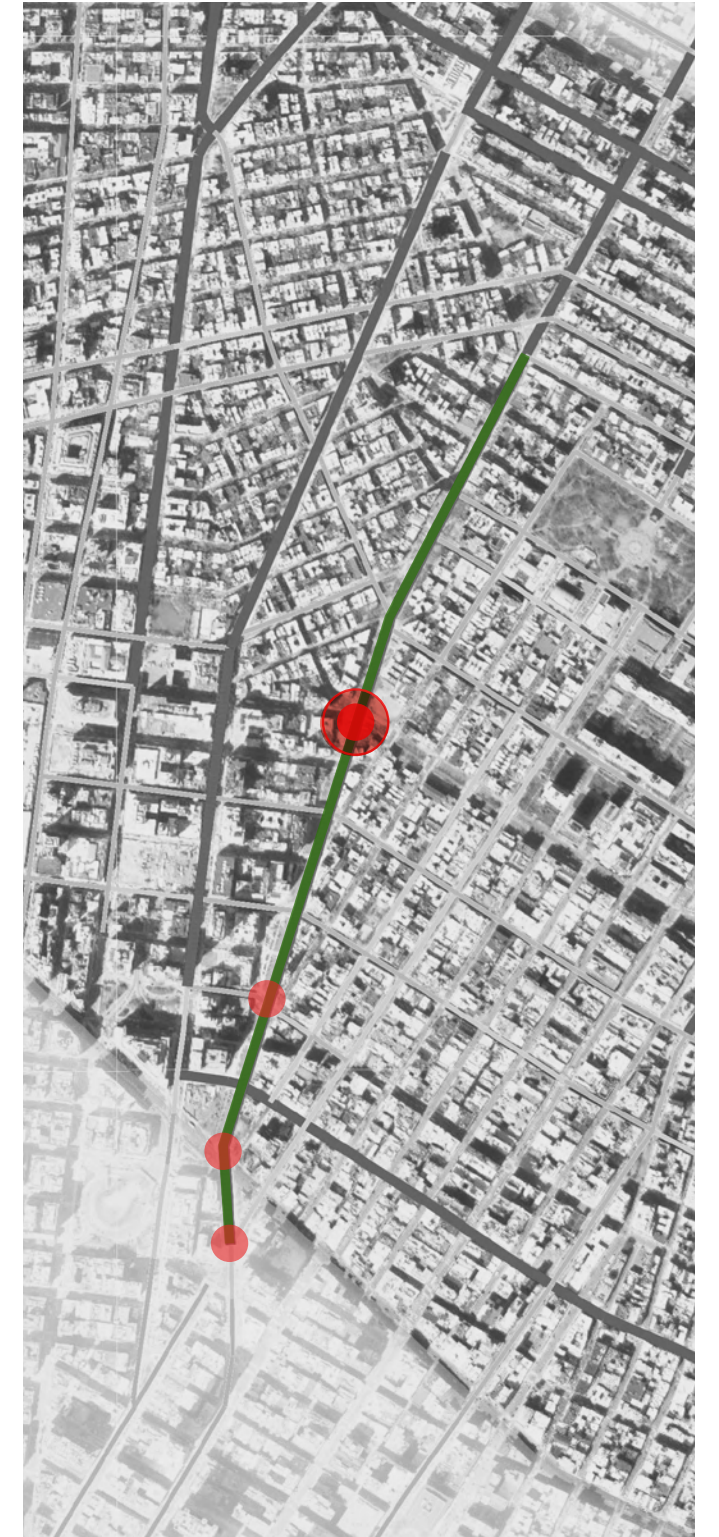
Delivery workers make up a large portion of cyclists heading further north on 6th Ave.



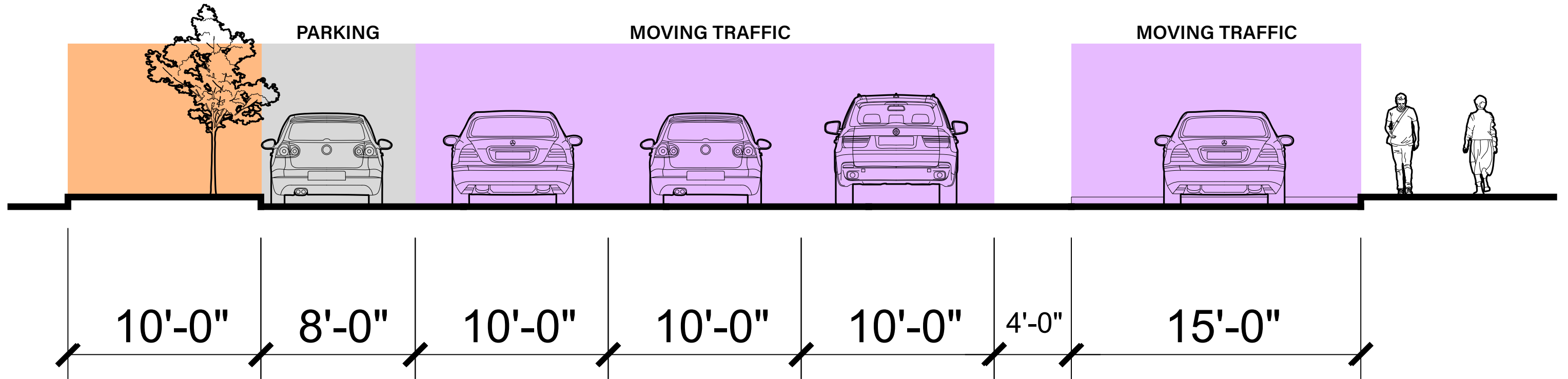
Large volume of cars turning right onto W Houston St.



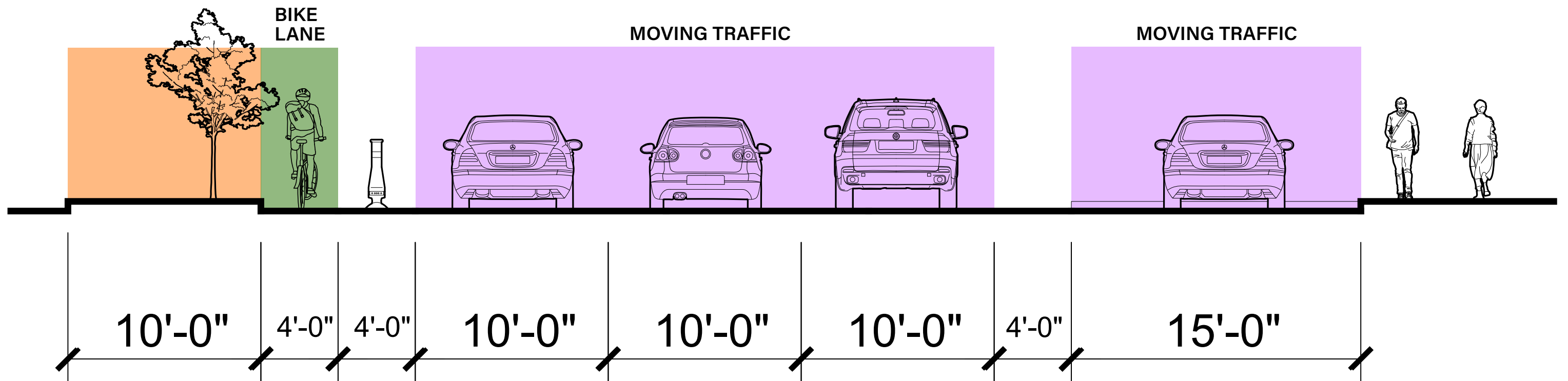
At this point, the **protected bike lane** is shortly interrupted due to the left turning lane onto W Houston St. The new **on-street bike lane** adjacent to the **triangular island** will replace parked cars. After having crossed W Houston, the **bike lane protected by floating parking resumes and continues until it meets the already existing lane on 6th Ave and 8th St.**



Existing (6th Ave & Houston)



Proposed (6th Ave & Houston)



Conclusion

Although NYC has shown significant progress in its pedestrian and cycling infrastructure over the past decade, there is still a big room for improvement. It is especially timely and important for CB2 as we have seen a significant increase in cycling in our neighborhood in the past few years, and at the same time, residents have been facing more traffic safety and quality of life issues due to the deterioration of streetscape.

Additionally, the creation of Open Streets as a response to the COVID-19 pandemic presented us with an opportunity to shift our perception of public space and question the car-centric paradigm that has shaped the streetscape over the last century. However, the program has also dramatically increased the burden on CB2's narrow streets by adding elements on the streets, such as open restaurant sheds, barricades, and signage.

Throughout the research, we were able to explore the recent cycling uptrend in CB2 and capture different types of safety issues that pedestrians and cyclists are facing. We were also able to come up with multiple recommendations for NYC DOT to improve the current pedestrian and bike network.

In 2022, our goals and aspirations no longer align with the old transportation model. During the pandemic, the City has come up with many creative ideas for prioritizing pedestrians and cyclists on our streets, and we have witnessed many successes. As these ideas are here to stay as a permanent part of our streetscapes, NYC DOT will have to pay more attention to what is really happening on the ground and the issues the residents are facing in their day-to-day lives.

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New York City, May 2022.

New Business
May 19, 2022

Manhattan CB2 Resolution Authorizing Virtual Meetings Through June 14, 2022

Whereas:

1. On April 8, 2022, the New York State Legislature passed A9006C/S8006C, and on April 9, Governor Kathy Hochul signed the bill, which included amendments to Section 103 of the New York Public Officers Law (also known as “the Open Meetings Law”) which allows videoconferencing by public bodies-- including Manhattan Community Board 2 (CB2)-- “to conduct its meetings pursuant to the requirements of this article provided that a minimum number of members are present to fulfill the public body’s quorum requirement in the same physical location or locations where the public can attend...” effective June 9, 2022;
2. On May 15, 2022, Governor Hochul issued [Executive Order 11.6](#) declaring a disaster emergency in the State of New York through June, 14, 2022; and,
3. On June 13, 2022, CB2 will hold a public hearing on hybrid meetings.

Therefore Be It Resolved that Manhattan CB2 determines that the COVID-19 pandemic interferes with CB2’s ability to meet fully in-person, and authorizes virtual meetings at least through June 14, 2022; and

Be It Further Resolved that Manhattan CB2 recognizes that any further extension of Executive Order 11.6 by Gov. Hochul will reflect a continued emergency status, and that under such circumstances CB2’s ability to meet fully in-person will remain compromised through the end of any such declared extension.